



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
August 29, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council 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 29, 2019.

CLOSED SESSION - 2:30 p.m.

To Discuss Property, Personnel, and Litigation

STUDY SESSION

3:35 p.m. - Social Equity Update - Presented by the Community Foundation

[Social Equity Staff Report](#)

[Social Equity Strategic Plan - Draft](#)

4:35 p.m. - Break

WORK SESSION

4:45 p.m. - Mental Wellness Update - Presented by Mary Christa Smith, Communities that Care Coordinator, and Ollie Wilder, Park City Community Foundation

[Mental Health Update Presentation](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Consideration to Appoint William Connell, Storm Water Supervisor, to the Summit County Mosquito Abatement Board for a Four Year Term Beginning October 8, 2019
[Mosquito Abatement Board Appointment Staff Report](#)

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Pathway Wayfinding Update
[Wayfinding Staff Report](#)
2. Quinn's Junction Park and Ride Update
[Park and Ride Staff Report](#)
[Exhibit A: Quinn's Junction Fatal Flaws Memo](#)

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

V. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from August 1 and 15, 2019
[August 1, 2019 Minutes](#)
[August 15, 2019 Minutes](#)

VI. NEW BUSINESS

1. Consideration to Approve Ordinance 2019-45, an Ordinance Adopting an Adjusted Budget for FY 2020 for Park City Municipal Corporation and Its Related Agencies
(A) Public Hearing (B) Action
[Adjusted Budget Staff Report](#)
[Exhibit A: Adjusted Budget Adoption Ordinance](#)
[Exhibit B: Budget Summaries](#)
2. Consideration to Dispose of Small Portions of City-Owned Property Located near Upper Main Street and Daly Avenue, with Conditions of Approval in a Form Approved by the City Attorney
(A) Public Input (B) Staff Direction
[Robert Coleman Property Disposition Staff Report](#)
3. Consideration to Approve Ordinance 2019-46, an Ordinance Amending Municipal Code Title 10, Non-Motorized Trail Use
(A) Public Hearing (B) Action
[E-Bike Staff Report](#)
[E-Bike Ordinance](#)
4. Consideration to Approve Ordinance 2019-47, an Ordinance Approving the Park City Heights Phase 4 Subdivision, Located South of Calamity Lane, South of Richardson Flat Road and West of US Highway 40, Park City, Utah
(A) Public Hearing (B) Action
[Park City Heights Phase 4 Subdivision Staff Report and Ordinance](#)
[Park City Heights Phase 4 Exhibits](#)
5. Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction for the 3Kings Water Treatment Plant and SR-248 Transmission Lines Project in an Amount Not to Exceed

\$8,244,256.00

(A) Public Input (B) Action

[3KWTP and SR248 Transmission Line Staff Report](#)

6. Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Red Pine Construction LLC for the Western Summit County Interconnect Pipeline Project for an Amount Not to Exceed \$551,181.50
(A) Public Input (B) Action
[Western Summit Interconnect Staff Report](#)

VII. ADJOURNMENT

IX. PARK CITY HOUSING AUTHORITY

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve the Request to Amend the Housing Mitigation Plan for Phase Two of the St. Regis Deer Valley Hotel
(A) Public Input (B) Action
[St. Regis Housing Mitigation Plan Staff Report](#)
[Exhibit A: Recommended Action Letter dated August 29, 2019](#)
[Exhibit B: December 12, 2001 Planning Commission Staff Report and Minutes](#)
[Exhibit C: St. Regis City Council Staff Report - August 2, 2007](#)
[Exhibit D: Request to Amend St. Regis Deer Valley Hotel Housing Mitigation Plan](#)

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 29, 2019

Submitted by: Jed Briggs

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

3:35 p.m. - Social Equity Update - Presented by the Community Foundation

Suggested Action:

Staff is recommending that Council review the Community Social Equity Strategic Plan and provide feedback.

Attachments:

[Social Equity Staff Report](#)

[Social Equity Strategic Plan - Draft](#)



City Council Staff Report

Subject: Social Equity Update from the Community Foundation
Author: Jed Briggs
Department: Budget, Debt, and Grants
Date: August 29, 2019
Type of Item: Study Session

Summary Recommendation

Staff is recommending that Council review the Community Social Equity Strategic Plan and provide feedback.

Executive Summary

The Park City Community Foundation, in partnership with Park City Municipal Corporation, has taken a leading role to further the vision of a complete community where access to opportunities is expanded, and individuals are respected, included, and empowered. The Strategic Plan was conducted in response to Park City Council's recently established Community Critical Priority: Social Equity.

Over the last year, Park City Community Foundation has convened the community to perform a social equity diagnosis, identifying existing social equity resources and gaps, prioritizing the most significant and addressable social equity challenges, developing a community social equity strategic plan, and supporting Park City Municipal Corporation in ensuring it is inclusive of a wide range of constituents. The Community Foundation and staff are looking for Council input on the last phase of the plan, the Community Social Equity Strategic Plan.

The Community Foundation is providing this information as part of the Social Equity Community Convener contract. The contract requires reporting to City Council at milestones during the process.

Analysis

The Community Social Equity Strategic Plan is the result of over a year of work by multiple stakeholders. Through the spirit of community collaboration, Park City Community Foundation has convened government, businesses, and philanthropic organizations to jointly assess and address some of Park City's most difficult challenges. This document is meant to evolve as more is learned about the disparities in Park City, and as more equitable outcomes are sought.

Better understanding communities within Park City that may be underrepresented, underserved, or otherwise marginalized is critical to identifying existing disparities, and provided invaluable guidance and feedback throughout the process of building the plan. Some of those groups include seniors, members of the LGBTQ+ community, low-income families, neurodiverse individuals and their families, Latinx, and others.

This plan explores the three priority areas of **housing**, **education**, and **inclusion**, identified through a nine-month data gathering process, and provides recommendations with the goal of achieving more equitable outcomes. Many experts in the specific areas and members of the communities experiencing the disparities were central to the creation of these sections of the Plan. The areas of **income/wages**, **transportation**, and **healthcare** were also identified as drivers of inequity and are included in the plan as interlinked.

Strategies related to **housing** include advocacy, policy and process, and centralization of outreach and information. For **education**, strategies include early childhood education and care, extended learning opportunities, digital access, transition services for neurodiverse populations, and college access. **Inclusion** strategies include a focus on social connectedness, as well as practical tools and education.

Learning and inclusion are two principles that were prevalent through the preparation of this plan. A more in-depth look at the issues and recommendations can be found in the community social equity strategic plan.

Timeline of the Preparation of the Community Social Equity Strategic Plan

October 2018

- Prepared initial plans with small project startup team.
- Developed communications and outreach plan; continued listening tour sessions.

November 2018

- Brought community partners together in an initial Advisory Committee.
- Started continuous process of identifying and inviting others who should be involved.
- Created operational plan to create an inclusive coalition of community members and partners to help develop a community social equity strategic plan.

December 2018

- Establish mission and goals.
- Identified initial areas of work.
- Defined and formed initial planning task forces.

December 2018 – April 2019

- Gathered and analyzed data and input from diverse communities.
- Identified social equity gaps and opportunities for filling those gaps.

May – June 2019

- Used data and gap analysis to prioritize desired outcomes.
- Formed outcome-specific task forces.

- Identified priority actions that would have the most significant impact toward improving social equity.

June –July 2019

- Created an action plan aimed at ensuring that the coalition, its actions, and its results become an enduring, sustained, and systemic strength of our community.

July – August 2019

- Drafted strategic plan.
- Developed a multiyear budget of the resources needed to accomplish the plan.
- Shared the plan with the coalition and other community members and partners.

August – September 2019

- Share strategic plan with coalition member organizations and invite approvals/endorsements.

These actions are aligned with the original timeline presented by Park City Community Foundation. They look forward to continuing to support Park City Municipal Corporation in ensuring it serves vulnerable constituents and in creating a compelling vision that advances social equity in the community.

Department Review

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

Attachment A – Community Social Equity Strategic Plan

COMMUNITY SOCIAL EQUITY STRATEGIC PLAN

DRAFT August 2019

Prepared by
Park City Community Foundation

Welcome

Park City Community Foundation, in partnership with Park City Municipal Corporation, has taken a leading role to further the vision of a complete community where everyone has access to opportunities and is respected, included, and empowered.

Over the last year, Park City Community Foundation has convened the community to perform a social equity diagnosis, identify existing social equity resources and gaps, prioritize the most significant and addressable social equity challenges, develop a community social equity strategic plan (this document), and support Park City Municipal Corporation in ensuring it is inclusive of a wide range of constituents.

This document is meant to be a living strategic plan, which will evolve and change over time, guided by experience, new opportunities, and changing conditions.

Acknowledgments

Park City Community Foundation extends a sincere thank you to the entire community for coming together to help identify the greatest social equity issues in Park City. The creation of this social equity strategic plan would not have been possible without the countless community members who provided insight, told their stories, and explained their hopes and dreams for a more equitable Park City.

A special thanks to Park City Municipal Corporation and the Park City Council for their leadership and support in pursuing social equity as a critical priority in our community.

Please see the list at the end of this document of committee and task force members who contributed their time, energy, and wisdom to the development of this plan.

Table of Contents

Executive Summary	4
Purpose.....	5
Priority Area I: Affordable Housing	6
1. Advocacy	6
2. Policy and Process	7
3. Centralization of Outreach and Information	8
Priority Area II: Education	9
1. Early Childhood Education and Care.....	9
2. Extended Learning Opportunities.....	11
3. Digital Access	12
4. Transition Services for Neurodiverse Populations.....	12
5. College Access	13
Priority Area III: Inclusion	14
1. Social Connectedness	14
2. Tools and Education	16
Other Recommendations.....	18
Income	18
Access to Healthcare	19
Transportation	20
Funding.....	21
Timeline of the Preparation of this Strategic Plan.....	22
Initiative Structure.....	23
Social Equity Advisory Committee	24
Task Forces	25
Glossary.....	26

Executive Summary

This Community Social Equity Strategic Plan is the result of over a year of work by multiple stakeholders. Using the tenets of collective impact, Park City Community Foundation has convened government, businesses, and philanthropy to jointly address some of the greatest challenges our community faces, larger than any one sector could effectively have an impact on. This is meant to be a living, breathing document that will evolve as more is learned about our community, the disparities that lie therein, and achieving equitable outcomes.

Communities that may be underrepresented, underserved, or otherwise marginalized have been critical to identifying existing disparities, and have provided invaluable guidance and feedback throughout the process. Some of those groups include seniors, members of the LGBTQ+ community, low-income families, neurodiverse individuals and their families, Latinx, and others.

This plan explores the three priority areas of **housing**, **education**, and **inclusion**, identified through a nine-month data gathering process, as well as providing recommendations with the goal of achieving more equitable outcomes. Many experts in the specific areas and members of the communities experiencing the disparities were central to the creation of these sections of the plan. The areas of **income/wages**, **transportation**, and **healthcare** were also identified as drivers of inequity and are included in the plan as interlinked to the rest.

Strategies related to housing include advocacy, policy and process, and centralization of outreach and information. For education, strategies include early childhood education and care, extended learning opportunities, digital access, transition services for neurodiverse populations, and college access. Inclusion strategies will include a focus on social connectedness as well as practical tools and education.

Learning and inclusion are two principles that have been prevalent through the preparation of this plan. Park City Community Foundation has acted as lead for this project and recognizes it will require a whole community to address the body of work ahead of us. A more in-depth look at the issues and recommendations can be found in the rest of this document.

Purpose

The Community Social Equity Strategic Plan is the product of an in-depth, cross-sector partnership between many institutions and individuals in our community. The primary objective is to identify and address disparities in our community. Multiple social equity task forces have provided recommendations and helped set goals and explore tactics. All of the priority areas in this strategic plan present complex problems, which will be most effectively tackled through a collaborative approach involving individuals, government, the private sector, and philanthropy.

Multiple tools were used to collect the information contained in this plan. A social equity community survey, dozens of stakeholder conversations, a listening tour with specific constituencies of underrepresented or underserved groups, a board diversity survey, and collection of local, regional, and national statistics were undertaken with support from the Data Analysis Task Force. Additionally, Park City Community Foundation completed a resource inventory and an action gaps analysis to ensure that all available resources were considered as the Social Equity Advisory Committee began to prioritize the social equity issues facing our community. The complete Social Equity Data Report can be read by [clicking here](#) or by visiting bit.ly/SEDataReport.

For this work to result in meaningful, impactful interventions, the process is as critical as the resulting tactics. The voices at the table must come from communities experiencing the disparities for the outcomes to be more equitable. In order to more clearly share language moving forward, here are some definitions that this work has provided:

Diversity

The full range of differences, visible and non-visible, that make each individual unique. Diversity enriches our community.

Inclusion

An environment that engages diverse perspectives, differing ideas, and individuals from different backgrounds to help define policy and practice and help shape culture.

Social Equity

Social equity aims to address disparities in outcomes due to race, ethnicity, income, ability, age, gender, sexual identity, and other factors. Social equity assumes that everyone starts from different places. In our community, resources must be allocated to help close significant disparities in the priority areas of housing, education (with an emphasis on early childhood education), and inclusion.

What is in this plan

The Community Social Equity Strategic Plan primarily addresses the three priority areas of **housing, education** (with an emphasis on early childhood education), and **inclusion**. Additionally, brief recommendations are included for three other areas where equity concerns have been identified: income/wages, transportation, and healthcare.

Priority Area I: Affordable Housing

Affordable housing was identified as the number one concern in the social equity community survey and was mentioned repeatedly during the listening tour conversations. The Affordable Housing Task Force has identified three areas of focus: advocacy, policy and process, and centralization of outreach and information. One goal of social equity is to consider all people within the greater Park City community; efforts to provide additional affordable housing opportunities should focus on very low-, moderate-, and middle-income households regardless of the nature of their employment. Concerns around housing have also been expressed by groups such as seniors, parents of neurodiverse children, and members of the workforce, among others.

Goals

- Support Park City Municipal Corporation's efforts to create 800 new units of affordable or attainable housing by 2026, with a goal of at least 15% of the Park City workforce residing in Park City.
- Support the priority placed on workforce and/or affordable housing by local cities, Summit County, and neighboring areas, and to advocate for those priorities to translate into increased affordable housing outcomes.
- Support the creation of policies, ordinances, regulations, and procedures that are more friendly toward affordable housing development.

Strategies

1. Advocacy

Organized advocacy is an effective way to educate the community on the benefits and needs of affordable housing, build support for changes to existing policies and procedures, and provide public support to public officials faced with opposition, such as not-in-my-back-yard (NIMBY) reactions.

Responsible Entity: Affordable Housing Task Force

Key indicator: Increased pace of creating additional affordable housing units.

- a) Bring together a coalition of stakeholders from the local business community, workforce, nonprofits, government entities and their employees, seniors, people with different abilities, developers, and advocates; oversee and support advocacy groups, individuals, and organizations.
- b) Support local elected officials, staff, and affordable housing developers for specific projects and policy initiatives by attending public hearings and meetings, writing letters of support, and providing public comments.

- c) Meet with potential developers of affordable housing or those with an affordable housing obligation to assist in creating meaningful affordable housing that best meets the community's current needs.
- d) Prepare a marketing/information/outreach campaign to inform the general public, businesses, elected officials, and others about affordable housing needs, benefits, and opportunities; tactics may include affordable housing tours, outreach materials, articles, literature, videos, statistics, public service announcements, advertisements, media appearances, and more.
- e) Monitor and advocate for affordable-housing-friendly legislation, communication, and support at the state level; attend local, state and national conferences to stay current with legislation and trends in affordable housing, and report those results to community and supporters of affordable housing.

Timeline	2020	2021	2022	2023	2024
I.1.a. Coalition Building	Complete	Monitor			
I.1.b. Public Advocacy	In Progress		Complete	Monitor	
I.1.c. Developer Outreach	In Progress	Complete	Monitor		
I.1.d. Marketing/Outreach	In Progress	Complete	Monitor		
I.1.e. State Action	In Progress			Complete	Monitor

2. Policy and Process

At the local level, all development takes years and substantial amounts of money to come to fruition. Affordable housing development is no exception. To overcome this, the system needs to be changed to expedite the process. The goal is to create development code amendments that give priority and preferences for affordable housing, and to develop guidelines for planning commissions and staff to be tasked with finding ways and means to “make it happen” rather than the process delaying affordable housing development.

Responsible Entity: Affordable Housing Task Force

Key Indicator: Increased pace of creating additional affordable housing units.

- a) Support and participate in the review of code changes to allow expedited processes for affordable housing units.
- b) Provide guidelines to assist government staff to bring affordable housing projects to groundbreaking and completion as soon as possible after approvals.
- c) Encourage the creation of funding sources to assist in affordable housing development.
- d) Encourage innovative solutions to create needed affordable housing.

- e) Recommend/support code changes that encourage long-term rentals.

Timeline	2020	2021	2022	2023	2024
I.2.a. Code Changes	In Progress		Complete	Monitor	
I.2.b. Process Changes	In Progress	Complete	Monitor		
I.2.c. New Funding	In Progress			Complete	Monitor
I.2.d. New Housing Types	In Progress		Complete	Monitor	

3. Centralization of Outreach and Information

Qualifying for affordable housing requires advance preparation of potential applicants and requires that they have information and resources about current and upcoming affordable housing opportunities.

Responsible Entity: Affordable Housing Task Force

Key Indicator: Increase in qualified applicants applying for affordable housing.

- Establish a central location to provide information on affordable rentals and for-sale units, waitlists, and the qualification and application process for people in need of housing.
- Create a database of potential purchasers of affordable housing, specifying needs, income, current housing situation, employment, length of time in community, mortgage qualifications, and other relevant factors.

Timeline	2020	2021	2022	2023	2024
I.3.a. Central Source	Complete	Monitor			
I.3.b. Website	Complete	Monitor			
I.3.c. Purchaser Database	In Progress	Complete	Monitor		

Priority Area II: Education

The years from birth through college represent a critical opportunity to enhance equity among children and their families. Concerted efforts aimed at more equitable outcomes are already under way at our local school districts, with significant partner support. These efforts are not always clearly understood or supported by some members of the general public, and there are still significant gaps in the areas being addressed. This plan seeks to tackle those challenges and increase public support for continued improvements in the equity of educational outcomes.

In some cases, it will make sense to focus early efforts on settings where disparities are pronounced. For example, explorations are currently under way to build partnerships around improving outcomes at McPolin Elementary School, where many students face significant socioeconomic disparities. Targeting interventions to where they can make the most impact will help enhance results.

Goals

- Every child in Summit County is kindergarten-ready by kindergarten age. (Exceptions are other-abled children; our goal is to ensure families have access to resources so that all children reach their potential.)
- Organizations, services, and systems that ensure early childhood development are sustainably financed and operating at the highest possible standards and impact.
- Disparities in pre-K through grade 12 outcomes are reduced or eliminated.
- Students who are the first generation to go to college attend and complete higher education programs.
- Neurodiverse young adults are able to transition from school to a fulfilling adult life.

Strategies

1. Early Childhood Education and Care

The years from birth through age three are critical to a child's development and lifelong success. When a child is not given the opportunity to develop to their full potential in these early years, the harm and consequent costs are borne over many years by the individual, the family, and the whole community. Here in Summit County, fewer than half of low-income, minority, and English-language learners are ready for kindergarten at age five, a gap that tends to persist through the school years and beyond.

The overall goal of this strategy is to ensure that all children in Summit County have sufficient opportunities in the years through age three to thrive, learn, and grow into participating, contributing members of our community.

Responsible Entity: Early Childhood Alliance

Key Indicator: Increased percentage of children entering kindergarten ready, and reduced disparities in kindergarten readiness, as measured by the Kindergarten Entry and Exit Profile.

- a) Expand and strengthen center-based care and education.
 - i. Help raise funds to expand existing programs such as PC Tots' center-based early childhood education and care, Holy Cross Ministries' three-year-old classroom program, and others.
 - ii. Increase availability of early childhood care and education services; e.g., by helping underrepresented people start early childhood businesses.
 - iii. Encourage creation or expansion of full-day pre-kindergarten programs to make them available to all three- and four-year-olds who could potentially use them.
 - iv. Improve quality and availability through provider education, networking, and other support services.
 - v. Ensure early childhood staff know how to provide trauma-informed care.
 - vi. Expand availability of early childhood special needs services.

- b) Expand support to parents through home visiting, referrals, services, and information.
 - i. Help raise funds to expand existing programs such as Holy Cross Ministries' Parents as Teachers home visiting program.
 - ii. Create a new countywide, universal postnatal home visiting program to provide an early touchpoint and referrals for all parents and their young children.
 - iii. Explore pathways to reach families at the prenatal stage.
 - iv. Add programs to further support at-home parents/caregivers and for families of neurodiverse children.
 - v. Create more early English-language acquisition programs and services.
 - vi. Make available regular mental health screenings for young children and their caregivers.
 - vii. Address equity gaps among parents/caregivers that currently limit opportunities for young children to learn and develop.
 - viii. Create multi-generation programs—provide services to both the children and the caregivers to ensure the child's full range of needs will be met.

- c) Strengthen connections among all early childhood providers.
 - i. Encourage collaboration and cross-referrals by creating more connections among early childhood providers and other related people and institutions (such as medical professionals).
 - ii. Build more systematic communication channels between early childhood providers and schools, especially about incoming kindergarten students.
 - iii. Ensure that health clinics have tools and referral information to ensure that they can support parents/caregivers in getting their children all needed early childhood services and/or opportunities.

- d) Advocacy and Community Education
 - i. Make early childhood care and education a community priority by creating a public outreach and communications campaign.
 - ii. Advocate for more state, county, city, school, and business funding of early childhood programs (e.g., sales tax to support early childhood programs;

significant annual budget allocations to support early childhood care and education; corporate policies, benefit packages, and philanthropy targeted at early childhood).

- iii. Advocate for parental/family leave for all (including people without documentation); this may be a combination of legislation and creating a new norm among businesses.
- iv. Advocate for better access to early childhood learning resources; e.g., free library cards for all young children and their caregivers, regardless of place of residence.
- v. Advocate for better pay for early childhood program staff.

e) Data and Tracking

- i. Track KEEP results disparities by income, minority status, and English language fluency.
- ii. Find and track all 1800 or so Summit County children in the target age range.
- iii. Determine which children and families are at higher risk and prioritize interventions accordingly.
- iv. Map and share partners' existing assessment and screening data.

Timeline	2020	2021	2022	2023	2024
II.1.a. Center-Based Care	In Progress			Complete	Monitor
II.1.b. Parents/Caregivers	In Progress		Complete	Monitor	
II.1.c. Provider Coordination	Complete	Monitor			
II.1.d. Advocacy/Education	In Progress				Complete
II.1.e. Data/Tracking	In Progress	Complete	Monitor		

2. Extended Learning Opportunities

A critical strategy to overcome disparities in outcomes is to provide students with learning and enrichment opportunities outside of the regular school day. Park City School District has expanded and improved these programs over time but has not always been able to consistently fund them. North Summit School District and South Summit School District have far fewer extended learning offerings.

Responsible Entity: Education Equity Task Force

Key Indicator: Reduction or elimination of outcome disparities in third-grade reading and eighth-grade math assessments.

a) Before- and After-School Programs

- i. Ensure sufficient and consistent funding of PCSD before- and after-school programs at the elementary schools, middle school, and junior high school.
- ii. Explore ways to increase before- and/or after-school offerings at NSSD and SSSD.

- b) Mentoring: expand mentoring programs from elementary through high school, using both school-based and partner resources (such as Big Brothers Big Sisters of Utah).

Timeline	2020	2021	2022	2023	2024
II.2.a. Before/After School	In Progress		Complete	Monitor	
II.2.b. Mentoring	In Progress	Complete	Monitor		

3. Digital Access

Computer and internet access outside of school can be critical to student outcomes, yet not all children and families have that access at home.

Responsible Entity: Education Equity Task Force

Key Indicator: Reduction or elimination of outcome disparities in third-grade reading and eighth-grade math assessments.

- a) Determine the most efficient and effective approach to providing home computer and internet access for students who currently lack it.
- b) Find funding to support the chosen solution.

Timeline	2020	2021	2022	2023	2024
II.3.a. Determine Solutions	Complete	Monitor			
II.3.b. Acquire Funding	In Progress	Complete	Monitor		

4. Transition Services for Neurodiverse Populations

School districts are required to provide services for special needs students through age 22, yet there are few services available for differently-abled populations beyond that age. All people, regardless of ability, should be able to access educational, employment, housing, and other services that meet their highest level of potential.

Responsible Entity: Education Equity Task Force

Key Indicator: Percentage of young adults aged 25 and younger who have completed school-based special education programs and have completed a higher education program, are employed, and/or have housing that meets their needs.

- a) Develop more systematic connections with supportive higher education programs (such as Aggies Elevated at Utah State University).
- b) Expand supported employment opportunities.
- c) Develop affordable and appropriately supported housing options for neurodiverse community members.

Timeline	2020	2021	2022	2023	2024
II.4.a. Higher Education	In Progress	Complete	Monitor		
II.4.b. Employment	In Progress		Complete	Monitor	
II.4.c. Housing	In Progress			Complete	Monitor

5. College Access

As expressed by Bright Futures (a program of Park City Education Foundation and Park City High School) and similar programs, we can help to break the cycle of poverty in Park City by significantly increasing the college-going culture, expectation, and rate in our community. Creating an ever-growing cadre of highly-educated young professionals will make our culturally vibrant community and its families more financially stable.

Responsible Entity: Education Equity Task Force

Key Indicator: Percentage of students who are the first generation in their families to attend higher education, and who successfully complete a higher education program.

- a) Strengthen and expand Bright Futures as its participants enter and proceed through college.
- b) Strongly support other programs that promote college access, such as Latinos in Action, Dream Big, South Summit Opportunities Night, and more.
- c) Increase scholarship funding available for local students to attend higher education.

Timeline	2020	2021	2022	2023	2024
II.5.a. Bright Futures	In Progress			Complete	Monitor
II.5.b. Other Programs	In Progress	Complete	Monitor		
II.5.c. Scholarship Funding	In Progress		Complete	Monitor	

Priority Area III: Inclusion

The social equity planning process revealed that many in our community do not feel included. This means that they may be missing the social connections that allow for a healthier and fuller life, and that they may not effectively have a voice in decisions that affect their lives and their community. People need to feel included in order to experience themselves as full members of a community. A “complete community” requires residents to feel connected, to have access to opportunities and decision making, and to feel welcome in diverse spaces. This strategic plan proposes key interventions to create more inviting spaces for all and to provide tools to help create more inclusive systems and institutions.

When processes are more inclusive, outcomes tend to be more equitable. Having diverse voices represented in decision-making enables nondominant views to have a say and can effectively improve the delivery of services to underrepresented or marginalized communities.

When we talk about diversity, equity, and inclusion, too often we prioritize just the first of those concepts. Diversity provides valuable new perspectives, but diversity alone does not guarantee that new perspectives are fully included in the decision-making process. If diversity speaks to who is at the table, inclusion refers to who wields power to lead and set the tone for the conversation. We need to work to expand both diversity and inclusion in community leadership.

It is worth noting that *inclusion*—in addition to being a priority area in this work—is a lens that can be applied to all areas of community work and, as such, is considered throughout this strategic plan. It invites us to think not about who is at the table but rather who is not. Some constituencies that may feel underrepresented, underserved, or otherwise face discrimination are seniors, youth, immigrants, Latinx community members, people of color, neurodiverse community members, the LGBTQ+ community, and others.

Goals

- To increase voice and connectedness among the diversity of people within our community.
- To increase diversity and inclusion within leadership bodies and organizations.
- To increase the community’s capacity for diversity, equity, and inclusion conversations and action.

Strategies

1. Social Connectedness

Community connections are the building blocks of a complete community, where people know their neighbors and feel included. Social infrastructure is a relatively new term that speaks to the physical spaces that help shape our social life—parks, libraries, trails, and so on. Healthy and inclusive social infrastructure can help fight isolation and detachment from one’s

community. Making these spaces welcoming to all groups, whether seniors, neurodiverse community members, or others, is critical for us to continue fostering a sense of community. When we feel like we belong, we are invested in cultivating meaningful, long-lasting relationships that bring us closer together.

In some cases, language presents an opportunity for spaces to become more welcoming. By translating materials, signage, and other visible text, entities can continue promoting inclusivity in their practices and effectively communicate with underrepresented communities. Additionally, asking communities we are trying to reach about their preferred method of communication can generate greater reach.

For the community to continue developing lasting relationships, conversations about complicated issues like race, gender, and other identities should be taking place. These can help bridge divides and reduce bias and discrimination, as well as promoting a sense of connectedness. When people from different backgrounds come together and have an honest discussion about complicated issues, within a framework that promotes understanding, outcomes can be positive. Raising awareness and creating empathy is one of the most immediate results; understanding differing views is another.

Responsible Entity: Inclusion Task Force

Key Indicator: Increase in percentage of people saying they feel included in the community.

- a) Inclusive events and buildings
 - i. Examine existing community spaces and events, evaluate and enhance the level of inclusion, and embed inclusion in new spaces such as the Bonanza Arts and Culture District.
 - ii. Promote and support inclusive events.
 - iii. Raise awareness about our diversity and celebrate it.
- b) Language
 - i. Enhance and increase translation services for government entities and nonprofit organizations.
 - ii. Evaluate communication channels for effectiveness at reaching populations who are underserved due to language barriers.
 - iii. Solicit feedback from underserved or underrepresented communities via focus groups and other mechanisms to further improve communication.
- c) Living room conversations
 - i. Develop/adopt a standard format, process, and procedure for structured living room conversations and similar avenues for deliberate yet informal discussions aimed at bringing diverse community members closer together.
 - ii. Offer facilitation workshops for individuals to acquire the skills and tools needed to support these conversations.

- iii. Invite individuals and organizations to volunteer to organize living room conversations; support planning, organizing, and promotion of the events.

Timeline	2020	2021	2022	2023	2024
III.1.a. Inclusive Events & Buildings	In Progress			Complete	Monitor
III.1.b. Language	In Progress	Complete	Monitor		
III.1.c. Living Room Conversations	In Progress		Complete	Monitor	

2. Tools and Education

If we are to reduce bias and discrimination, and continue fostering inclusive spaces, we must raise awareness through education. Discrimination is a complicated issue, given that it operates at the individual and structural level. Evidence-based trainings and conversations are required to make an impact on an issue that is pervasive and often invisible, at least at the structural level.

We are collectively learning through this process that a cultural shift is required for diversity, equity, and inclusion to advance. For meaningful and sustainable change to occur, a community learning cohort must come together to advance our collective knowledge on the pertinent themes around inclusion. For transformational change to occur, cross-sector partnerships are needed that help establish a shared language and framework across the community. This organizational capacity can then support internal and external conversations around diversity, equity, and inclusion.

Responsible Entity: Inclusion Task Force

Key Indicators: Increase in diversity of leadership boards, committees, and staff; increase in numbers of community leaders trained in facilitating social equity processes and outcomes.

- a) Increase capacity community-wide through a *learning cohort* of people empowered to lead and facilitate change.
 - i. Organize and convene a community learning cohort in diversity, equity, and inclusion facilitation and leadership.
 - ii. Coordinate an executive leadership training in parallel to the community learning cohort.
 - iii. Support organizations in developing their own equity plans.
- b) Develop and implement *community education* programs.
- c) Launch a *leadership campaign* to help raise awareness about diversity, equity, and inclusion, and to increase representative and inclusive voices in leadership positions.
- d) Create, model, and promote an *organizational pledge* to uphold the values of diversity, equity, and inclusion.

Timeline	2020	2021	2022	2023	2024
III.2.a. Learning Cohort	In Progress		Complete	Monitor	
III.2.b. Community Education	In Progress			Complete	Monitor
III.2.c. Leadership Campaign	In Progress	Complete	Monitor		
III.2.d. Organizational Pledge	In Progress	Complete	Monitor		

Other Recommendations

The three social equity priority action areas addressed above—affordable housing, education, and inclusion—were chosen because they represent a balance of high community concern and the potential for prompt action. Three additional areas of social equity—income, access to healthcare, and transportation—arose during the planning process and are addressed briefly below. These additional areas were considered less ready for a community coalition to have a prompt and significant impact on. The recommendations and next steps below will be explored further as a part of the ongoing social equity community convening work, and further action plans may emerge in future months and years to better address these areas.

Income

In the Social Equity Community Survey, the 706 participants identified low wages as the second most important social equity issue facing our community today, behind only affordable housing. The two issues are interconnected, as they can both support a working family in gaining financial stability. Low wages are also linked to decreased educational achievement, worse health outcomes, limited access to quality childcare, and fewer avenues to address mental wellness, among others. When socioeconomic levels are as disparate as they are in our community (23% of Park City School District students qualify for subsidized lunch, yet the median sales price for a single-family home within Park City limits was \$2,093,950 from June 2018-July 2019), the result is a reduced sense of connection and belonging.

The service industry is one of the largest economic drivers in our community, yet those employees receive some of the lowest compensation. Even though some hourly rates in that industry are now in the \$12-14 range, they have not kept pace with significant rent and living cost increases. The Massachusetts Institute of Technology's Living Wage Calculator offers these numbers (hourly wages) for Summit County for a family of four:

	2 adults (1 working) 2 children
Living Wage	\$26.89
Poverty Wage	\$12.07
Minimum Wage	\$7.25

Recommendations for Future Action

- Raise awareness about cost of living.
- Advocate for fair wages for vulnerable populations.
- Advance adult education and entrepreneurship programs to promote career mobility.
- Address the gender pay gap.
- Strengthen employee rights and advocacy groups.

Access to Healthcare

In the healthcare industry, costs are rising. In 2017, the Journal of the American Medical Association published a study showing that healthcare spending rose almost a trillion dollars from 1996 to 2015. Per person healthcare spending increased by 4.2% in 2017. The rising cost of services in the healthcare industry make it so that people go without checkups for longer stretches of time, leading to overall worse health outcomes. Additionally, many employers do not offer healthcare benefits.

In our community, the needs of the uninsured are primarily met by People's Health Clinic. General medicine, pediatrics, mental health, and vision care are some of the services they provide.

Summit County Health Department also supports needs of the uninsured and underinsured by providing some free or low-cost services such as dental care, alcohol and drug counseling, women's health services, and others. They charge based on a sliding scale.

There are about 5,000 Medicaid-eligible people in our community who are not enrolled in Medicaid and are therefore needlessly uninsured. Key barriers to enrollment include awareness and the application process.

Care for the underinsured and others unable to afford it is also provided by Park City Hospital and other healthcare providers through direct financial assistance policies.

A lack of knowledge in services can sometimes be addressed by providing basic health education, through *promotoras* or navigators who have received specialized training but are not healthcare workers.

The gap in dental care for the uninsured represents one of the most widespread local challenges, with long term health complications arising from lack of early treatment.

Recommendations for Future Action

- Launch campaign to promote Medicaid enrollment.
- Advocate for Medicaid expansion to include those up to 138% of the federal poverty level.
- Increase coordination among service providers.
- Create a low-cost dental clinic or other access for the uninsured and underinsured.
- Continue and expand efforts to increase access to mental health providers.

Transportation

Over the last year, Park City Community Foundation’s social equity team met, in collaboration with Park City Municipal Corporation, with various community members, groups, and organizations to help identify additional social equity issues facing the community. In these social equity “listening tour” events, transportation was one of the most-cited social equity issues identified by participants. The main issue that people cited was access to transportation to get where they need to go.

According to the American Public Transportation Association, the average household spends 16 cents of every dollar on transportation, and 93% of this goes to buying, maintaining, and operating cars, the largest expenditure after housing. Park City Transit’s fare-free system provides a significant economic benefit to lower income users by offsetting the cost of transportation to and from employment.

For our community to thrive, it is important that everyone has equitable access to the transportation that they need. Transportation not only affects people’s economic and social opportunities but also allows individuals and families to more fully participate in our community. On a community level, effective public transportation can reduce traffic, parking congestion, and connect willing employees with businesses seeking to fill positions. To increase equity and economic opportunity in Summit County, it is important that all community members (seniors, neurodiverse community members, the workforce, students, and others) can access effective transportation.

Recommendations for Future Action

- Expand transit system to more areas where workers live.
- Create more flexible and responsive transportation (such as microtransit).
- Explore expansion of car-share methods (carpools, vanpools, community sponsored car sharing, etc.).
- Advocate for lower-income users.
- Continue bilingual outreach.
- Continue to fund “fare-free” public transit.

Funding

This community social equity strategic plan is only meaningful to the extent that its recommendations lead to action and positive outcomes, and those are only possible with leadership and financial support. Funding will need to be a collaborative commitment by government, business, nonprofits, individuals, and more.

In order for the priorities outlined in this plan to move forward, early funding will need to be raised to coordinate each major area of work and to provide seed money for the proposed initiatives. The task forces responsible for each strategy will assist government, business, and philanthropic funders in identifying the most urgent and high impact funding needs and opportunities.

Timeline of the Preparation of this Strategic Plan

October 2018

- Prepared initial plans with small project startup team.
- Developed communications and outreach plan; continued listening tour sessions.

November 2018

- Brought community partners together in an initial Advisory Committee.
- Started continuous process of identifying and inviting others who should be involved.
- Created operational plan to create an inclusive coalition of community members and partners to help develop a community social equity strategic plan.

December 2018

- Establish mission and goals.
- Identified initial areas of work.
- Defined and formed initial planning task forces.

December 2018 – April 2019

- Gathered and analyzed data and input from diverse communities.
- Identified social equity gaps and opportunities for filling those gaps.

May – June 2019

- Used data and gap analysis to prioritize desired outcomes.
- Formed outcome-specific task forces.
- Identified priority actions that would have the most significant impact toward improving social equity.

June –July 2019

- Created an action plan aimed at ensuring that the coalition, its actions, and its results become an enduring, sustained, and systemic strength of our community.

July – August 2019

- Drafted strategic plan.
- Developed a multiyear budget of the resources needed to accomplish the plan.
- Shared the plan with the coalition and other community members and partners.

August – September 2019

- Share strategic plan with coalition member organizations and invite approvals/endorsements.

Initiative Structure

Advisory Committee

The Advisory Committee serves as the guiding body of the Social Equity Initiative. The primary responsibility of the Advisory Committee is to ensure that the process, the task forces, and the overall strategic plan are aligned with the mission and objectives of the initiative.

Data Analysis Task Force

The Data Analysis Task Force is charged with providing instrument design, data collection, and data assessment to help the Social Equity Advisory Committee and other task forces institute data-driven decisions.

Funding and Financial Analysis Task Force

The Funding and Financial Analysis Task Force leads efforts to identify potential funding opportunities through grants, private donors, earned revenues, and in-kind resources that could help in the advancement and implementation of the Social Equity Initiative.

Affordable Housing Task Force

The Affordable Housing Task Force is charged with identifying opportunities that promote the faster development of units, improved availability of information for potential applicants, and organization of advocacy efforts in our community.

Early Childhood Alliance

The Early Childhood Alliance exists to pursue better outcomes for children ages zero through three. It has developed a five-year plan and has already raised substantial funds toward its first two years of operations. It includes parents/caregivers, providers, funders, and other interested individuals and organizations.

Education Equity Task Force

The Education Equity Task Force will lead the education goals under this strategic plan, with the exception of early childhood (which will be the responsibility of the Early Childhood Alliance). The task force will include key leaders from local school districts, education funders, and other interested individuals and organizations. This task force will form ad hoc work groups around the specific issues under its charge, involving existing community organizations.

Inclusion Task Force

The Inclusion Task Force is charged with providing guidance and support for significant community education and involvement opportunities (e.g., implicit bias training, diversity awareness training, events, etc.) designed to increase buy-in and understanding of the process by residents of Park City/Summit County. The task force also ensures that broad community representation is present during the Social Equity Initiative process.

Advisory Committee

Beth Armstrong
Andy Beerman
Jed Briggs
Doug Clyde
Julio Espinoza
Jill Gildea
Dalia Gonzalez
Rob Harter
Katie Holyfield
David Levinsky
Franco Libertini
Abby McNulty
Sadie Ortiz
Joan Paz
Daniel Potter
Claustina Reynolds
Cami Richardson
Jason Schwartz-Johnson
Cheryl Soshnik
Nann Worel
Tommy Youngblood
Diego Zegarra
Lizeette Zurita

Task Forces

Data Analysis Task Force

Francisco Astorga
Kara Cody
Aaron Crouse
Jeffrey Jones
Jaclyn Knapp
Gretchen Lee
Maria Mullahi
Caitlin O'Connor
Kate Phillippo
Amy Terpstra

Funding and Financial Analysis Task Force

Doug Clyde
Jory Macomber
Jonathan Weidenhamer

Affordable Housing Task Force

Melissa Band
Shellie Barrus
Amy Cairn
Craig Elliott
Becca Gerber
Jason Glidden
Jeffrey Jones
Alison Kuhlow
Chris Lampe
Scott Loomis
Megan McKenna
Jessica Norie
John Sale
Cheryl Soshnik
Malena Stevens
Caitlin Willard

Early Childhood Alliance

Kathy Anderson
Beth Armstrong
Jaime Bercuson
Valarie Browning
Deb Danson
Alison Delgado
Tom DiGenno
Jillian Ettner
Dusty Frisby
Miriam Garcia
Joyce Hasting
Katrina Kmak
Mary Leader
Caroline Lewis
Carol Loomis
Alec McAree
Meaghan Miller-Gitlin
Leisa Mukai
Kali Otteson
Tina Pignatelli
Maureen Saborio
Tim Savage
Jackie Swan
Valarie Vazquez
Mary Flinn Ware
Nann Worel
Lizeette Zurita

Inclusion Task Force

Peregrine Bosler
Bianca Carrasco
Eric Esquivel
Zoe Flavin
Patty Garcia
Dalia Gonzalez
Tory Guilfoyle
Tim Henney
Moe Hickey
Daisy Hodson
Katie Holyfield
Linda Jager
Liz Longhurst
Taylor Matkins
Sam Mekrut
Daniel Potter
Emma Prysunka
Jocelyn Scudder
Pete Stoughton
Max Ventura
Betsy Wallace
Katy Wang
Tommy Youngblood

Healthcare Task Force

Tracy Altman
Beth Armstrong
Rylee Curtis
Sherri Fisher
Aaron Newman
Wendy O'Leary
Caroline Rose
Lori Weston
Lizeette Zurita

We are deeply grateful to everyone who served on the committees and task forces, and to everyone else who participated in the preparation of this plan.

Glossary

Diversity: The full range of differences, visible and non-visible, that make each individual unique. Diversity enriches our community.

Early Childhood: Early childhood may refer to a child's life from birth up until they start kindergarten, which is often at age five or six. In this document, the early childhood plans focus on the years from birth through age three.

Inclusion: An environment that engages diverse perspectives, differing ideas, and individuals from different backgrounds to help define policy and practice and help shape culture.

LBGTQ+: An acronym for lesbian, bisexual, gay, transgender, queer or questioning, and more. These terms are used to describe a person's sexual orientation or gender identity.

Neurodiversity: Refers to variations in the human brain regarding sociability, learning, attention, mood, and other mental functions.

Social Equity: Social equity aims to address disparities in outcomes due to race, ethnicity, income, ability, age, gender, sexual identity, and other factors. Social equity assumes that everyone starts from different places. In our community, resources must be allocated to help close significant disparities in the priority areas of housing, education (with an emphasis on early childhood education), and inclusion.

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

4:35 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

4:45 p.m. - Mental Wellness Update - Presented by Mary Christa Smith, Communities that Care Coordinator, and Ollie Wilder, Park City Community Foundation

Suggested Action:

Attachments:

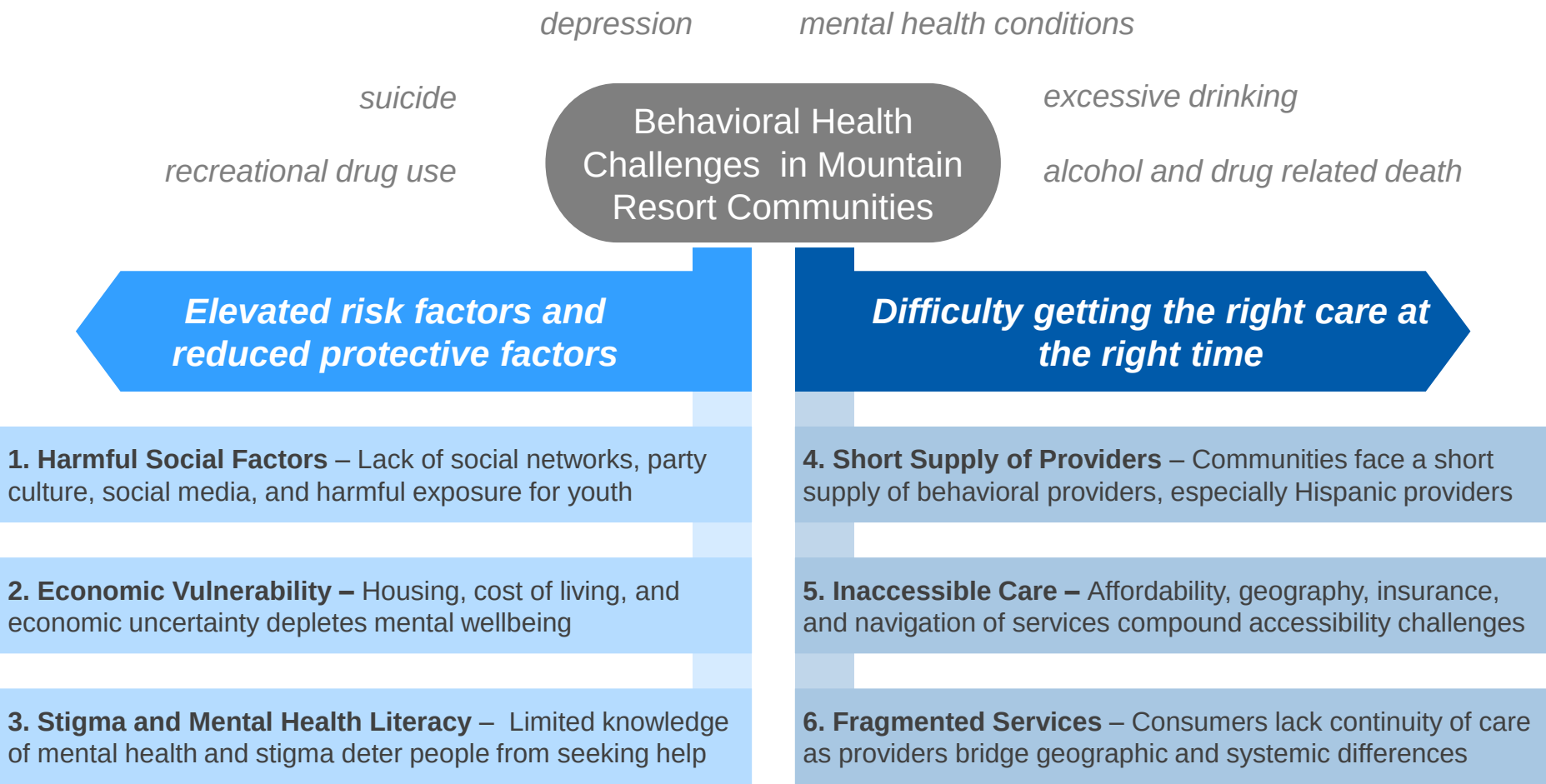
[Mental Health Update Presentation](#)



REIMAGINING SOCIAL CHANGE

Katz Amsterdam Foundation Behavioral Health Learning Community: May 2019 Convening Materials – Part One

Mountain resort communities face common challenges in mental health and substance use



Latinx community members and transition age youth were noted to be particularly vulnerable to many of these challenges

What is shared measurement?

IS:

Common metrics that help us ask the questions:

WHAT progress are we making?

HOW does this information help us make better decisions?

IS NOT:

- Meant to measure the impact of a single organization or intervention
- Simply data collection
- Focused only (or mostly) on programmatic measures
- Meant to be punitive
- Meant to foster competition
- A once-a-year report
- Evaluation

Why is shared measurement important?

Benefits of Using Shared Measurement

- **Clarity of Focus**
- **Improved Data Quality**
- **Tracking Progress Toward a Shared Goal**
- **Continuous Learning and Course Correction**
- **Enabling Coordination and Collaboration**
- **Catalyzing Action**

Culture of Collaboration



Jewish Family Service
Serving People of All Denominations Since 1872



Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

5:45 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Troy Dayley

Submitting Department: Public Works Administration

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Appoint William Connell, Storm Water Supervisor, to the Summit County Mosquito Abatement Board for a Four Year Term Beginning October 8, 2019

Suggested Action:

Appointment of William Connell to the Summit County Mosquito Abatement Board

Attachments:

[Mosquito Abatement Board Appointment Staff Report](#)

Subject: Appointment to the Summit County Mosquito Abatement Board
Author: Troy Dayley
Department: Public Works
Date: August 29, 2019
Type of Item: Appointments

Summary Recommendation

Staff recommends City Council appoint William Connell, Stormwater Supervisor to the Summit County Mosquito Abatement Board of Trustees for an inaugural four-year term beginning October 8, 2019.

Background

Summit County Mosquito Abatement District is a special services district with the State; it has its own mission, bylaws, taxing status and governing authority. The eleven-member board is responsible for overseeing the district's policies, budget, and mission.

The mission of Summit County Mosquito Abatement District is to provide mosquito control services within Summit County, enhancing the health and quality of life of residents' – suppressing diseases and reducing overall annoyance.

<http://www.summitmosquito.org/board-of-directors>

Analysis

The Summit County Mosquito Abatement District Board meets bimonthly on the second Tuesday of the month to make recommendations regarding the Integrated Mosquito Management (IMM) approach through means of surveillance, larviciding, adulticiding and record keeping.

This appointment will replace Blake Fannesbeck, former Public Works Director. This appointment will secure two members on the Board representing Park City Municipal. The other current member on the board is Troy Dayley, Public Works Manager.

Department Review

The City Manager's Office and Legal Department

Funding

No funding necessary. Summit County Mosquito Abatement District pays each member a stipend for attending each meeting.

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Logan Jones

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Pathway Wayfinding Update

Suggested Action:

Attachments:

[Wayfinding Staff Report](#)

City Council Staff Communications Report

Subject: Pathway Wayfinding System Update

Author: Logan Jones

Department: Sustainability/Transportation Planning

Date: August 29, 2019

Type of Item: Staff Communication



In an effort to improve the user experience and continue to strengthen the functionality and usability of the multi-use pathway system, city staff, in partnership with Snyderville Basin Special Recreation District (SBSRD) and Summit County, has implemented a new pathway wayfinding system. The system was designed to accomplish the following goals:

1. Unify the pathways maintained by the three separate community partners with a consistent wayfinding system;
2. Encourage more pathway use from residents and visitors (reducing congestion, a critical priority of City Council);
3. Identify appropriate facilities for use by pedestrians, bicycles and E-bikes;
4. Make wayfinding/route finding as easy as possible;
5. Improve overall user experience and impression of greater Park City areas pathway system; and
6. Implement projects identified in the Park City and SBSRD Trails Master Plans, Park City Transportation Master Plan, and Let's Go Summit Sales Tax project list.

To date, the regional partnership has received much positive feedback from users and finds that above mentioned goals are being met. The regional partnership plans to continue updating the wayfinding system as more pathways are built in the community. Below is a brief overview of the system's design elements and functionality.

Destination Signs

- There are 21 sign locations throughout the system.
- There are two elements to each sign post. First, the upper signs which have select destinations on them with distances and estimated walking/biking times. The second elements are the pathway maps which will be explained below.
- These destination signs help orient users to the direction they need to travel. Additionally the signs help those intimidated by distances to realize how quickly they can arrive at a given destination.



Pathway Map

As an element of the Destination Signs, the Pathway Map assigns a color to each route or collection of pathways. This color determination along with the associated pavement markings simplifies route-finding to simply having to remember which color trail to follow. Additionally, the map gives users an opportunity to see the entire system and which destinations fall along which colored trails/routes.



Pavement Markings

There are over 250 individual pavement markings throughout the system. The pavement markings are strategically placed through trail intersections and known gaps to help carry people through intersections without even needing to stop. The pavement markings allow users to know which trail they are on, enabling them to enjoy the journey instead of worrying about which turn to take.



All 21 sign locations and 250+ pavement markings locations can be seen on the [LINKED MAP](#). 21 signs have been installed while one is waiting to be installed until the Jeremy Ranch Roundabout project is finished. Around 50% of the pavement markings have been installed to date, the remainder should be installed by the end of August.

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Alexis Verson

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section:

Subject:

Quinn's Junction Park and Ride Update

Suggested Action:

Transportation Planning staff is providing an overview of the planning process, including the Fatal Flaws Analysis, for three parcels near Quinn's Junction that have the potential to become a robust park and ride facility served by Park City Transit.

Attachments:

[Park and Ride Staff Report](#)

[Exhibit A: Quinn's Junction Fatal Flaws Memo](#)

City Council Staff Report



Subject: Update on Quinn's Junction Park and Ride Fatal Flaw Analysis

Authors: Alexis Verson, Senior Transportation Planner
Julia Collins, Senior Transportation Planner
Alfred Knotts, Transportation Director

Department: Transportation Planning

Date: August 29, 2019

Type of Item: Administrative - Staff Communications to Council

Summary Recommendation

To receive an update on the Fatal Flaw Analysis conducted for three parcels near Quinn's Junction to host a park and ride facility for Park City Transit, and next steps for project completion. Staff has identified one parcel, in particular, to be the most viable option based on a decision weighted against the project team's vision, and the City and County's transportation goals.

Executive Summary

- Staff has developed and implemented alternative transportation solutions that prioritize transit and reduce single occupancy vehicle (SOV) trips.
- Intercept park and ride facilities are part of an overarching transportation demand management system to reduce vehicle miles traveled (VMT) and better manage traffic impacts during peak days and peak hours.
- Advancing this project will provide those accessing Park City via Highway 40 and SR 248 with another alternative to driving, and thereby reduce congestion on SR-248. Future improvements on SR-248 that support transit service will enhance the viability of the park and ride.
- Richardson Flat Park and Ride, plus two additional UDOT parcels adjacent to the Highway 40 and SR-248 interchange were evaluated.
- Staff ranked and prioritized safety and security as a top park and ride priority, followed by accessibility/visibility (wayfinding) and connectivity (trail, road, transit).
- The Park City Planning Dept. has included the preferred park and ride location in the annexation policy discussions with Summit County.
- Park City Transportation Planning will lead the next steps to design and engineering costs for constructing a new park and ride facility at Quinn's Junction that could be constructed as early as 2020 if funding is available.

The Problem and Opportunity

The City and UDOT have developed a range of alternatives to address congestion and long term transportation needs on SR-248 within Park City. A major goal is to improve park and ride access, amenities, and improve transit facilities for commuters, employees, recreationalists, event attendees, and general visitors. Once constructed, the Quinn's park and ride is anticipated to operate every day with transit service, similar to the Ecker Hill Park and Ride. Staff continues to evaluate future transit service along the SR-248 and US 40 corridors and,

once the new park and ride is operational, users will have a new alternative for traveling on SR-248.

Staff evaluated the existing Richardson Flat park and ride lot (approximately 750 spaces) and two UDOT parcels directly adjacent to Highway 40 and the SR-240 junction that provide opportunities for new park and ride facilities. One UDOT parcel ranked significantly higher than both the Richardson Flat parcel, and the other proposed UDOT location. See **Exhibit A** for a memo that indicates parcel locations, outlines the Fatal Flaws exercise, and shows a detailed performance matrix to rank the three (3) parcels.

Next Steps

Staff in partnership with the project team and stakeholders will move forward with preliminary engineering design, and construction plans for the top ranking UDOT parcel. This parcel scored highest in terms of:

- Safety and security at this location is ideal. The area is visible from US-40 and old Highway 40.
- Accessibility and wayfinding at this location is the best of all sites. It provides visual access from US-40. Users travelling on US-40 northbound and southbound will access the lot via Quinn's Junction Interchange.
- Connectivity to the Rail Trail is possible, and would likely parallel Old Highway 40 and SR-248.
- Transit integration is key. The Kamas Commuter, line 11 operated by Park City, runs on SR-248 and would have easy access to the proposed lot. This parcel is large enough to allow a proposed bus turnaround hammerhead north of the parking lot allowing the buses to turn around at the end-of-line without navigating through the parking lot or having to deviate from their route.

This design and cost estimate effort will indicate the types of amenities desired to attract users, final stall count, and access for drivers and transit. The project team, including UDOT and Summit County, worked closely with Park City and consulting staff to help determine the preferred site. The design and cost estimate tasks are included in the existing budget and contract with AECOM, as previously approved by Council.

Alternatives Considered

- 1. Recommended Alternative:** Staff plan to move forward with final engineering design and construction plans for the top ranking UDOT parcel. This site offers a high number of parking stalls, while also being visible and easily accessible from Highway 40.

Pros

- a. The proposed location will result in increased park and ride accessibility for all users of the SR-248 corridor due to its visibility and access from Highway 40 and an equal number of parking stall as the Richardson Flat parcel.
- b. Future amenities, such as a bus pull-through, restrooms, landscaping, bike share station, and trail access to the Rail Trail are superior to the other location evaluated.
- c. SR-248 currently has no active park and ride services by Transit.

Cons

- a. Because this site is not an existing park and ride (Richardson Flat park and ride) it will incur more cost to retrofit .
- b. UDOT plans to retain ownership of the parcel via an encroachment permit

2. **Other Alternatives Not Being Considered:** Pursuing the other two proposed parcels (The other UDOT parcel, and the existing Richardson Flat location) instead.

Pros

- a. The Richardson Flat location already has some existing amenities and would require less retrofitting.
- b. The southeast portion of the UDOT parcel has appropriate access to Highway 40 at the SR-248 junction.

Cons

- a. The Richardson Flat park and ride is difficult for the public to access, as it not highly visible from Highway 40, nor considered “on the way” to many Park City destinations.
- b. Creating better access through a new roadway from SR-248 would be costly and challenging due to property ownership, wetlands, groundwater, and the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) boundary.
- c. The southeast portion of the UDOT parcel would require significant drainage and retention pond mitigation, and would offer a lower number of parking stalls due to the site’s small size and irregular shape.

Department Review

This report was reviewed by Budget, Public Works, Executive, Legal, and Transportation.

Funding Source

AECOM’s contract is budgeted from the Transportation Sales Tax. It is anticipated that construction funding will also come from a combination of Transportation Sales Tax revenues and Federal Transit Administration funds, and will be sought after development of a preliminary engineer’s estimate,

Exhibit A – Fatal Flaws Analysis Memo for Quinn’s Junction Park and Ride Parcels

Project name:
Quinn's Junction

From:
AECOM

Date:
August 7, 2019

To:
Julia Collins
Park City, UT

CC:
AECOM

Technical Memo

Memo

Subject: Site Evaluation for Park and Ride Facilities

Introduction

In the fall of 2016 Summit County voters overwhelmingly approved raising the current sales tax rate to generate revenue for transportation-related improvements. A portion of the approved funding is to address remote parking at multiple sites and has been determined to be part of the multimodal connectivity solutions to reduce congestion through 2040. Quinn's Junction was one of the sites identified and is the subject of this memo.

AECOM has been contracted by Park City, in partnership with UDOT and Summit County, to analyze and recommend a preferred site based off three parcel sites for a park and ride facility in the Quinn's Junction area. The Quinn's Junction Park & Ride is part of Park City's overall transportation demand management strategy and will provide connections both locally and regionally. Park and ride facilities reduce vehicle miles travelled and related traffic impacts during peak days and peak hours. The City's park and ride strategy is part of a regional transportation strategy with Summit County and adopted in Transportation Demand Management (TDM) plans. The project development team consists of individuals from Park City, Summit County, UDOT, and AECOM.

Purpose

The purpose of this memo is to provide information, document the analysis, and recommend the most viable option for a park and ride facility in the vicinity of US-40 and SR-248 that meets Park City, UDOT, and Summit County's goals. The goals include safety, accessibility, aesthetics, sustainability, and regional bus service. User groups that the park and ride may serve include providing parking for current bus services, potential future regional bus service, ride hailing, and carpooling into Park City for commuters, employees, access for recreationalists using the rail trail, event attendees, and general visitors.

As part of the evaluation the team identified and reviewed three potential sites, the Frontage Road (Old Highway 40) parcel, a UDOT detention basin parcel and an existing park and ride site, Richardson Flat Parking Lot; See site map figure 1 below. Each site was reviewed for opportunities and constraints such as, connectivity to Park City transit systems and nearby trails; bike/pedestrian movements, traffic circulation and flow for automobiles and buses; site conditions including environmental resources such as wetlands, surface water drainage, groundwater, mine waste impact restrictions due to CERCLA requirements, geotechnical conditions, visual impacts, historic resources and required permits, and mitigation.

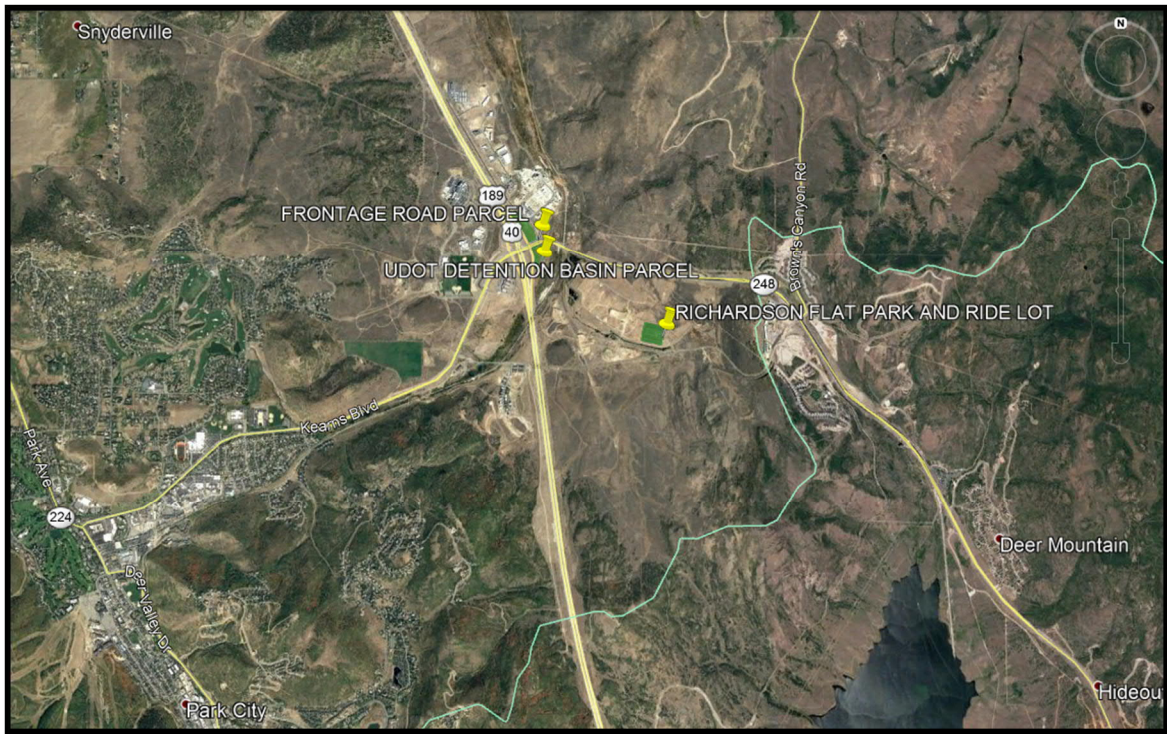


Figure 1- Site Map – (Source: Google Earth)

Performance Criteria Matrix

A stakeholders meeting was held with staff representatives from Summit County, UDOT, and Park City on May 20th, 2019 to discuss the goals and opportunities for the three parcels and work through a Performance Criteria Matrix exercise. The goal of the matrix was to assess a variety of conditions as they pertain to each site and the importance of each criterion based on local and regional transportation goals. Once the matrix exercise was complete it was used to analyze the three sites. The result of the matrix ranked and prioritized safety and security as the top priority, followed by accessibility/visibility (wayfinding) and connectivity (trail, road, transit) as second and third priorities, respectively. See Appendix A for the results of the Performance Criteria Matrix.

Analysis of three potential sites

Option 1: Frontage Road (Old Highway 40) Site

The Frontage Road (Old Highway 40) site is situated east of US Highway 40 and north of SR-248. The site is on a bluff and is accessible from Old Highway 40 from the east; see Figure 2 below. The site contains vegetation such as sagebrush and cheatgrass. An above ground powerline and buried fiber conduit run along the east and south side of the lot. It is anticipated that the lot could support approximately 500 stalls.



Figure 2 - Frontage Road (Old Highway 40) Site - (Source: Google Earth)

A conceptual site plan was developed showing access points, trail options, and updates to roadways surrounding the site; see Appendix C for Frontage Road (Old Highway 40) Site Layout.

The Frontage Road (Old Highway 40) site was reviewed for the following considerations:

- Safety and security at this location is ideal. The area is visible from US-40 and old Highway 40. However, the proposed lot would be situated on a bluff and likely will not be as visible from SR-248.
- Accessibility and wayfinding at this location is the best of all sites. It provides visual access from US-40. Users travelling on US-40 northbound and southbound will access the lot via Quinn's Junction Interchange. Increased traffic may impact queuing onto SR-248 and may require lane configuration changes.
- Connectivity to the Rail Trail would likely parallel Old Highway 40 and SR-248. A 5' wide sidewalk currently runs parallel to SR-248 however for trail connection, an increased width would be required. A trail would also be needed along Old Highway 40 where there is no current sidewalk. A signal may be needed in the future to facilitate ped/bike movements across Old Highway 40 as traffic volumes increase. The Kamas Commuter, line 11 operated by Park City, runs on SR-248 and would have easy access to the proposed lot. A proposed bus turnaround hammerhead north of the parking lot will allow the buses to turn around at the end-of-line without navigating through the parking lot and not have to deviate far from the existing route. With the parking lot being parallel to Old Highway 40, there are many opportunities for vehicular access.

UDOT has future intersection improvements planned for US-40 and SR-248 that may impact the site. If UDOT were to expand the lanes on the onramp from SR-248 the size of the parking lot may be impacted. If the configuration of the interchange is moved or altered, Old Highway 40 could be realigned as it reconnects to SR-248; this would be beneficial to the site as it would allow additional area for development.

Option 2: Richardson Flat Site

The Richardson Flat site is situated along Richardson Flat Road. Currently there is an existing park and ride lot with approximately 750 stalls; see figure 3 below. Accessing the site is not direct and requires users from US-40 to access the site by SR-248 (Kerns Boulevard) and then to Richardson Flat Road. An option to increase usability would be to construct a new roadway from SR-248 south to the site. If this option is chosen it would be challenged with conditions such as environmental, wetlands, groundwater, and a Comprehensive Environmental Response Compensation and Liability Act (CERCLA) boundary mitigation. Since the site is located within the Park City's Soil Ordinance Boundary, any disturbed soil failing Toxicity Characteristic Leaching Procedure (TCLP) testing thresholds will likely be hauled to a waste services company.

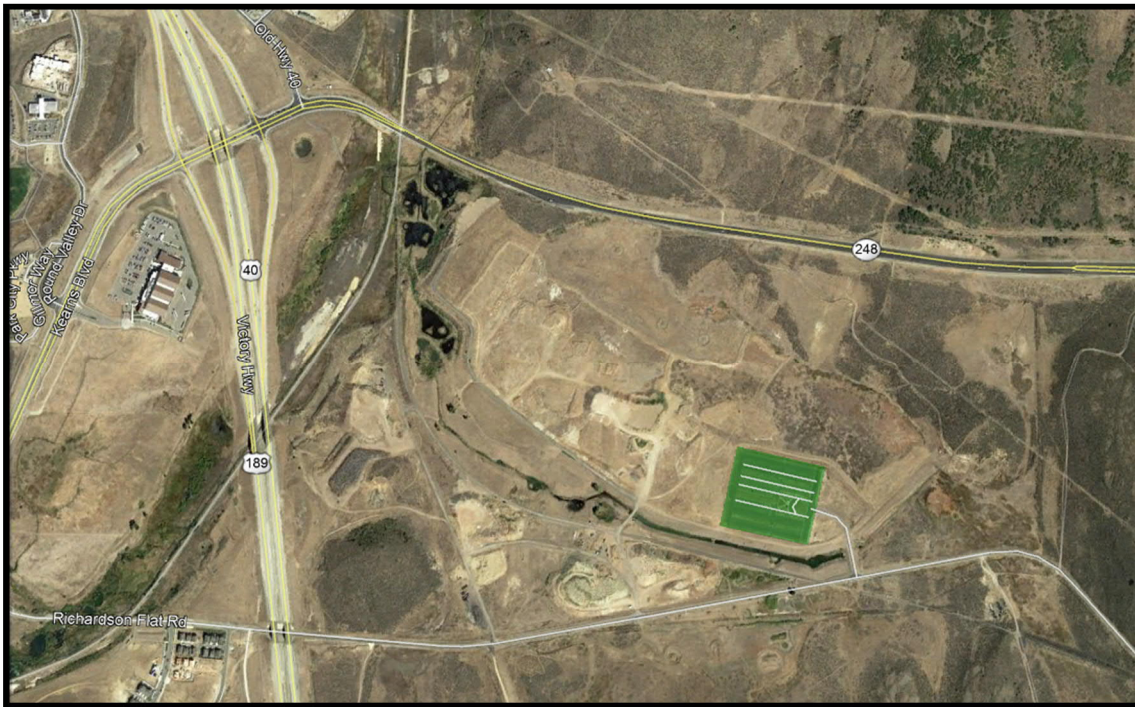


Figure 3 - Richardson Flat Park and Ride Lot- (Source: Google Earth)

A conceptual site plan was developed showing access points, trail options, connections, and updates to roadways surrounding the site; see Appendix C for the Richardson Flat Site Layout.

The Richardson Flat Park and Ride Lot was reviewed for the following considerations:

- Safety and security at this site is the worst of all three. Due to the isolation from major thoroughfares, there is greater opportunity for criminal activity. Although cameras are currently located around the lot, the isolation and visibility from major roadways makes this site unappealing for most users.
- Accessibility for users to the parking lot off Richardson Flat Road is not convenient. Users have two options to get to the site. The first option is to bypass the site along SR-248 to Jordanelle Parkway and then back track west via Richardson Flat Road. Second option is using Kearns Blvd (SR-248) and then turning east on Richardson Flat Road. Both access options are not direct and require the user to navigate a lengthy route to the site. Currently there are no way-finding signs to direct the users.

Direct access to the lot could be accomplished by creating a new interchange at Highway 40 and Richardson Flat road. UDOT would not likely approve a new interchange so close to the existing interchange at SR-248. If the new interchange was built, users would use it as a shorter route to access Park City.

A direct connection to SR-248 would reduce the travel distance from the US-40 interchange. To facilitate this new connection, a new road would be required and would be constructed through contaminated soils and wetlands. The

proposed roadway would run east from the current lot winding up the hill to the north and ultimately connect into SR-248. This would require deceleration, acceleration, and turning lanes on SR-248 to facilitate the new traffic movements.

To construct the roadway, environmental constraints would require a significant amount of time to resolve. Wetlands and contaminated soils surround the site, making expansion of the lot challenging due to the regulatory hurdles.

- Connectivity is not ideal. Regular transit currently does not serve the site; this would require an additional loop. An existing decommissioned railroad spur (Phoston) runs northwest to ultimately connect to The Rail Trail; this connection is lengthy and requires improvements. To accommodate bike riders and pedestrians travelling into Park City, Richardson Flat Road would require improvements. However, the underpass at US-40 would require widening due to it being too narrow.

Option 3: UDOT Detention Basin Site

The UDOT Detention Basin site is situated east of US Highway 40 and south of SR-248; see Figure 4 below. The site has the least amount of available acreage of all the sites that have been analyzed. The site contains an above ground wet detention basin and is surrounded by vegetation such as cheatgrass and sagebrush. It is anticipated that the lot could support a low number of stalls because of the small size and irregular shape.

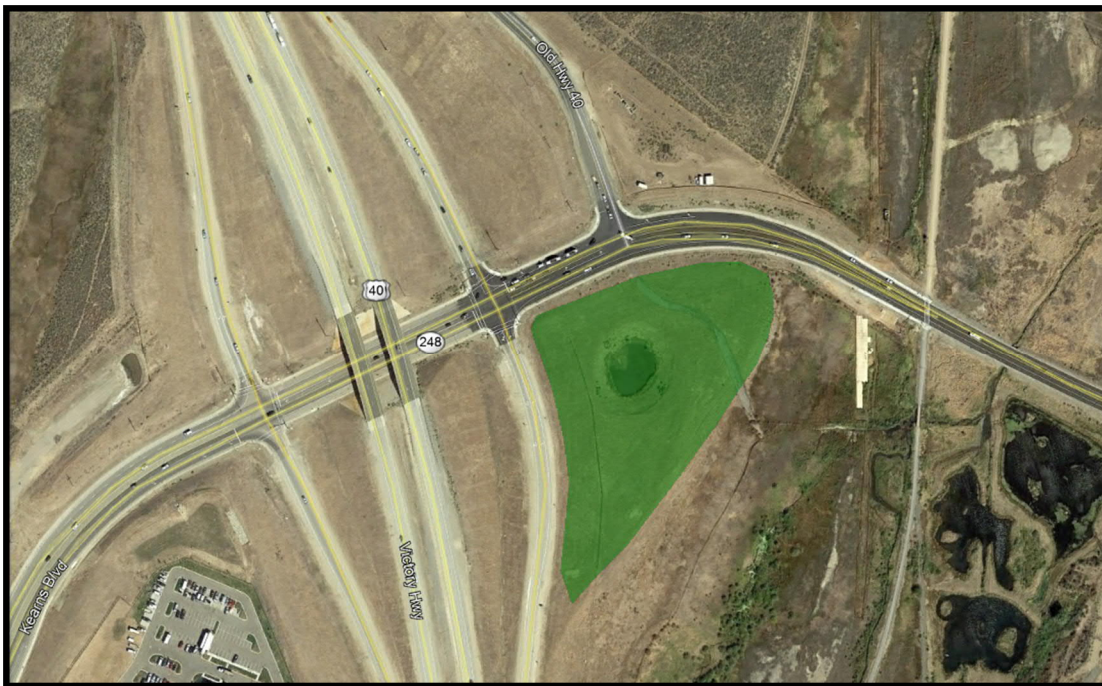


Figure 4 - UDOT Detention Basin Site- (Source: Google Earth)

The UDOT Detention Basin Site was reviewed for the following considerations:

- Safety and security at this location is good; it is visible from US-40 and SR-248 but does not have commercial buildings nearby to provide additional eyes on the lot.
- Accessibility for this site is possible with a connection at the intersection of SR-248 and Old Highway 40, likely requiring a traffic signal. This intersection would not be ideal as it is too close to the existing interchange. Close proximity to the on/off ramp intersection is problematic and may require a relocation of the proposed intersection to the east. Access is reliant on UDOT's approval of relocating the NA line.
- Connectivity to the Rail Trail would be along the southern side of SR-248 and would require a trail south of the existing sidewalk. This proposed trail is situated so users do not have to cross any roadway intersections to get to the trail. Connectivity is ideal at this location.

A Bus pullout along SR-248 would not be possible. Bus service would require internal routing thus reducing parking volume and other amenities.

UDOT has future plans to increase traffic capacity by adding an additional lane within the northbound off ramp from Highway 40 to SR-248. This could reduce the amount of available land within the parcel. The parcel is bounded by wetlands to the east and south also constraining lot size and configuration. Future interchange improvements may affect the availability of this parcel.

The likelihood of using this ground for a park and ride is highly unlikely due to the close proximity of the driveway to the proposed lot to the existing US-40 interchange.

Site Evaluation Matrix

A group exercise involving The City and Summit County ranked each of the stakeholders' categories from the Performance Criteria Matrix on a scale of Baseline, Elevated, and Top Priority for each of the three potential sites. The result of the Performance Criteria Matrix ranked Connectivity (Trail, road, transit), safety and security, and Accessibility and visibility (wayfinding) as the top priorities and were assigned a 2 multiplier. The elevated priorities were utility access, sustainability, and aesthetics (architecture, landscaping, gateway, way finding, welcome center). That priority section was assigned a 1.5 multiplier. The baseline priorities from the Performance Criteria Matrix were cost, size (parking stall count); environmental impacts and public (perception/acceptance) were assigned a 1 multiplier.

After evaluating the three sites based on technical criteria, professional judgement and ranking them, Richardson Flat received **17.5 points**, UDOT Detention Basin Parcel received **34 points**, and Frontage Road Parcel (Old Highway 40) received **41 points**; See Table 1 – Site Evaluation Matrix below for the results.

Note: Rank: Good = 3 points, Fair = 2 points, Poor = 1 Point *Weighted Points Multiplier is derived from the Performance Criteria Matrix; Top Priorities receive a double multiplier; Medium Priorities receive a 1.5 multiplier and low Priorities get a 1.0 multiplier (no change)			QUINN'S JUNCTION SITE EVALUATION MATRIX					
			Richardson Flat Park and Ride		UDOT Detention Basin Parcel		Frontage Road Parcel (Old Highway 40)	
Results from the Performance Criteria Matrix	Performance Criteria Matrix Categories	Weighted* Points Multiplier	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	(Weighted Points Multiplier) * (Rank Points)
TOP PRIORITY	Connectivity (trail, road, transit)	2	Poor	2	Good	6	Good	6
	Safety and Security	2	Poor	2	Fair	4	Good	6
	Accessibility and visibility (wayfinding)	2	Poor	2	Good	6	Good	6
ELEVATED PRIORITY	Utility access (amenities)	1.5	Poor	1.5	Fair	3	Fair	3
	Sustainability	1.5	Poor	1.5	Good	4.5	Good	4.5
	Aesthetics (architecture, landscaping, gateway, way finding, welcome center)	1.5	Poor	1.5	Good	4.5	Good	4.5
BASELINE PRIORITY	Cost	1	Fair	2	NA	0	Good	3
	Size (parking stall count)	1	Good	3	Poor	1	Fair	2
	Environmental Impacts	1	Poor	1	Fair	2	Good	3
	Public (perception/acceptance)	1	Poor	1	Good	3	Good	3
Total Score				17.5		34		41

Table 1 - Site Evaluation Matrix

Fatal Flaws Analysis

A fatal flaws analysis was performed to evaluate the viability of each of the three sites. The analysis reviewed multiple variables including utility access, topography, availability of land, environmental and potential land use. In addition, the three top priorities from the Performance Criteria Matrix; safety and security, accessibility/visibility (wayfinding) and connectivity (trail, road, transit) were considered top priorities. As the fatal flaw exercise progressed it became evident the likelihood of obtaining the UDOT detention basin parcel as a future lot was not possible due to access, future plans for the intersection at SR-248 and the on/off ramps of Highway 40, environmental perimeter constraints, and lot size. It was determined by the City to cease furthering the consideration of the UDOT Detention Basin Parcel. See Appendix B for the Fatal Flaws Analysis.

Cost

Although cost was considered a baseline priority in the Performance Criteria Matrix the team created an opinion of probable cost for two of the three sites. A conceptual design was not created for the UDOT detention basin parcel thus cost could not be accurately accounted. The Frontage Road Parcel – 5 acre option was deemed to be the most cost effective option. Due to various environmental challenges and proposed roadway to access the Richardson Flat site it was determined to be the most expensive site to develop. See Appendix D for the Conceptual Cost Estimates.

Recommendation

After gathering stakeholder input for the Performance Matrix, producing the Site Evaluation Matrix, and generating a Fatal Flaws Analysis, the project team recommends **Option 1 – Frontage Road Parcel (Old Highway 40)** as the preferred site. The Frontage Road Parcel (Old Highway 40) excelled in all 3 performance matrix categories, Safety and Security, Accessibility and Wayfinding, and Connectivity. Although deemed not top priority criteria; Sustainability, Aesthetics (architecture, landscaping, gateway, way finding, welcome center), Cost, Environmental impacts and Public (perception/acceptance) all scored good for this site.

Appendix A – Performance Criteria Matrix

PERFORMANCE CRITERIA MATRIX											Quinn's Jct.	
											TOTAL	%
Cost	A	B	C	D	A	F	G	H	I	J	1.0	2.2
Size (parking stall count)	B	C	D	C	F	G	H	I	J		1.0	2.2
Environmental Impacts		C	D	E	F	G	H	I	J		3.0	6.7
Connectivity (trail, road, transit)			D	D	F	G	D	D	D		7.0	15.6
Public (perception/acceptance)				E	F	G	H	I	J		1.0	2.2
Safety and Security					F	F	F	F	F		9.0	20.0
Accessibility and visibility (wayfinding)						G	G	G	G		8.0	17.8
Utility access (amenities)							H	I	J		4.0	8.9
Sustainability (meet Regional goals)								I	I		6.0	13.3
Aesthetics (architecture, landscaping, gateway, way finding, welcome center)									J		5.0	11.1
Total											45.0	100

Appendix B – Fatal Flaws Analysis

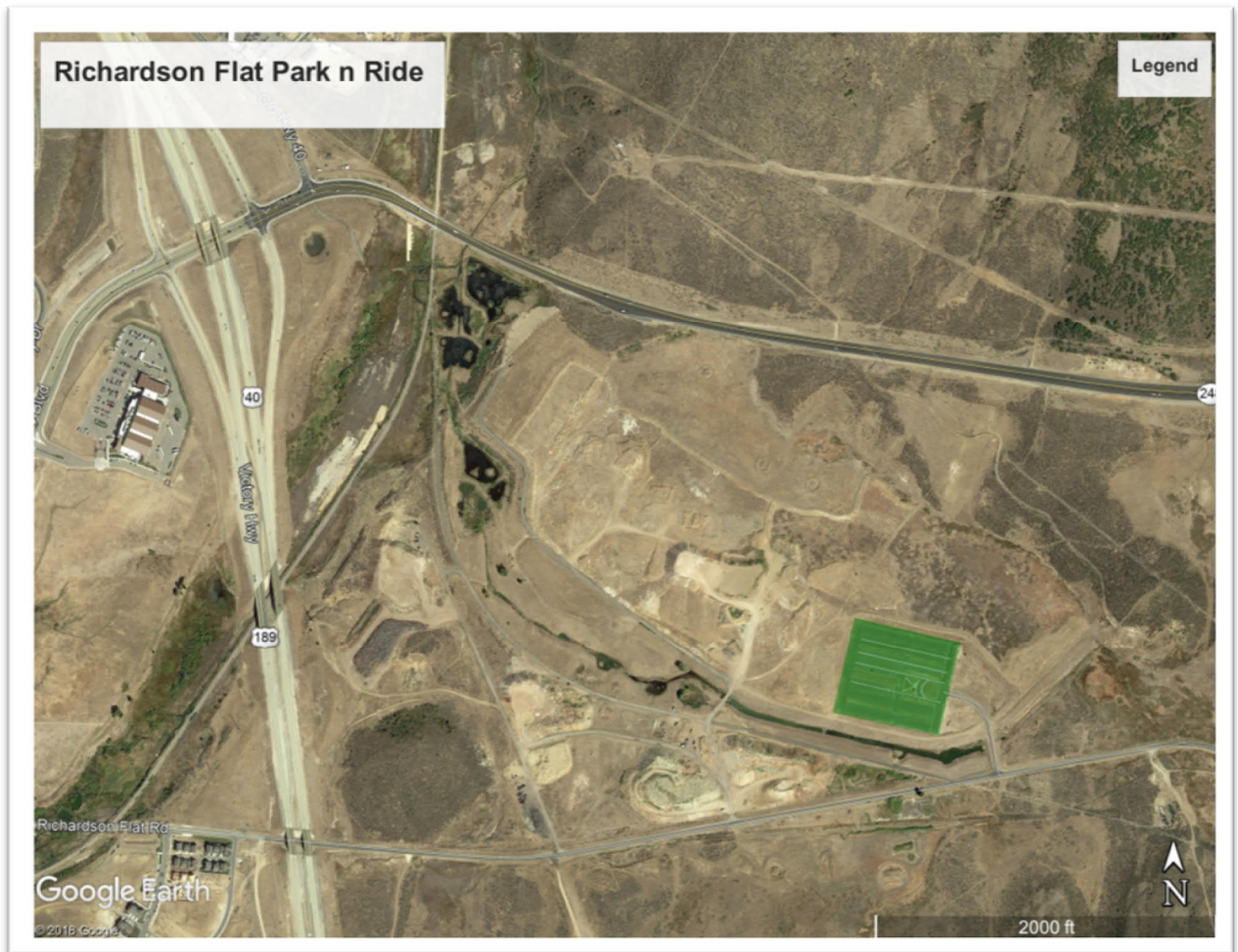
Frontage Road (Old Highway 40) Parcel Fatal Flaws



- Safety and security at this location is ideal. The area is visible from US-40 and old Highway 40. However, the proposed lot would be situated on a bluff and likely won't be as visible from SR-248.
- Accessibility and wayfinding at this location is the best of all sites. It provides visual Access from US-40. Users travelling on US-40 north and south bound will access the lot via Quinn's Junction Interchange. Increased traffic may impact queuing onto SR-248 and may require lane configuration changes.
- Connectivity to the Rail Trail would likely parallel Old Highway 40 and SR-248. A 5' wide sidewalk currently runs parallel to SR-248 however for trail connection an increased width would be required. A signal may be needed in the future to facilitate ped/bike movements across Old Highway 40 as traffic volumes increase.
- Existing utilities on the site include power and communication. The site access may be restricted by utilities and could require relocation as the design progresses.

- The topography along the perimeter of the site is steep. The current conceptual layout of the site does not encroach into the steeper areas. Costs could escalate if the lot is to be built farther south since extensive grading and retaining walls would be required.
- UDOT has future intersection improvements planned for US-40 that may impact the site. If UDOT were to expand the lanes on the onramp from SR-248 the size of the parking lot may be impacted. In addition, if the configuration of the interchange is moved or altered drastically, Old Highway 40 could be realigned as it reconnects to SR-248; this would be beneficial to the site as it would allow additional area for development. At this time we do not have setbacks determined from UDOT for the onramp for US-40.

Richardson Flat Park n Ride Fatal Flaws



- Safety and Security at this site is the worst of all three. Due to the isolation from major thoroughfares there is greater opportunity for criminal activity. Although cameras are currently dotted around the lot, the isolation from major roadways and visibility makes this site unappealing for most users.
- Accessibility for users to the parking lot off Richardson Flat Road is not convenient. Users have two options to get to the site. The first option is to bypass the site along SR-248 to Jordanelle Parkway and then back track west via Richardson Flat Road. Second option is using Kearns Blvd via SR-248. Both access options are not direct and require the user to navigate a lengthy route to the site. Currently there are no way-finding signs to direct the users.

Direct access to the lot could be accomplished by creating a new interchange at Highway 40 and Richardson Flat road. UDOT would not approve a new interchange so close to the existing interchange at SR-248. If the new interchange was built users would use it as a shorter route to access Park City.

Connecting to SR-248 would be beneficial. To facilitate this new connection a new road would be required and would pass through contaminated soils and wetlands. The proposed roadway would run east from the current lot winding up the hill to the north and ultimately tie into SR-248. This would require deceleration, acceleration, and turning lanes to facilitate the new traffic movements.

To construct the roadway, environmental constraints would require a significant amount of time to resolve. The current land owner (United Park City Mines Co.) has proven to be difficult to work with in the past. Wetlands and contaminated soils surround the site thus making expansion of the lot challenging due to the regulatory hurdles.

- Connectivity is not ideal. Regular transit currently does not serve the site; this would require an additional loop. An existing railroad spur (Phoston) runs northwest to ultimately connect to The Rail Trail; this connection is lengthy and requires improvements. To accommodate users into Park City, Richardson Flat Road would require improvements for a more direct route.
- Water and sewer utilities are currently not available at the site or within close proximity. To provide restroom amenities, utilities would need to be provided at the site or alternative methods (i.e. well and latrine pit) could be utilized incurring increased maintenance.

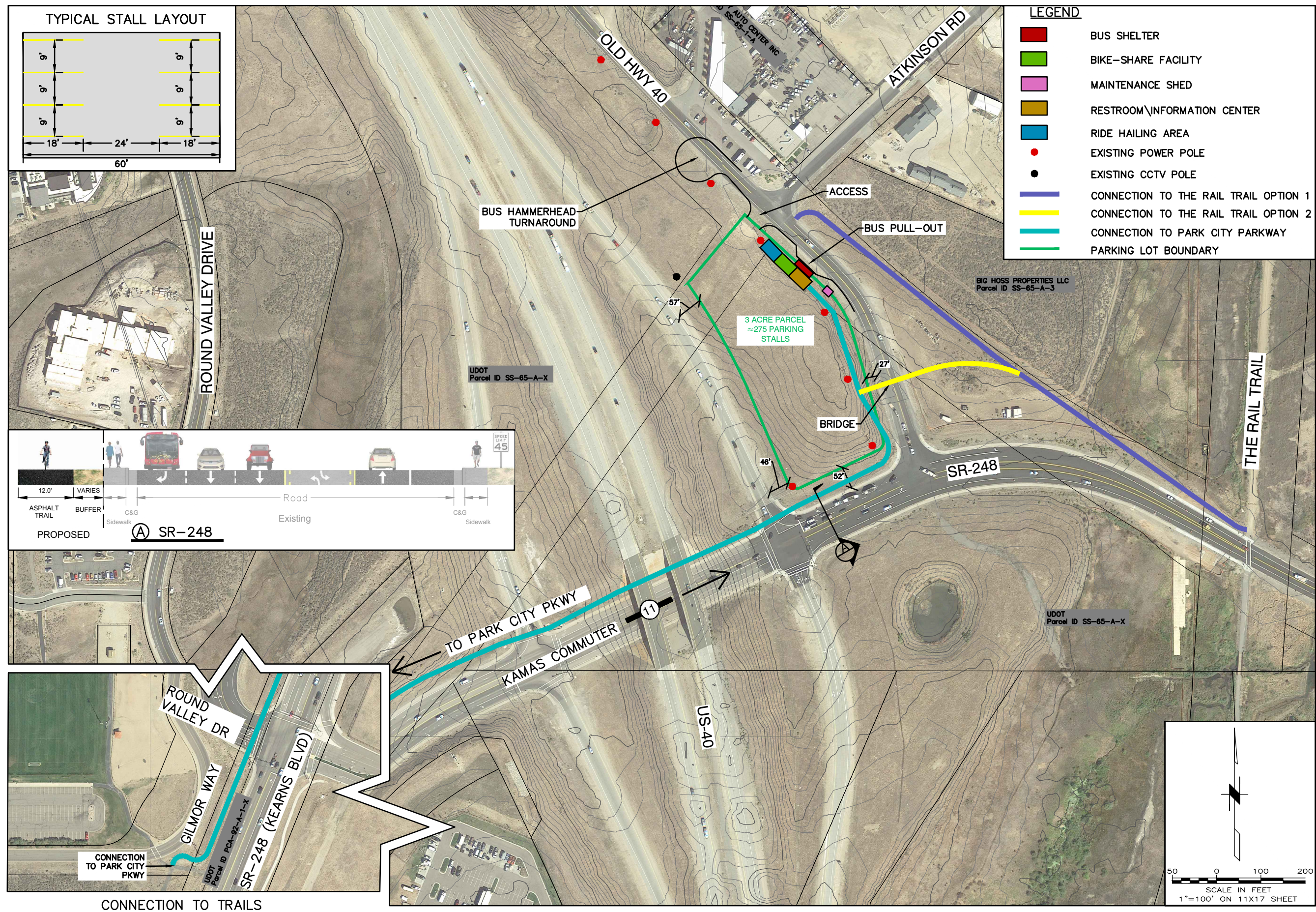
UDOT Detention Basin Parcel Fatal Flaws

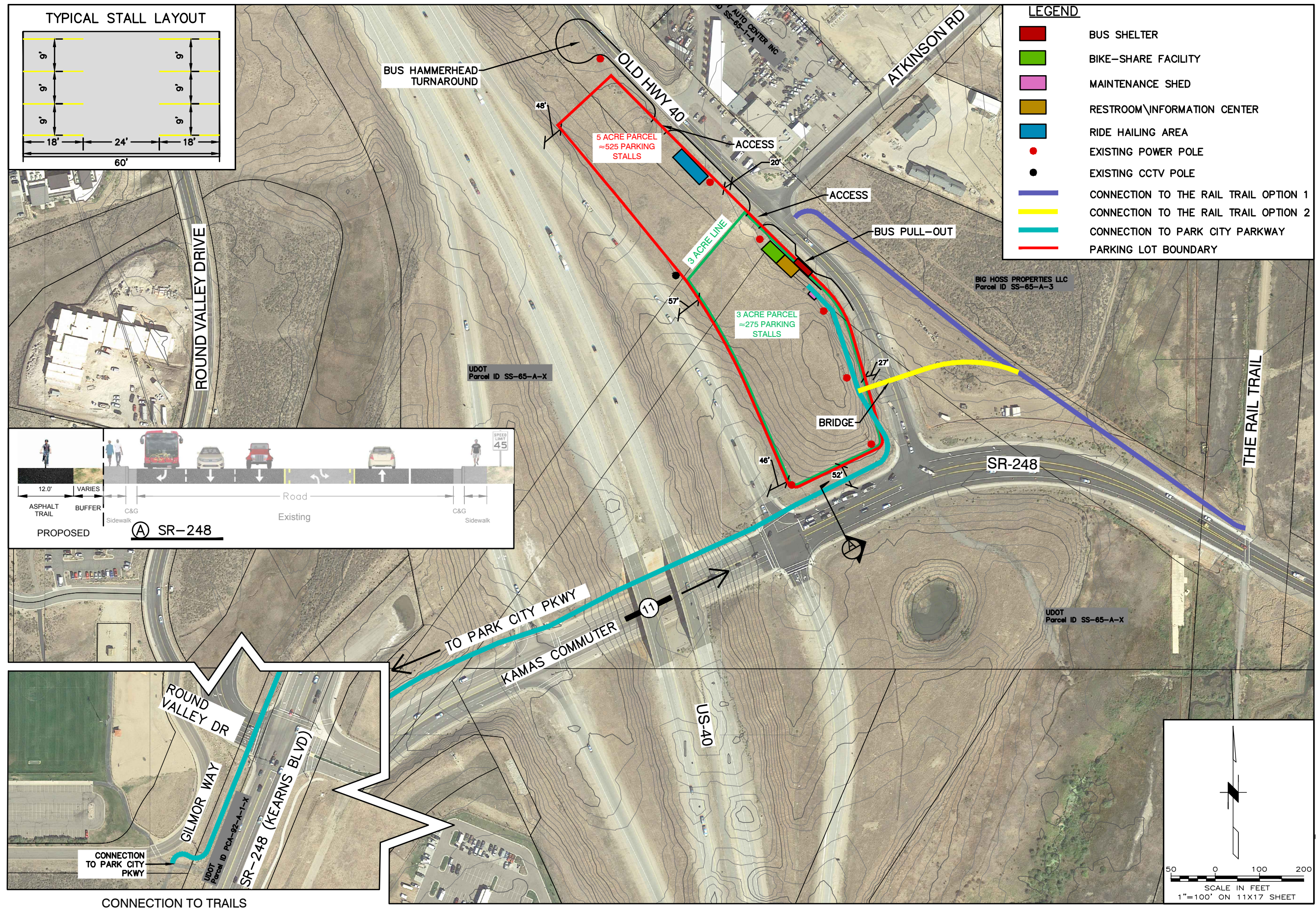


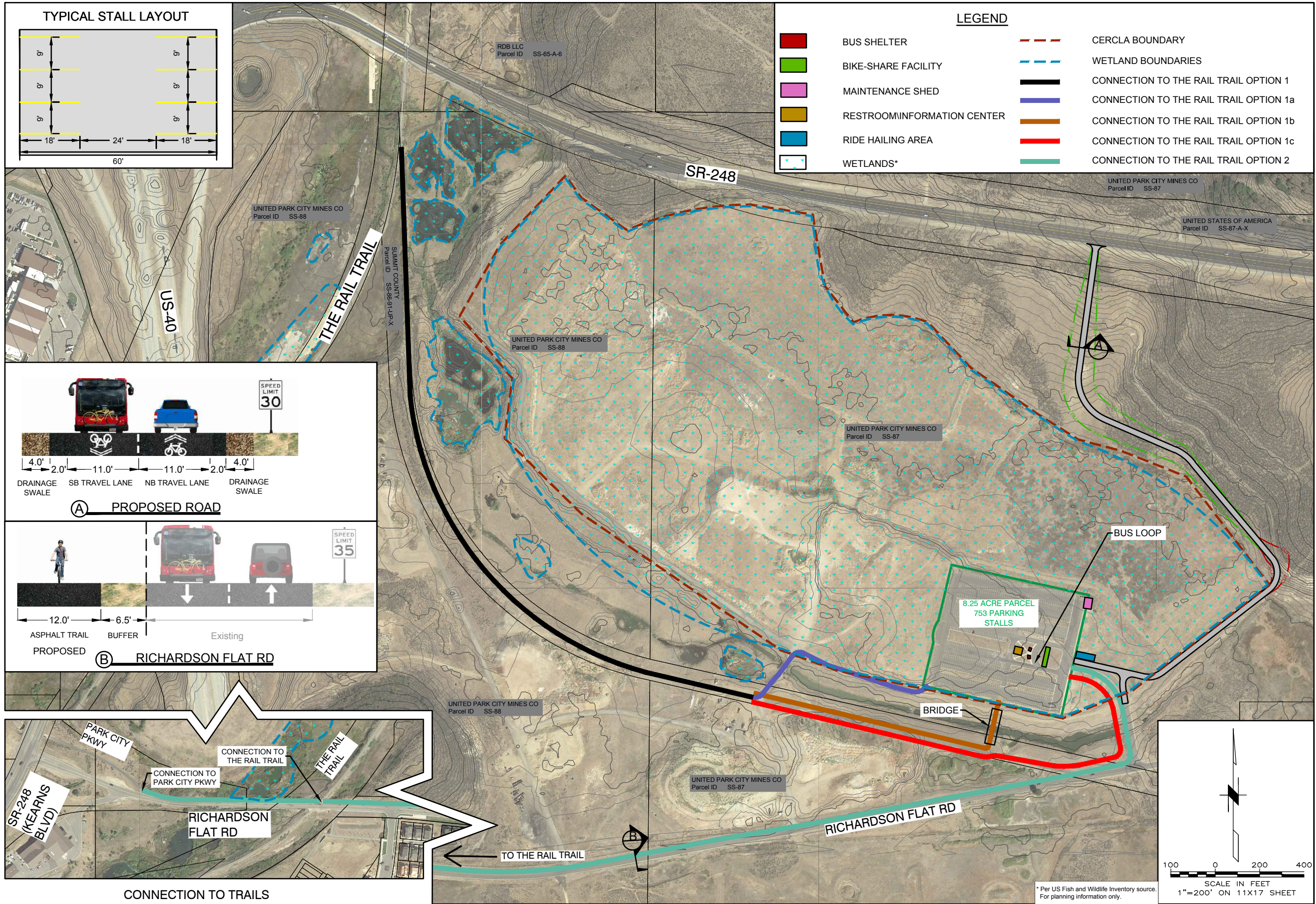
- Safety and security at this location is good. The area is visible from US-40 and SR-248.
- Accessibility for this site is possible with a connection at the intersection of SR-248 and Old Highway 40 likely requiring a traffic signal. This intersection would not be ideal as it is too close to the existing interchange. Close proximity to the on/off ramp intersection is problematic and may require a relocation of the proposed intersection to the east. Access is reliant on UDOT's approval of breaking the NA line.
- Connectivity to the rail trail would be along the southern side of SR-248 and would require a trail south of the existing sidewalk. This proposed trail is situated so users do not have to cross any roadway intersections to get to the trail. Connectivity is ideal at this location. Bus pullout along SR-248 would likely not be possible. Bus service would require internal routing thus reducing parking volume and other amenities.
- The UDOT detention basin could be re-configured to underground storage. This type of facility incurs long term maintenance and access issues. Alternatively the detention basin could be moved, relocation is unlikely due to a lack of a viable parcel.

- UDOT has future plans to increase traffic capacity by adding an additional lane within the northbound off ramp from Highway 40 to SR-248. This could reduce the amount of available land within the parcel. The parcel is bounded by wetlands to the east also constraining lot size and configuration. Future interchange improvements may affect the availability of this parcel.

Appendix C – Site Layouts







Appendix D – Conceptual Cost Estimate

**Quinn's Jct. Park and Ride
Conceptual Cost Estimate
Frontage Road Parcel - 3 Acres**

Description	Quantity	Unit	Unit Price	Total
Mobilization	1	Lump	6.0%	\$ 83,000.00
Traffic Control	1	Lump	2.0%	\$ 28,000.00
Landscaping	1	Lump	\$ 30,000.00	\$ 30,000.00
Parking Lot	141,000	sq ft	\$ 4.75	\$ 669,750.00
Trail Option 1 Connection to The Rail Trail	1,300	lf	\$ 38.00	\$ 49,400.00
Trail Connection to Park City Parkway	3,200	lf	\$ 38.00	\$ 121,600.00
Old Highway 40 Improvements	1	Lump	\$ 95,000.00	\$ 95,000.00
Bus Hammerhead Turnaround	1	Lump	\$ 66,000.00	\$ 66,000.00
Utilities	-	-	-	-
- Water	1,300	lf	\$ 60.00	\$ 78,000.00
- Sewer	700	lf	\$ 70.00	\$ 49,000.00
Bike-Share Facility	1	Lump	\$ 50,000.00	\$ 50,000.00
Bus Shelter	1	Lump	\$ 20,000.00	\$ 20,000.00
Restroom/Information Center	1	Lump	\$ 100,000.00	\$ 100,000.00
Maintenance Shed	1	Lump	\$ 10,000.00	\$ 10,000.00
Subtotal				\$ 1,449,750.00
Items Not Estimated* (30%)				\$ 434,925.00
CONSTRUCTION SUBTOTAL				\$ 1,885,000.00
12% CONTINGENCY				\$ 226,200.00
TOTAL PROJECT COST				\$ 2,112,000.00
Bridge with Trail Option 2 Connection to the Rail Trail	1	Lump	\$ 800,000.00	\$ 800,000.00
TOTAL PROJECT COST WITH OPTION				\$ 2,912,000.00

**Quinn's Jct. Park and Ride
Conceptual Cost Estimate
Frontage Road Parcel - 5 Acres**

Description	Quantity	Unit	Unit Price	Total
Mobilization	1	Lump	6.0%	\$ 154,000.00
Traffic Control	1	Lump	2.0%	\$ 52,000.00
Landscaping	1	Lump	\$ 50,000.00	\$ 50,000.00
Parking Lot	224,000	sq ft	\$ 4.75	\$ 1,064,000.00
Trail Option 1 Connection to The Rail Trail	1,300	lf	\$ 38.00	\$ 49,400.00
Trail Connection to Park City Parkway	3,200	lf	\$ 38.00	\$ 121,600.00
Old Highway 40 Improvements	1	Lump	\$ 95,000.00	\$ 95,000.00
Bus Hammerhead Turnaround	1	Lump	\$ 66,000.00	\$ 66,000.00
Utilities	-	-	-	-
- Water	1,300	lf	\$ 60.00	\$ 78,000.00
- Sewer	700	lf	\$ 70.00	\$ 49,000.00
Bike-Share Facility	1	Lump	\$ 50,000.00	\$ 50,000.00
Bus Shelter	1	Lump	\$ 20,000.00	\$ 20,000.00
Restroom/Information Center	1	Lump	\$ 100,000.00	\$ 100,000.00
Maintenance Shed	1	Lump	\$ 10,000.00	\$ 10,000.00
Subtotal				\$ 1,959,000.00
Items Not Estimated* (30%)				\$ 587,700.00
CONSTRUCTION SUBTOTAL				\$ 2,547,000.00
12% CONTINGENCY				\$ 305,640.00
TOTAL PROJECT COST				\$ 2,853,000.00
Bridge with Trail Option 2 Connection to the Rail Trail	1	Lump	\$ 800,000.00	\$ 800,000.00
TOTAL PROJECT COST WITH OPTION				\$ 3,653,000.00

**Quinn's Jct. Park and Ride
Conceptual Cost Estimate
Richardson Flat**

Description	Quantity	Unit	Unit Price	Total
Mobilization	1	Lump	6.0%	\$ 270,000.00
Traffic Control	1	Lump	2.0%	\$ 90,000.00
Landscaping	1	Lump	\$ 10,000.00	\$ 10,000.00
Proposed Road/SR-248 Improvements	4,930	lf	\$ 130.00	\$ 640,900.00
Trail	4,290	lf	\$ 38.00	\$ 163,020.00
Utilities	-	-	-	-
- Water	5,360	lf	\$ 60.00	\$ 321,600.00
- Sewer	5,360	lf	\$ 70.00	\$ 375,200.00
Bike-Share Facility	1	Lump	\$ 50,000.00	\$ 50,000.00
Bus Shelter	1	Lump	\$ 20,000.00	\$ 20,000.00
Restroom/Information Center	1	Lump	\$ 100,000.00	\$ 100,000.00
Maintenance Shed	1	Lump	\$ 10,000.00	\$ 10,000.00
Wetlands Mitigation	1	Lump	\$ 100,000.00	\$ 100,000.00
CERCLA Mitigation	1	Lump	\$ 300,000.00	\$ 300,000.00
Subtotal				\$ 2,450,720.00
Items Not Estimated (30%)*				\$ 735,216.00
CONSTRUCTION SUBTOTAL				\$ 3,186,000.00
12% CONTINGENCY				\$ 382,320.00
TOTAL PROJECT COST				\$ 3,569,000.00
Trail Option 1b	4,430	lf	\$ 34.00	\$ 150,620.00
Bridge	1	Lump	\$ 250,000.00	\$ 250,000.00
TOTAL PROJECT COST WITH (OPTION 1b)				\$ 3,805,000.00
Trail Option 1c	5,540	lf	\$ 34.00	\$ 188,360.00
TOTAL PROJECT COST WITH (OPTION 1c)				\$ 3,597,000.00
Trail Option 2	6,600	lf	\$ 44.00	\$ 290,400.00
TOTAL PROJECT COST WITH (OPTION 2)				\$ 3,711,000.00

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

Consideration to Approve the City Council Meeting Minutes from August 1 and 15, 2019

Suggested Action:

Attachments:

[August 1, 2019 Minutes](#)

[August 15, 2019 Minutes](#)



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

August 1, 2019

The Council of Park City, Summit County, Utah, met in open meeting on August 1, 2019, at 3:00 p.m. in the City Council Chambers.

Council Member Joyce moved to close the meeting to discuss property and personnel at 3:09 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 5:50 p.m. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

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

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

The Council members reviewed the events and activities they participated in since the last meeting. Further discussion ensued on future retreats and deep dive work sessions.

Foster responded to Council Member Henney's question asking for a discussion on higher density, setbacks, parking requirements, etc., as well as working with the private sector to build affordable housing on the Homestake Lot, by stating a work session could be scheduled. Anne Laurent stated there was a work session scheduled on this topic September 12th. Mayor Beerman added a follow-up work session could be scheduled the end of September or October to discuss what the consultants recommended on September 12th. He also noted that Council Member Joyce had requested a discussion on Transit data sometime in the fall.

Linda Jager introduced David and Selene Beurle, Future IQ, who were facilitating the Vision 2020 project. David Beurle stated this had been the first week of the visioning process, and he found that the people in this community wanted to dive deep and have meaningful conversations about the future of Park City. He was looking to expand the process to all in the community.

Staff Communications Reports:

1. Park City Municipal Corporation Health and Safety Plan Update:

2. 2019 Park Silly Sunday Market Mid-Season Update:

3. Park City Municipal Corporation Financial Contribution for Mental Health Services:

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda. 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 11, 2019:

Council Member Gerber moved to approve the City Council Meeting minutes from July 11, 2019. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

V) CONSENT AGENDA

1. Request to Approve a Three Year Contract with Summit Land Conservancy, in a Form Approved by the City Attorney, for Open Space Monitoring in the Amount of \$38,058.60 Annually for a Total Contract Amount of \$114,175.80:

Council Member Joyce moved to remove Item One from the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Request to Approve a Public Art Installation by Richard (Chuck) Landvatter at the Old Town Transit Connector Tunnel in a Form Approved by the City Attorney Not to Exceed \$10,000:

Council Member Joyce moved to approve Item Two on the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

1. Request to Approve a Three Year Contract with Summit Land Conservancy, in a Form Approved by the City Attorney, for Open Space Monitoring in the Amount of \$38,058.60 Annually for a Total Contract Amount of \$114,175.80:

Heinrich Deters, Open Space Manager, presented this item. Council Member Joyce asked if Talisker meant Redus. Deters affirmed it was the same. Council Member Joyce asked why the City was telling Summit Land Conservancy to manage an easement on land owned by Deer Valley. Deters stated the City was a co-holder of the easements with Summit Lands. He also indicated the Rail Trail was an easement where the City owned fee title for the first 1,000 feet from Bonanza Drive.

Council Member Henney asked if the stewardship funding was tied to the original conservation easement. Mark Harrington indicated these easements predated that policy decision and required separate contracts. Now, the City approved the stewardship funding at the time of land acquisition.

Council Member Joyce moved to approve a three year contract with Summit Land Conservancy, in a form approved by the City Attorney, for open space monitoring in the amount of \$38,058.60 annually for a total contract amount of \$114,175.80. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VI) OLD BUSINESS

1. Consideration to Approve a Purchase Agreement to Dispose of Lot 13, Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility- Fourth Amendment, to the Park City Fire District in the Amount of \$1,000,000:

Heinrich Deters, Open Space Manager, explained the City agreed to sell a 2.5 acre parcel to the Park City Fire Service District. There was a condition in the purchase agreement that gave the Fire Service District six months to get a Conditional Use Permit (CUP) to build on the lot.

Council Member Henney disclosed he was on the Fire Board, but had recused himself from the board's discussion. Harrington stated Council Member Henney was on the board as a Council member so there was no conflict of interest. Council Member Henney asked if there was a time limit for building after receiving the CUP. Harrington stated they would have to commence construction within two years, but could request extensions if needed. Council Member Joyce clarified the default was one year, but the Planning Commission could approve two years at the time of approval.

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

Council Member Gerber moved to approve a purchase agreement to dispose of Lot 13, Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility- Fourth Amendment, to the Park City Fire District in the amount of \$1,000,000. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration of the Proposed Use of Space by PC MuSE, at 1685 Bonanza Drive, Park City, Utah:

Jody Whitesides was in attendance representing PC MuSE. Nate Rockwood indicated after the last discussion on this request, the Legal Department advised that this property

1 use go through the disposition of property process, which included a noticing period and
2 having a public hearing.

3
4 Council Member Worel asked when there would be activity in the building. Rockwood
5 stated he would finish the use agreement, which would include use, parking and
6 access. Whitesides stated they would start with song circles and open mics. In
7 September during the Park City Song Writers Festival, a song writing session for
8 children would be held there.

9
10 Mayor Beerman opened the public hearing.

11
12 Pete Gilwald stated he represented the tenants at 1685 Bonanza Park. He didn't have
13 an issue with the group using the facility, but was frustrated with the noticing and the
14 process. Nobody had contacted the tenants. The tenants met with Rockwood to discuss
15 their concerns since they were paying tenants, but there was a lack of consistent
16 communication. He was also concerned with the noise, noting other tenants worked late
17 at night and often had conference calls. He asked who had oversight for this group and
18 wanted to know more about the maintenance agreement. He knew other non-profits
19 inquired about leasing the space upstairs, but their calls were not returned. He wanted
20 the tenants' concerns addressed and also requested the Switchback logos be removed
21 from the building.

22
23 Mayor Beerman closed the public hearing.

24
25 Rockwood stated he met with the tenants and these issues were discussed, but he
26 would reach out to them again. Mayor Beerman suggested having two Council
27 members go with Rockwood to meet with the tenants. Council Members Worel and
28 Ware Peek volunteered. Council Member Henney favored continuing this item until after
29 the meeting with the tenants.

30
31 Council Member Worel asked if the notice was given to the tenants. Rockwood
32 indicated the notice was in the newspaper and was posted on the Public Meeting Notice
33 Website. Mayor Beerman suggested the next notice be posted on the door of the
34 building.

35
36 Council Member Gerber moved to continue consideration of the proposed use of space
37 by PC MuSE, at 1685 Bonanza Drive, Park City, Utah, to August 15, 2019. Council
38 Member Joyce seconded the motion.

39 **RESULT: CONTINUED TO AUGUST 15, 2019**

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

41
42 **VII) NEW BUSINESS**

1. Consideration to Approve Ordinance No. 2019-42, an Ordinance Approving an Extension of the June 21, 2018 Approval of the 1135 Norfolk Avenue Plat Amendment Located at 1135 Norfolk Avenue, Park City, Utah:

Caitlyn Barhorst, Planner, stated the applicant needed additional time to meet all the conditions of approval.

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

Council Member Joyce moved to approve Ordinance No. 2019-42, an ordinance approving an extension of the June 21, 2018 approval of the 1135 Norfolk Avenue Plat Amendment located at 1135 Norfolk Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance No. 2019-43, an Ordinance Approving an Extension of the June 21, 2018 Approval of the 1011 Empire Avenue Plat Amendment Located at 1011 Empire Avenue, Park City, Utah:

Caitlyn Barhorst, stated the applicant needed additional time to meet all the conditions of approval.

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

Council Member Ware Peek moved to approve Ordinance No. 2019-43, an ordinance approving an extension of the June 21, 2018 approval of the 1011 Empire Avenue Plat Amendment located at 1011 Empire Avenue, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve the Special Event City Service Fee Reductions for the Following Events: Fourth of July Celebration - \$44,580; Tour of Utah - \$45,360; and Miners Day Celebration - \$28,490:

Jenny Diersen, Special Events Manager, presented this item. She indicated the City received 23 event applications this year, with some events not returning. She anticipated the fee reduction threshold would be under the limit by about \$15,000. She noted the Silly Market, Sundance, Triple Crown, and Arts Fest contracted events were not included in the annual threshold amount. Diersen explained that she would return in

the fall with Jed Briggs to discuss decreasing the fee reductions over the next five years.

Council Member Worel asked about the Tour of Utah/Chamber LLC request. Diersen stated the balance owed was for City services. Historically, this amount was the split of City and Chamber sponsorship for this event. In addition to the \$22,500, the Chamber would be taking on \$100,000 in costs that were not considered City services.

Council Member Joyce disclosed he was a member of Rotary, which sponsored the Miners' Day event. He asked about the community focused events: Fourth of July, Miners Day and Halloween. Diersen stated she wanted to come back to discuss budgeting for these events and possibly not having the same process as the other events.

Council Member Gerber asked to see what the fee reductions from the previous year were, so if the event reduced their costs, the effort would be reflected. Diersen stated the costs were growing as mitigation efforts increased, but noted not all applicants were expecting 100% fee reduction.

Council Member Joyce heard from the community that people still felt the effect of all the events. He requested updates on that topic. He knew the City had reduced events, but the residents weren't seeing the change. Council Member Ware Peek felt there was a lag in awareness and it took time for the residents to feel less impacted. Council Member Joyce felt the story of the City reducing the number of events needed to be told again. Diersen read off all the events that didn't come back this year, including the Park City Institute concerts, the baseball tournament, the car show, the mountain bike show, the Aspen Villa movie film series, etc.

Council Member Gerber moved to approve the special event city service fee reductions for the following events: Fourth of July Celebration - \$44,580; Tour of Utah - \$45,360; and Miners Day Celebration - \$28,490. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VIII) ADJOURNMENT

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 15, 2019

The Council of Park City, Summit County, Utah, met in open meeting on August 15, 2019, at 2:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property and personnel at 2:00 p.m. Council Member Joyce 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 Worel seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Electric Bicycles - Natural Surface Trail Discussion:

Heinrich Deters, Trails Manager, presented this item and stated there had been several requests for allowing e-bikes on trails, especially for those of a certain age or for those with mobility issues. A pilot program was initiated in 2014 which resulted in e-bikes being prohibited on single track trails except for those individuals who had mobility issues. He reviewed what some other cities in Colorado and Utah had done with regard to e-bikes on natural surface trails. Deters submitted an environmental impact study, a recreation study from Basin Rec, and an evaluation of Class 1 EMTB for the record (see attached documents.) Deters recommended another survey be performed.

Mayor Beerman opened the meeting for public input.

Dennis Frieder, disabled Vietnam veteran, hoped there could be a mobility exception for e-bikes on trails. He knew e-bikes didn't destroy trails. He asked for a sticker to show that he was on the trails legally.

1 Richard Luskin was familiar with risk assessment. He reviewed his work history in the
2 ski industry. He stated the e-bike study in 2014 excluded e-bikes and then the
3 ordinance was passed which banned e-bikes, which he thought was backwards. In
4 Europe, e-bikes were the only bikes available to rent, but when he rode his e-bike on
5 the City trails, he would get harassed. He knew there was a possibility of abuse, but he
6 recommended a pilot program opening the trails for all, and then making a
7 determination based on the data gathered.

8
9 Andre Shoumatoff, Park City Bike Demos, indicated he did not like e-bikes. But at his
10 bike shop, visitors from Colorado and Europe came in wanting e-bikes and complained
11 that the bikes were prohibited. He stated e-bikes were the biggest sellers. He rode one
12 and now he was for e-bikes. He thought this was a trails management issue. He also
13 thought this was an opportunity to bring more people to town and to the industry.

14
15 Ian Turley, White Pine Touring, stated he attended several meetings and the issue was
16 land use. He appreciated the legacy when individuals donated trails to the City. He
17 hoped that the City could look at e-bikes as a new thing and would protect everyone's
18 right by giving access to all.

19
20 Dennis McCormick stated he built the trails in the 1980s and was also a former bike
21 racer. He didn't think the trails should have motorized vehicles on them.

22
23 Neil Macc worked in the bike industry and noted the extreme global growth of e-bikes.
24 He thought people of different fitness levels should be able to enjoy the trails.

25
26 Melissa Richardson was a proponent for e-bikes and had been working with Basin Rec
27 and advocating for e-bikes on trails. She suggested having a demo day so people could
28 try out e-bikes.

29
30 Jeff Creveling stated the goal of having trails was to get people out on the hillside. He
31 felt the e-bikes created noise from the motor and cut in to the quiet of the surroundings.
32 He was for e-bikes with quiet motors

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

35
36 Deters stated the public comments were reflective of the community and he encouraged
37 a survey so more comments could be gathered.

38
39 Council Member Worel supported a survey, but requested a zip code from responders
40 so staff could determine the responses from residents versus visitors. Council Member
41 Gerber looked forward to hearing more from the community through the survey. She felt
42 ADA access on the trails should be strongly considered.

1 Council Member Henney hoped the survey would determine the different opinions in the
2 community. He felt this was an evolutionary process. He thought trails could be created
3 for e-bikes, and he knew McCormick was right; that the original trails were not meant for
4 e-bikes.

5
6 Foster suggested survey language be used to determine the tolerance for e-bikes.
7 Council Member Joyce stated the e-bike survey from last year had 78% of responders
8 against it, so he didn't think the sentiment would change this year. He thought an e-bike
9 going 20 mph uphill would be a danger to hikers. He favored Council Member Gerber's
10 ADA suggestion.

11
12 Council Member Ware Peek stated the survey from last year didn't have the complex
13 wording which could change the responses, and favored having a new survey. She
14 liked seeing seniors riding e-bikes who wouldn't otherwise ride bikes. She agreed that
15 there were many trails that e-bikes should not be ridden on. She looked forward to a
16 continued conversation.

17
18 Council Member Gerber noted the International Mountain Bike Association (IMBA)
19 stated e-bikes should be regulated differently and asked if Deters could expound on
20 what the different regulations were and what that meant at a future meeting.

21
22 Mayor Beerman stated in five years there would be e-bikes on trails and the City should
23 get ahead of the demand. He heard several comments on segregating trails and he
24 favored that. He favored permitting/licensing for those with mobility issues and for those
25 over a certain age. He favored the survey as well as designating a couple of pilot trails.

26
27 Council favored a licensing system for disability, mobility or for age. It was noted the
28 City already allowed for disabilities on the trails.

29
30 Deters stated he would come back to Council with recommendations after consulting
31 with the Legal Department. Council Member Ware Peek asked if Deters felt comfortable
32 crafting complex survey language. Deters stated the people in the room would be giving
33 their input and his team would meet with a professional survey writer. He also stated
34 staff could look at other cities and get their feedback.

35
36 Council Member Gerber asked how using an e-bike would affect parking at trailheads.
37 Deters stated that would be an unintended consequence.

38 39 **Old Town Traffic and Circulation Update**

40 Jonathan Weidenhamer, Alexis Verson, Jenny Diersen, Corey Legge, and Johnny
41 Wasden presented this item. Weidenhamer stated his goal was to balance the growth of
42 the resorts with keeping the traffic off the side streets in Old Town. He recommended a
43 study on how to keep the trips away from the residential streets. He reviewed Council

1 discussions from 2009, and stated it was time to revisit this topic. He recommended
2 wayfinding signs, shuttles, prohibited travel at certain times of day or during certain
3 seasons, etc. Weidenhamer talked with taxi companies and he felt it would be
4 discrimination if taxi drivers had to drop off in load zones, but Uber drivers could drop off
5 at the door.

6
7 Diersen discussed the outreach efforts made in the Old Town area. Verson stated there
8 were concept designs and recommendations that would be coming to Council in the
9 future, and noted they were not planning on widening the road.

10
11 Council Member Henney was informed that limiting shuttles and traffic with the left turn
12 would have some unintended consequences of vehicles and/or shuttles that would be
13 pushed to the roundabout. He indicated that scenario would cripple the City's traffic
14 flow. Council Member Joyce stated prohibiting turns would push traffic to shortcut
15 routes. He thought this issue should be carefully considered.

16
17 Council Member Ware Peek asked why Ubers had drop zones at the airport. Margaret
18 Plane indicated the airport could regulate it because a business was using commercial
19 property, but when the discussion was on public streets, those regulations would not fit.
20 More discussion ensued on taxis versus Uber/Lyft.

21
22 Council Member Worel indicated Weidenhamer stressed that rules were only as good
23 as the enforcement. She asked what the capacity was for the Police Department to
24 increase enforcement. Wade Carpenter, Police Chief, stated that was a level of service
25 question. Main Street enforcement would require an officer on Main Street every night.
26 Wasden indicated there was parking enforcement on Main Street as well, but it was
27 unclear if they could address violations in the street. Carpenter added that stopped
28 vehicles were told to move along because if a ticket was given, that would stop all traffic
29 behind the stopped vehicle. An officer assigned to Main Street could direct a vehicle to
30 pull around a corner and then address the violation. He stated he would evaluate the
31 budget needed to fund this type of enforcement.

32
33 Weidenhamer noted part of the problem could be resolved through wayfinding signs,
34 and stated that could be a quick fix.

35
36 Council Member Gerber asked if there was something that could be done with the drop
37 zones that would make it more appealing for commercial vehicles, such as more diligent
38 snow shoveling and de-icing in those areas.

39
40 Mayor Beerman opened the meeting for public input.
41

Greg Gendron, past chair of Park City Area Lodging Association (PCALA), spoke on behalf of the resorts and thanked Council and staff who reached out to them. He apologized to the Hillside residents for their distress. He noted the efforts the resorts made, including having shuttles which took so many cars off the road. He promised to look at seasonality and times during the day if needed.

Michael Faulk agreed with Council Member Henney's supportive comment on favoring the local taxis over the Ubers. He indicated the drop zones for taxis could also be used by delivery vehicles during the day.

Leici Sosnozoski, taxi company owner, supported taxis and thanked Council Member Henney for his supportive comments. She wished the City could challenge the state law with regard to Ubers.

Dennis Peterson related his experiences on Hillside, and stated the traffic made the street dangerous. He felt the problem was that Park City was losing its soul. The City should figure out what the answer was, and he hoped the City respected the residents as much as the businesses and resorts.

Clive Bush summarized a letter Peter Marth had given him to share with the Council. The sentiment petitioned the City to stop the traffic on Hillside. Marth cared for Old Town and hoped the issue would be fixed for the next generation. Bush stated the City was not just fighting Uber, but was also fighting GPS and Google Maps. He stated one day Main Street would be shut down for traffic. The neighborhoods needed to be protected. He gave a comparison of Hillside Avenue and King Road and proposed questions to be considered as decisions for Hillside were measured. He stated the planning was being done too heavily by engineers and it should have more community planning.

Public comment for this item continued during the regular meeting.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel	Present

Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	
None	Excused

Public comment continued from Work Session.

Angela Moschetta stated she sent an email to Council and would not repeat that, but indicated the Uber/Lyft situation should be looked at again, and gave a few suggestions. She stated the traffic discussions were in silos and there should be a big discussion on SR248, Old Town, Deer Crest, etc. She stated there was a film studio for sale and it could be turned into a transit center.

Jeff Creveling reviewed his education and work history, and stated there was only Main Street, and Swede Alley was the step child. He stated there was a suggestion to dig a tunnel to Deer Valley and all the traffic would be eliminated, although that suggestion was expensive. He suggested constructing a circle south of China Bridge that comes out onto Swede Alley.

Sam Rubin, Four Seasons Concierge, distributed a handout on Department of Transportation (DOT) Multimodal Passenger Transportation Regulations. He proposed that drivers with more than 15 passengers should be prohibited, and drivers with nine to 14 passengers could only go downhill. He requested Park City lead the change with Uber.

Rob Slettum thought the proposed circle next to China Bridge or a turnaround at the Brew Pub lot were plausible solutions for traffic.

Doug Stephens hoped Council would consider the impact on the Historic District as it decided on traffic solutions.

Mayor Beerman closed the public input portion of the meeting.

Three questions were displayed for Council feedback: (1) Is Council supportive of the ongoing and recommended next steps – comprehensive study, wayfinding, commercial vehicle license and permit zones, and voluntary lodging initiatives; (2) Does Council want to take stronger measures to reduce trips on Hillside, i.e. no left onto Hillside/no right onto Marsac before 3:00 p.m.; (3) If supportive of commercial vehicle changes, does Council support a consistent, all day commercial vehicle drop and load and/or short term parking area, or prefer 5:00 p.m. – 12:00 a.m.

1 Council Member Ware Peek hoped visitors would embrace the lifestyle of the locals.
2 She favored the wayfinding signs. She favored moving forward with the study and
3 praised staff for trying to take the feedback and create something better. She asked
4 how the circle next to China Bridge would be engineered. Legge stated a study was
5 done, but designs were not yet made. Council Member Ware Peek asked that the City
6 set a vision for what Park City would become. She liked the recommended next steps,
7 she deferred on the Hillside turn restrictions, and was in favor of commercial vehicle
8 changes.

9
10 Council Member Joyce preferred letting shuttles drive through Hillside and limit all other
11 vehicles, because of the Transit First initiative. He liked the next steps, but requested
12 more than car counting. He was against limiting turns onto Hillside and wanted to wait
13 until Transportation Planning returned with recommendations before acting. Regarding
14 commercial vehicles, he preferred consistency and reiterated Transit first and cars last.

15
16 Council Member Henney was in favor of Question One, wanted to wait on Question
17 Two, and was in favor of Question Three. He supported Council Member Joyce's
18 comments on consistency and Council Member Ware Peek's comments on protecting
19 the neighborhoods.

20
21 Council Member Gerber stated the Historic Park City Alliance (HPCA) was willing to
22 give up parking spaces for drop zones, but they thought there needed to be a
23 comprehensive study, not just a study on Old Town. She favored commercial vehicle
24 changes and wanted to see trips reduced on Hillside, especially the resort shuttles.
25 HPCA favored drop zones after 5:00 p.m., but there needed to be a discussion on the
26 all-day use of drop zones. She hoped there would be thorough planning and all options
27 weighed, including new streets.

28
29 Council Member Worel agreed with Stephen's comments on livability within the Historic
30 District. She agreed with Moschetta that the traffic study should be broadened. Verson
31 stated anything could be done, but cost was a factor. She was a proponent of studying
32 as much as possible before acting. Long Range Transportation Planning staff was
33 studying the City's arterials and how people moved into Main Street, and they had a
34 sense of future impacts She would look at the Old Town Circulation Plan and make sure
35 it worked well with the long range plan. Council Member Worel like the wayfinding
36 measures and the efforts from the lodging industry to reduce trips on Hillside. She
37 wanted to hear from the taxi company owners before responding for Commercial
38 Vehicle license and permit zones, but favored a pilot program aimed at reducing trips on
39 Hillside.

40
41 Mayor Beerman lived and worked on Main Street and he knew it was broken at points.
42 He wanted to protect residential streets. He thought streets could be segregated. He
43 suggested Swede Alley could be a dispatch street and the taxis, shuttles and other

commercial vehicles could get off Main Street. He supported Questions One, Two and Three. He wanted to implement the No Left Turn signs onto Hillside as well as from Hillside, which would apply to all vehicles. He requested video footage to see those that traveled on that street because he didn't think the voluntary compliance was working.

Council Member Gerber asked for feedback from Hillside residents with regard to the No Left Turn on Hillside. Weidenhamer stated he expected further discussion from staff, and would come back to Council at a future date. To recap, the majority of Council wanted a comprehensive traffic study, implement short term solutions, such as voluntary lodging initiatives, and establish commercial drop and load zones on Main Street.

II) APPOINTMENTS

Consideration to Approve the Appointment of Tana Toly to the Historic Preservation Board to a Term Expiring May, 2021:

Liz Jackson, Planner 1, indicated Tana Toly was recommended to be appointed to the Historic Preservation Board.

Council Member Ware Peek moved to approve the appointment of Tana Toly to the Historic Preservation Board to a term expiring May, 2021. Council Member Worel seconded the motion.

RESULT: APPROVED

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

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

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Mayor Beerman indicated Council would skip this item in the interest of time.

Staff Communications Reports:

1. 2019 Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award & Monthly Budget Report for July, 2019:

2. Backhoe Report - August 2019:

3. Tour of Utah Reminders:

4. 2019 Wildfire Season Update:

5. Annexation Policy Plan Update:

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from July 18 and 31, 2019:

Mayor Beerman requested an amendment to the July 31st minutes, Page Two, Lines Three and Four.

Council Member Gerber moved to approve the City Council Meeting minutes from July 18 and 31, 2019 as amended. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

VI) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Services Agreement for Commissioned Art by Dana Kuglin of Dana B. LLC, in a Form Approved by the City Attorney to be Located at the Creekside Park in an Amount estimated at \$23,900, Not to Exceed \$25,000:

Council Member Henney stated the artwork for this project was terrific. Council Member Worel stated it spoke to the quality of the Public Art Advisory Board (PAAB).

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

RESULT: APPROVED

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

VII) OLD BUSINESS

1. Consideration of the Proposed Use of Space by PC MuSE, at 1685 Bonanza Drive, Park City, Utah:

Nate Rockwood and Jodie Whitesides were present for this item. Rockwood stated that he, Council Member Worel and Council Member Ware Peek visited with the tenants about mitigation efforts with regard to parking, cleaning and noise. PC MuSE agreed to those mitigations and they would be included in the agreement that this organization

1 would sign. Council Member Ware Peek stated it was good meeting with the tenants
2 and all the issues were addressed, especially the security of the building. Council
3 Member Worel noted the tenants wanted to have the issues in writing.

4
5 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
6 closed the public hearing.

7
8 Council Member Worel moved to approve the proposed use of space by PC MuSE, at
9 1685 Bonanza Drive, Park City, Utah. Council Member Gerber seconded the motion.

10 **RESULT: APPROVED**

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

12
13 **VIII) NEW BUSINESS**

14
15 **1. Park City School District Master Planning Update:**

16 Jonathan Weidenhamer, Economic Development Manager, Jill Gildea, Park City School
17 District Superintendent, and Andrew Kaplan, Park City School Board, presented this
18 item. Weidenhamer stated the school district involved the City in the master planning
19 process. Mayor Beerman indicated he appreciated that they had reached out to the
20 community and City.

21
22 Gildea reviewed the options within the master plan. Community based preschool was
23 proposed in each of the three elementary schools. The team was discussing universal
24 Pre-K. There were four options for aligning the grades, including having neighborhood
25 K-5 schools. Surveys and community discussion preferred having one comprehensive
26 high school, although there were two other options: having two high schools and having
27 one high school and one specialty high school.

28
29 A cost estimate was performed for all the school buildings to gauge the cost of
30 maintenance versus the cost of a new building. Council Member Worel noted Treasure
31 Mountain School was not on the display. Gildea indicated this page was just a sample,
32 but all the buildings had been reviewed.

33
34 Kaplan stated Pre-K was a top priority in the planning process, then the middle years,
35 which included the complicated decision of moving the ninth grade to the high school.
36 He wanted the high school campus to be one that lasted and could adapt over time. He
37 thought Treasure Mountain would be replaced. Gildea indicated having facilities that
38 helped children create, learn and prepare for the future was critical.

39
40 Council Member Ware Peek asked Kaplan what percentage of students lived outside
41 City limits, to which he responded that 75% of students lived outside City limits. Gildea

1 stated this was the right size community to still have one high school. She was
2 interested in the specialty high school and wondered if a dedicated building could be on
3 the Kearns campus.

4
5 Kaplan stated schools should be a complete community and noted the students living
6 outside the City limits still considered themselves Park City residents. He noted the Park
7 City School District was the best in the state.

8
9 Council Member Gerber thanked Gildea for prioritizing universal Pre-K. She asked what
10 the timeline was for the master plan. Gildea stated the board would be presenting the
11 master plan at open houses and would then start narrowing the options. Council
12 Member Gerber asked if the schools would be involved in the Vision 2020 process.
13 Mayor Beerman stated there would be an education component in the think tank.

14
15 **2. Consideration to Approve Ordinance No. 2019-44, an Ordinance Approving an**
16 **Extension of the July 12, 2018 Approval of the 1304 Park Avenue Plat Amendment**
17 **Located at 1304 Park Avenue, Park City, Utah:**

18 Liz Jackson, Planner 1, presented this item and indicated the applicant requested a one
19 year extension in order to work on conditions of approval as set forth in the ordinance.

20
21 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
22 closed the public hearing.

23
24 Council Member Gerber moved to approve Ordinance 2019-44, an ordinance approving
25 an extension of the July 12, 2018 approval of the 1304 Park Avenue Plat Amendment
26 located at 1304 Park Avenue, Park City, Utah. Council Member Worel seconded the
27 motion.

28 **RESULT: APPROVED**

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

30
31 **3. Introduction to Public Utilities Items:**

32 Clint McAfee, Roger McClain, and Michelle DeHaan, Water Department, were present
33 for this item. McAfee reviewed there were seven water sources, including two mine
34 tunnels. The two tunnels provided 34% of the water supply, and provided snow making
35 and secondary irrigation. They contained metals and were not capable of being drinking
36 water. The water needed to come into compliance with the stream water standards.
37 McAfee reviewed the necessary steps for the tunnels to become compliant, along with
38 the cost for the projects.

39
40 Council Member Gerber didn't think the remodels for staff fell within Water Quality.
41 McAfee stated it fit in a roundabout way. Council Member Gerber asked that in future

meetings as these projects progressed, that staff show the project price and how each contract reflected how close the project was to the budgeted amount. McAfee stated the budget was established years ago and to date he didn't have to ask Council for additional funds. Council Member Worel requested that future staff reports include the percentage the project was to completion.

4. Consideration to Authorize the City Manager to Execute Amendment No. 3 to the Professional Services Agreement with Alder Construction Company, in a Form Approved by the City Attorney, in an Amount Not to Exceed \$82,374.00:

McClain stated this was for additional design services for 3Kings Water Treatment Plant (3KWTP), for design support and shop drawing process services for UV disinfection system equipment, backwash waste clarification skid equipment, and filter press system equipment.

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

Council Member Ware Peek moved to authorize the City Manager to execute Amendment No. 3 to the professional services agreement with Alder Construction Company, in a form approved by the City Attorney, in an amount not to exceed \$82,374.00. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

5. Consideration to Authorize the City Manager to Execute Amendment No. 4 to the Professional Services Agreement with Alder Construction Company, in a Form Approved by the City Attorney, in an Amount Not to Exceed \$2,915,000.00:

McClain stated this was for the construction of 3KWTP for off-site utilities, including road work in Three Kings Drive to move the water lines. He reviewed the other four pieces of the project as well and stated they would be coming to Council for approval before the end of the year.

Council Member Joyce asked about the Spiro Tunnel maintenance work. McAfee stated that work was part of this project as well, but not part of this contract amendment. Council Member Joyce asked if this maintenance work would be discussed at the community meeting. McAfee stated the focus at the meeting would be the road work for 3KWTP.

Council Member Worel stated she received feedback that one of the back walls by the Thaynes conveyor was about to collapse. McAfee explained he was working with that group to solve the problem.

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

Council Member Henney moved to authorize the City Manager to execute Amendment No. 4 to the professional services agreement with Alder Construction Company, in a form approved by the City Attorney, in an amount not to exceed \$2,915,000.00. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

6. Consideration to Authorize the City Manager to Execute Amendment No. 6 to the Professional Services Agreement with Alder Construction Company, in a Form Approved by the City Attorney, for a Guaranteed Maximum Price Not to Exceed \$6,275,000.00.

McClain stated this item addressed the Quinn's Water Treatment Plant. There would be improvements, including office space, parking, an interconnect vault and a pigging vault. He stated this was the last phase of the Quinn's improvements. There would also be a storage building constructed next to the facility. He noted he received the Conditional Use Permit (CUP) approval from the Planning Commission last night. He noted the storage building would have solar panels to achieve net zero, and the inside temperature would be just above freezing.

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

Council Member Worel moved to authorize the City Manager to execute Amendment No. 6 to the professional services agreement with Alder Construction Company, in a form approved by the City Attorney, for a guaranteed maximum price not to exceed \$6,275,000.00. Council Member Henney seconded the motion.

RESULT: APPROVED

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

7. Consideration to Authorize the City Manager to Execute the First Addendum to the Design Professional Services Agreement with Bowen, Collins and Associates, Inc., in a Form Approved by the City Attorney, in an Amount Not to Exceed \$205,000.00:

McClain indicated this contract would be for 3KWTP and Quinns, for services to watch the contractor in order to make sure nothing was overlooked.

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

Council Member Worel moved to authorize the City Manager to execute the First Addendum to the Design Professional Services Agreement with Bowen, Collins and Associates, Inc., in a form approved by the City Attorney, in an amount not to exceed \$205,000.00. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

8. Consideration to Authorize the City Manager to Execute Amendment 1 to the Construction Manager at Risk (CMAR) Agreement with North Ridge Construction, Inc., in a Form Approved by the City Attorney's Office for the Guaranteed Maximum Price (GMP) of \$1,650,000:

Matt Twombly, Senior Project Manager, presented this item. He stated this staffing alternative was originally a temporary fix, but now it would be a permanent staffing solution for Building Maintenance, Streets, and Parks teams. He noted this project was value engineered, but the energy model was a challenge. The building was open 18 hours per day, seven days per week. Luke Cartin stated they had reduced the energy use by 60%.

Mayor Beerman asked if energy was reduced or was the model reworked. Cartin stated both were figured. Twombly stated he amended the recommendation to add \$200,000 to the requested amount in order to add solar panels to the building. McAfee stated the extra \$200,000 would get the building to net zero, but they felt confident the actual number would be less than \$200,000. The amended total cost would be \$1,850,000.

Council Member Joyce didn't know why the City was still adding solar panels to roofs since the City would have renewable grid power, which was much less expensive. Cartin stated the power contract would be a 25 year contract and he was getting that locked down currently. Once the contract was in place, it would take a couple of years to come online. Council Member Joyce suggested building an electric box that would be compatible with the solar grid. Mayor Beerman asserted the Council passed a bill saying it would build net zero and he wanted to continue with the City's green efforts. Council Member Joyce stated he would not have this conversation if the City wasn't on track to sign a solar power contract. Further discussion ensued. It was decided to pass the contract with the additional funds and then refine the number and come back to Council. Council Member Joyce favored spending the extra \$200,000 on energy saving equipment.

Mayor Beerman opened the public hearing.

1 Jeff Creveling stated the numbers were in favor of Council Member Joyce with
2 everything coming on the grid.

3
4 Mayor Beerman closed the public hearing.

5
6 Council Member Gerber moved to authorize the City Manager to execute Amendment 1
7 to the Construction Manager at Risk (CMAR) Agreement with North Ridge Construction,
8 Inc., in a form approved by the City Attorney's Office for the Guaranteed Maximum Price
9 (GMP) of \$1,850,000, including an amount not to exceed \$200,000 for energy
10 efficiencies to make the building net zero. Council Member Ware Peek seconded the
11 motion.

12 **RESULT: APPROVED**

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

14
15 **PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE**
16 **AGENDA)**

17
18 Jeff Creveling indicated he wanted to bring attention to Main Street Park. There were
19 four properties that had no man's land back to the creek. The City owned the west side,
20 but did not maintain it. He related experiences with each of the owners of these
21 properties and noted his property was across the street. He wanted to call attention to
22 the owner on the south, who moved the house with zero property line. He wanted the
23 park to be recreated and the property lines cleaned up. He stated he would come back
24 to discuss it further.

25
26 **IX) ADJOURNMENT**

27
28 With no further business, the meeting was adjourned.

29
30
31

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Jed Briggs

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-45, an Ordinance Adopting an Adjusted Budget for FY 2020 for Park City Municipal Corporation and Its Related Agencies
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Adjusted Budget Staff Report](#)

[Exhibit A: Adjusted Budget Adoption Ordinance](#)

[Exhibit B: Budget Summaries](#)



City Council Staff Report

Subject: FY2020 Adjusted Budget Adoption
Authors: Jed Briggs & Nate Rockwood
Department: Budget, Debt, & Grants
Date: August 29, 2019
Type of Item: Legislative

Summary Recommendation

Staff recommends re-adopting the a Fiscal Year 2020 Adjusted Budget with changes as outlined in this staff report and attached budget summaries. Council gave direction to amend the budget to accommodate a financial contribution to the Friends of the Children's Justice Center on July 18. Staff is also recommending a few other changes based off of current needs.

Background

From time to time, the City opens up the budget to make changes necessary and appropriate given a change in circumstances, prioritization or department reorganization. This year, staff recommends adopting a modified budget for the fiscal year 2020 to meet evolving needs and specific Council goals and concerns discussed during the Mid-year Council Strategic Planning Retreat. While staff pursued budget neutral options for every recommended position, in some cases there is a cost increase. Staff recommends Council hold a public hearing and vote on the adjusted budget.

Analysis

Friends of the Children's Justice Center (CJC)

Council gave staff direction to contribute \$100k to the Friends of the CJC for their capital campaign. The Friends of the Summit County CJC is a non-profit serving Summit County's child abuse victims and their families, promoting prevention of child abuse, and providing support to the CJC

This financial contribution will be specifically earmarked for the Friends of the CJC capital campaign for a new building. This contribution will be used to help strengthen the overall support system of the Summit County CJC by providing an accessible, secure, comfortable, child friendly building and center that addresses the overall safety and privacy that the child victims and their families deserve.

Providing and equipping a safe and private campus will enable the victims and their families the ability to obtain immediate and long-term services, and the resources necessary to empower them with the ability to recover.

The \$100k will be spent out of the FY20 General Contingency account. The General Contingency is set up to address unanticipated costs necessary to fulfill the objectives of Council and the City's goals and mission. There are no special restrictions on these funds and, if unused, they carry forward to the FY 2020 General Fund balance. At this

point, staff believes we have sufficient remaining FY19 contingency funds to allocate \$100k for the CJC. Thus, the City will use contingency funds from last fiscal year to cover the CJC capital campaign through a budget increase. This would be a one-time special allocation which is unrelated to the City's Special Service Contracts process.

Capital Budget

Park City Municipal aims to see 100 new electric vehicle chargers within City boundaries in 2019. City staff scoped locations and funding for installation of 46 Level 2 chargers on City property. Through a Custom Incentive, the City has secured funding from Rocky Mountain Power to cover half of the project costs for the 46 chargers, or up to \$170,000. This results in a high return on investment for the City, while making significant progress towards addressing the future of electric vehicle charging needs in Park City.

- EV Chargers estimated expenditures: \$257,975.
- Revenue –
 - o Other contribution increased by \$178,987 (Rocky Mountain Power funding)
 - o Transfer to CIP from General Fund: \$78,988, (Park City matching funding)

The projects and amounts below were recommended by the Summit County - Council of Governments (COG) related to the relatively new Summit County Transportation Sales Taxes. Due to the County and the City operating on different fiscal years, the projects should now be added to the capital budget, which would allow the projects to move forward this fiscal year. The project recommendations would be approved by the Summit County Council as part of the County budget adoption process, which is based upon a calendar year. Funding for these projects is covered by the County Transportation sales tax funds, no matching funding is required by the City. Total transportation revenue to cover these projects total \$850,000 between the Transit Fund and City Capital Fund.

COG Project List for Park City projects:

- Traffic Demand Management: \$200,000
- Transit Shelters: \$200,000
 - o Corresponding Increased Regional Transit Revenue: \$400,000
- Bonanza Flat Improvements: \$150,000
- Deer Valley Drive Bicycle and Pedestrian Facility Improvements: \$300,000
 - o Corresponding Increased Revenue - County Contribution \$450,000

Other Operating Changes

- Library - added \$2,935 for library grant funding for Spanish programming (\$1,000), and for an author event by Utah History Lecture Series (\$1,935). Paid for with grant funding (budget increase in revenue).
- Changed *Public Works Manager (Streets)* distribution from 70% Streets/30% Storm Water, to 50% Streets/25% Storm Water/25% Fleet. \$31,871 decrease in Streets, \$7,968 decrease in Storm Water, and \$39,839 increase in Fleet based off of actual work distribution.

Technical Adjustments (Clean-up)

In addition, there are various technical adjustments due to miscoding errors from the last budget cycle that need to be fixed. These are not new budget requests, but budget amounts that were anticipated, but didn't end up in the final budget adoption.

- Interfund Transfers (IFTs) are financial transaction between funds. Staff is recommending to increase the total amount of these transfers by \$3,078,256. These changes aren't traditional increases to the expense and revenue budget, but a recalibration of funding amounts between the funds.
 - o Transfer in:
 - Capital Fund: increased by \$78,988
 - Self-Insurance Fund: increased by \$7,793
 - Debt Service Fund: increased by \$2,991,475
 - o Transfer out:
 - General Fund: increased by \$79,762
 - Capital Fund: increased by \$2,992,356
 - Lower Park RDA: decreased by \$1,500
 - Main St RDA: decreased by \$155
 - Storm Water: increase by \$7,793
 - Transportation: decrease by \$6,000
 - Parking: increase by \$6,000
- Some Part-time funding didn't make it into the final budget report due to a software error in the last personnel calculation. It was originally in the tentative budget adoption and discussed throughout Council budget presentations:
 - o General Fund: increased by \$1,032,683
 - o Ice Fund: increased by \$169,078
 - o Water Fund: increased by \$75,415
 - o Golf Fund: increased by \$291,352
 - o Transportation Fund: increased by \$1,281,430
 - o Parking Fund: increased by \$41,387
- \$1,857 increase in City Manager Department due to misallocation of a reclassified position.
- Decrease of \$99,656 the Parking Department due to multiple positions that should not have been allocated correctly. Increase of \$6,400 in new Parking Dept for utilities, decrease of \$6,400 in old Parking Dept code (Transit Fund). \$2,000 increase in vehicle maintenance line, and \$2,000 decrease in old Parking code (Transit Fund).
- Increase Legal contract services by \$25k.
- Increase Swede Alley Parking Structure by \$2,675.

This report has been reviewed by the Budget, Legal, and City Manager departments.

Attachments:

A – Adjusted Budget Adoption Ordinance

B – Budget Summaries

Ordinance No. 2019-45

**AN ORDINANCE ADOPTING AN ADJUSTED BUDGET FOR FY 2020 FOR
PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES**

WHEREAS, Utah State law requires that city budgets be adopted by ordinance;
and

WHEREAS, a public hearing was held on August 29, 2019 at the City Council's
regularly scheduled meetings, complying with State law.

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

SECTION 1. 2020 ADJUSTED BUDGET ADOPTED. The budget as outlined in
the City Council Adopted Budget adopted on June 20, 2019 and with changes as
summarized in the Attachments to this ordinance is hereby adopted as the Adjusted FY
2020 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2. EFFECTIVE DATE. The 2020 Adjusted Budget shall take effect upon
publication.

PASSED AND ADOPTED this 29th day of August, 2019.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Expenditure Summary by Fund and Major Object (FY 2020 Original Budget)

Description	Personnel FY 2020	Mat, Supplies, Services FY 2020	Capital FY 2020	Debt Service FY 2020	Contingency FY 2020	Sub - Total FY 2020	Interfund Transfer FY 2020	Ending Balance FY 2020	Total FY 2020
Park City Municipal Corporation									
011 GENERAL FUND	\$22,821,686	\$8,968,985	\$428,078	\$0	\$340,000	\$32,558,749	\$5,329,441	\$14,566,692	\$52,454,882
012 QUINNS RECREATION COMPLEX	\$782,161	\$387,315	\$6,000	\$0	\$0	\$1,175,476	\$0	\$-5,172,890	\$-3,997,414
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$45,165,719	\$0	\$0	\$45,165,719	\$2,752,762	\$180,752	\$48,099,233
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,285,600	\$0	\$0	\$1,285,600	\$0	\$59,075	\$1,344,675
051 WATER FUND	\$3,232,237	\$3,835,138	\$40,376,046	\$4,524,604	\$100,000	\$52,068,025	\$1,766,502	\$17,304,634	\$71,139,161
052 STORM WATER FUND	\$717,408	\$308,000	\$471,500	\$0	\$0	\$1,496,908	\$113,000	\$352,544	\$1,962,452
055 GOLF COURSE FUND	\$659,456	\$508,435	\$126,565	\$32,377	\$0	\$1,326,833	\$141,090	\$1,192,852	\$2,660,775
057 TRANSPORTATION FUND	\$8,552,726	\$2,225,994	\$4,114,762	\$0	\$0	\$14,893,482	\$3,432,017	\$9,631,053	\$27,956,552
058 PARKING FUND	\$1,018,710	\$741,500	\$196,000			\$1,956,210		\$1,363,321	\$3,319,531
062 FLEET SERVICES FUND	\$951,992	\$1,954,899	\$0	\$0	\$0	\$2,906,891	\$0	\$1,223,870	\$4,130,761
064 SELF INSURANCE FUND	\$0	\$1,633,060	\$0	\$0	\$0	\$1,633,060	\$0	\$363,452	\$1,996,512
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,037,565	\$0	\$5,037,565	\$0	\$6,180,597	\$11,218,162
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$5,307,335	\$0	\$5,307,335	\$0	\$796,243	\$6,103,578
Total Park City Municipal Corporation	\$38,736,375	\$20,563,326	\$92,170,270	\$14,901,881	\$440,000	\$166,811,853	\$13,534,812	\$48,042,195	\$228,388,860
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$32,668	\$676,300	\$0	\$0	\$0	\$708,968	\$2,092,532	\$1,565,596	\$4,367,096
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$690,000	\$727,511	\$1,872,511
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$3,135,000	\$0	\$0	\$3,135,000	\$708,215	\$1,250,593	\$5,093,808
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$30,000	\$0	\$0	\$30,000	\$805,161	\$299,274	\$1,134,435
Total Park City Redevelopment Agency	\$32,668	\$1,131,300	\$3,165,000	\$0	\$0	\$4,328,968	\$4,295,908	\$3,842,974	\$12,467,850
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429,917	\$429,917
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429,917	\$429,917
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$38,769,043	\$21,694,626	\$95,335,270	\$14,901,881	\$440,000	\$171,140,821	\$17,830,720	\$52,315,086	\$241,286,627

Expenditure Summary by Fund and Major Object (FY 2020 Adjusted Budget)

Description	Personnel FY 2020	Mat, Supplies, Services FY 2020	Capital FY 2020	Debt Service FY 2020	Contingency FY 2020	Sub - Total FY 2020	Interfund Transfer FY 2020	Ending Balance FY 2020	Total FY 2020
Park City Municipal Corporation									
011 GENERAL FUND	\$23,827,330	\$8,998,295	\$428,078	\$0	\$440,000	\$33,693,703	\$5,409,203	\$13,354,911	\$52,457,817
012 QUINNS RECREATION COMPLEX	\$951,239	\$387,315	\$6,000	\$0	\$0	\$1,344,554	\$0	\$-5,341,968	\$-3,997,414
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$45,873,694	\$0	\$0	\$45,873,694	\$5,745,118	\$2,188,396	\$53,807,208
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,285,600	\$0	\$0	\$1,285,600	\$0	\$59,075	\$1,344,675
051 WATER FUND	\$3,307,652	\$3,835,138	\$40,376,046	\$4,524,604	\$100,000	\$52,143,440	\$1,766,502	\$17,229,219	\$71,139,161
052 STORM WATER FUND	\$709,440	\$308,000	\$471,500	\$0	\$0	\$1,488,940	\$120,793	\$352,719	\$1,962,452
055 GOLF COURSE FUND	\$950,807	\$508,435	\$126,565	\$32,377	\$0	\$1,618,184	\$141,090	\$901,501	\$2,660,775
057 TRANSPORTATION & PARKING FUND	\$9,834,156	\$2,219,594	\$4,514,762	\$0	\$0	\$16,568,512	\$3,426,017	\$8,362,023	\$28,356,552
058 PARKING FUND	\$960,441	\$747,900	\$196,000	\$0	\$0	\$1,904,341	\$6,000	\$1,409,190	\$3,319,531
062 FLEET SERVICES FUND	\$991,831	\$1,954,899	\$0	\$0	\$0	\$2,946,730	\$0	\$1,184,031	\$4,130,761
064 SELF INSURANCE FUND	\$0	\$1,633,060	\$0	\$0	\$0	\$1,633,060	\$0	\$371,245	\$2,004,305
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,037,565	\$0	\$5,037,565	\$0	\$9,172,072	\$14,209,637
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$5,307,335	\$0	\$5,307,335	\$0	\$1,530,403	\$6,837,738
Total Park City Municipal Corporation	\$41,532,895	\$20,592,636	\$93,278,245	\$14,901,881	\$540,000	\$170,845,658	\$16,614,723	\$50,772,817	\$238,233,198
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$32,668	\$676,300	\$0	\$0	\$0	\$708,968	\$2,092,532	\$1,565,596	\$4,367,096
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$690,000	\$727,511	\$1,872,511
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$3,135,000	\$0	\$0	\$3,135,000	\$706,715	\$1,252,093	\$5,093,808
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$30,000	\$0	\$0	\$30,000	\$805,006	\$299,429	\$1,134,435
Total Park City Redevelopment Agency	\$32,668	\$1,131,300	\$3,165,000	\$0	\$0	\$4,328,968	\$4,294,253	\$3,844,629	\$12,467,850
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429,917	\$429,917
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429,917	\$429,917
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$41,565,563	\$21,723,936	\$96,443,245	\$14,901,881	\$540,000	\$175,174,626	\$20,908,976	\$55,047,363	\$251,130,965

Expenditures by Object Type- FY20

August 23, 2019

Object Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
011 GENERAL FUND						
01 PERSONNEL SERVICES	21,202,442	21,791,626	21,966,895	22,821,626	23,827,330	1,005,704
02 MATERIALS, SUPPLIES AND SERVICES	1,127,179	1,129,937	1,274,643	1,278,179	1,278,179	
03 UTILITIES	1,446,258	1,488,716	1,489,093	1,589,697	1,588,397	-1,300
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,901,002	3,180,593	3,036,326	4,151,029	4,278,704	127,675
05 PARTS/MAINTENANCE SUPPLIES	992,267	993,181	1,111,585	1,177,580	1,180,515	2,935
06 SPECIAL SERV CONTRACT/MISC CHARGES	972,346	1,274,034	650,961	1,112,500	1,112,500	
07 CAPITAL OUTLAY	283,095	188,497	316,614	428,078	428,078	
09 INTERFUND TRANSFER	2,270,784	5,542,549	4,940,128	5,329,441	5,409,203	79,762
10 ENDING BALANCE	11,558,783	12,266,079		14,566,692	13,354,911	-1,211,781
Total 011 GENERAL FUND	41,754,156	47,855,212	34,786,245	52,454,882	52,457,817	2,935
012 QUINN'S RECREATION COMPLEX						
01 PERSONNEL SERVICES	777,025	814,063	860,541	782,161	951,239	169,078
02 MATERIALS, SUPPLIES AND SERVICES	55,247	74,606	49,847	60,770	60,770	
03 UTILITIES	156,878	147,234	143,191	156,200	156,200	
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	78,772	57,709	54,033	98,070	98,070	
05 PARTS/MAINTENANCE SUPPLIES	54,725	43,432	56,676	51,275	51,275	
06 SPECIAL SERV CONTRACT/MISC CHARGES	15,104	20,335	21,127	21,000	21,000	
07 CAPITAL OUTLAY	2,048	924		6,000	6,000	
10 ENDING BALANCE	-4,129,592	-4,450,108		-5,172,890	-5,341,968	-169,078
Total 012 QUINNS RECREATION COMPLEX	-2,989,793	-3,291,804	1,185,415	-3,997,414	-3,997,414	
021 POLICE SPECIAL REVENUE FUND						
10 ENDING BALANCE	33,604	34,404				
Total 021 POLICE SPECIAL REVENUE FUND	33,604	34,404				
022 DRUG CONFISCATIONS						
07 CAPITAL OUTLAY		25,851	56,556			
10 ENDING BALANCE	26,071	23,168				
Total 022 DRUG CONFISCATIONS	26,071	49,019	56,556			
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND						
01 PERSONNEL SERVICES	41,082	22,877	23,678	32,668	32,668	
02 MATERIALS, SUPPLIES AND SERVICES	11,200	12,320	14,200	20,000	20,000	
03 UTILITIES	10,006	9,666	50,304	18,300	18,300	
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	57,780	29,781	39,640	70,000	70,000	
06 SPECIAL SERV CONTRACT/MISC CHARGES	456,142	528,668	509,724	568,000	568,000	
09 INTERFUND TRANSFER	1,641,125	1,641,125	1,547,125	2,092,532	2,092,532	
10 ENDING BALANCE	322,354	857,555		1,565,596	1,565,596	

Expenditures by Object Type- FY20

August 23, 2019

Object Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	2,539,689	3,101,992	2,184,671	4,367,096	4,367,096	
024 MAIN STREET RDA SPECIAL REVENUE FUND						
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	12,309	4,710	921	50,000	50,000	
06 SPECIAL SERV CONTRACT/MISC CHARGES	276,177	262,566	240,086	405,000	405,000	
09 INTERFUND TRANSFER	752,000	752,000	752,000	690,000	690,000	
10 ENDING BALANCE	460,052	730,611		727,511	727,511	
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	1,500,538	1,749,887	993,007	1,872,511	1,872,511	
031 CAPITAL IMPROVEMENT FUND						
01 PERSONNEL SERVICES	68,537	46,395	63,326			
07 CAPITAL OUTLAY	48,658,602	35,749,161	68,956,187	45,165,719	45,873,694	707,975
09 INTERFUND TRANSFER	1,285,867	3,352,716	3,669,062	2,752,762	5,745,118	2,992,356
10 ENDING BALANCE	31,142,544	40,859,511		180,752	2,188,396	2,007,644
Total 031 CAPITAL IMPROVEMENT FUND	81,155,550	80,007,783	72,688,575	48,099,233	53,807,208	5,707,975
033 REDEVELOPMENT AGENCY-LOWER PRK						
01 PERSONNEL SERVICES	2,624	32,488	14,614			
07 CAPITAL OUTLAY	1,658,650	2,610,928	112,687	3,135,000	3,135,000	
09 INTERFUND TRANSFER		705,325	708,215	708,215	706,715	-1,500
10 ENDING BALANCE	738,741	1,026,025		1,250,593	1,252,093	1,500
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	2,400,015	4,374,766	835,516	5,093,808	5,093,808	
034 REDEVELOPMENT AGENCY-MAIN ST						
07 CAPITAL OUTLAY		95,695	208,223	30,000	30,000	
09 INTERFUND TRANSFER	806,088	809,490	805,161	805,161	805,006	-155
10 ENDING BALANCE	1,209,001	1,073,963		299,274	299,429	155
Total 034 REDEVELOPMENT AGENCY-MAIN ST	2,015,089	1,979,148	1,013,384	1,134,435	1,134,435	
035 BUILDING AUTHORITY						
07 CAPITAL OUTLAY	34,056	1,430				
09 INTERFUND TRANSFER	424,783	429,917		429,917	429,917	
10 ENDING BALANCE	424,783	429,917		429,917	429,917	
Total 035 BUILDING AUTHORITY	458,839	431,347		429,917	429,917	
038 EQUIPMENT REPLACEMENT CIP						
07 CAPITAL OUTLAY	1,421,831	516,654	1,216,684	1,285,600	1,285,600	
10 ENDING BALANCE	1,352,711	1,990,746		59,075	59,075	
Total 038 EQUIPMENT REPLACEMENT CIP	2,774,542	2,507,400	1,216,684	1,344,675	1,344,675	
051 WATER FUND						
01 PERSONNEL SERVICES	2,687,654	2,887,816	2,898,134	3,232,237	3,307,652	75,415

Expenditures by Object Type- FY20

August 23, 2019

Object Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
02 MATERIALS, SUPPLIES AND SERVICES	296,663	199,443	242,316	305,962	305,962	
03 UTILITIES	977,391	932,097	961,418	1,470,066	1,470,066	
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	952,883	852,687	1,074,336	1,215,183	1,215,183	
05 PARTS/MAINTENANCE SUPPLIES	752,213	843,626	1,299,574	891,927	891,927	
06 SPECIAL SERV CONTRACT/MISC CHARGES	46,602	60,906	83,277	52,000	52,000	
07 CAPITAL OUTLAY	8,282,947	11,120,598	9,834,316	40,376,046	40,376,046	
08 DEBT SERVICE	4,501,047	4,509,004	997,342	4,524,604	4,524,604	
09 INTERFUND TRANSFER	1,637,962	1,665,427	1,721,162	1,766,502	1,766,502	
10 ENDING BALANCE	5,905,357	2,415,273		17,304,634	17,229,219	-75,415
Total 051 WATER FUND	26,040,720	25,486,876	19,111,875	71,139,161	71,139,161	
052 STORM WATER FUND						
01 PERSONNEL SERVICES	539,043	629,068	876,070	717,408	709,440	-7,968
02 MATERIALS, SUPPLIES AND SERVICES	29,478	29,891	26,004	71,000	71,000	
03 UTILITIES	18,799	20,181	45,631	39,700	39,700	
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	76,063	84,354	70,068	157,100	157,100	
05 PARTS/MAINTENANCE SUPPLIES	31,840	18,403	13,684	40,200	40,200	
06 SPECIAL SERV CONTRACT/MISC CHARGES		18				
07 CAPITAL OUTLAY	33,094	500	6,414	471,500	471,500	
09 INTERFUND TRANSFER	75,000	79,000	94,709	113,000	120,793	7,793
10 ENDING BALANCE	8,426,046	598,027		352,544	352,719	175
Total 052 STORM WATER FUND	9,229,363	1,459,442	1,132,580	1,962,452	1,962,452	
055 GOLF COURSE FUND						
01 PERSONNEL SERVICES	740,673	795,591	772,556	659,456	950,807	291,351
02 MATERIALS, SUPPLIES AND SERVICES	74,360	86,856	73,701	74,900	74,900	
03 UTILITIES	57,782	51,108	59,535	67,700	67,700	
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	70,504	79,448	58,981	94,535	94,535	
05 PARTS/MAINTENANCE SUPPLIES	196,704	218,413	231,755	240,800	240,800	
06 SPECIAL SERV CONTRACT/MISC CHARGES	27,288	27,408	27,473	30,500	30,500	
07 CAPITAL OUTLAY	255,845	163,918	8,196	126,565	126,565	
08 DEBT SERVICE	8,094	32,377	32,377	32,377	32,377	
09 INTERFUND TRANSFER	127,574	128,511	132,046	141,090	141,090	
10 ENDING BALANCE	1,246,003	1,210,441		1,192,852	901,501	-291,351
Total 055 GOLF COURSE FUND	2,804,828	2,794,071	1,396,620	2,660,775	2,660,775	
057 TRANSPORTATION FUND						
01 PERSONNEL SERVICES	6,418,646	8,507,085	10,404,258	8,552,726	9,834,156	1,281,430
02 MATERIALS, SUPPLIES AND SERVICES	399,158	553,217	902,600	348,450	348,450	

Expenditures by Object Type- FY20

August 23, 2019

Object Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
03 UTILITIES	153,819	292,995	379,673	343,144	336,744	-6,400
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	974,144	1,813,092	1,846,103	1,465,400	1,465,400	
05 PARTS/MAINTENANCE SUPPLIES	31,167	49,566	43,395	40,000	40,000	
06 SPECIAL SERV CONTRACT/MISC CHARGES	81,263	90,128	144,510	29,000	29,000	
07 CAPITAL OUTLAY	16,332,826	10,530,088	7,782,149	4,114,762	4,514,762	400,000
09 INTERFUND TRANSFER	2,754,182	2,870,800	3,389,280	3,432,017	3,426,017	-6,000
10 ENDING BALANCE	19,262,807	13,647,186		9,631,053	8,362,023	-1,269,030
Total 057 TRANSPORTATION & PARKING FUND	46,408,012	38,354,157	24,891,967	27,956,552	28,356,552	400,000
058 PARKING FUND						
01 PERSONNEL SERVICES				1,018,710	960,441	-58,269
02 MATERIALS, SUPPLIES AND SERVICES				470,500	470,500	
03 UTILITIES				4,000	10,400	6,400
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC				148,000	148,000	
05 PARTS/MAINTENANCE SUPPLIES				54,000	54,000	
06 SPECIAL SERV CONTRACT/MISC CHARGES				65,000	65,000	
07 CAPITAL OUTLAY				196,000	196,000	
09 INTERFUND TRANSFER					6,000	6,000
10 ENDING BALANCE				1,363,321	1,409,190	45,869
Total 058 PARKING FUND				3,319,531	3,319,531	
062 FLEET SERVICES FUND						
01 PERSONNEL SERVICES	977,316	1,005,388	1,028,576	951,992	991,831	39,839
02 MATERIALS, SUPPLIES AND SERVICES	78,954	74,478	69,570	79,099	79,099	
03 UTILITIES	749,784	829,582	1,088,415	1,071,800	1,071,800	
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	3,573	3,187	2,008	3,800	3,800	
05 PARTS/MAINTENANCE SUPPLIES	689,314	641,356	657,061	800,200	800,200	
07 CAPITAL OUTLAY	720		13,309			
10 ENDING BALANCE	1,196,395	1,207,403		1,223,870	1,184,031	-39,839
Total 062 FLEET SERVICES FUND	3,696,056	3,761,395	2,858,938	4,130,761	4,130,761	
064 SELF INSURANCE FUND						
02 MATERIALS, SUPPLIES AND SERVICES	36,341	31,600	37,667	50,500	50,500	
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	449,027	151,962	486,837	872,560	872,560	
06 SPECIAL SERV CONTRACT/MISC CHARGES	650,981	607,269	602,791	710,000	710,000	
10 ENDING BALANCE	793,923	1,163,647		363,452	371,245	7,793
Total 064 SELF INSURANCE FUND	1,930,271	1,954,479	1,127,295	1,996,512	2,004,305	7,793
070 SALES TAX REV BOND - DEBT SVS FUND						
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC		223,553	259,074			

Expenditures by Object Type- FY20

August 23, 2019

Object Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
08 DEBT SERVICE	2,255,381	5,031,081	5,350,324	5,037,565	5,037,565	
09 INTERFUND TRANSFER	462,696	30,203,248	11,993,364			
10 ENDING BALANCE	2,403,929	7,396,945		6,180,597	9,172,072	2,991,475
Total 070 SALES TAX REV BOND - DEBT SVS FUND	5,122,006	42,854,827	17,602,762	11,218,162	14,209,637	2,991,475
071 DEBT SERVICE FUND						
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	155,239		270,383			
08 DEBT SERVICE	4,210,345	6,420,934	9,975,254	5,307,335	5,307,335	
09 INTERFUND TRANSFER	27,708,333		50,094,149			
10 ENDING BALANCE	643,716	710,461		796,243	1,530,403	734,160
Total 071 DEBT SERVICE FUND	32,717,633	7,131,395	60,339,786	6,103,578	6,837,738	734,160
TOTAL	259,617,190	262,595,797	243,421,875	241,286,627	251,130,965	9,844,338

All Funds Combined

Revenue	Actual FY 2018	Actual FY 2019	Actual FY 2020	Original FY 2020	Adjusted FY 2020	Variance
RESOURCES						
Property Taxes	\$21,149,343	\$21,366,473		\$20,640,872	\$21,375,032	\$734,160
Sales Tax	\$26,024,963	\$27,642,077		\$30,699,780	\$30,699,780	
Franchise Tax	\$3,147,847	\$3,211,039	\$110,053	\$3,262,000	\$3,262,000	
Licenses	\$1,387,755	\$1,395,163	\$23,667	\$1,147,288	\$1,147,288	
Planning Building & Engineering Fees	\$4,606,175	\$5,820,662	\$2,058,408	\$3,502,000	\$3,502,000	
Special Event Fees	\$60,697	\$178,413	\$7,901	\$264,000	\$264,000	
Federal Revenue	\$2,733,886	\$69,157		\$6,329,051	\$6,329,051	
State Revenue	\$520,528	\$525,504		\$428,000	\$428,000	
County/SP District Revenue	\$2,537,580	\$172,240	\$533,000	\$1,602,000	\$2,052,000	\$450,000
Water Charges for Services	\$19,159,083	\$20,092,203	\$2,551,685	\$20,559,129	\$20,559,129	
Transit Charges for Services	\$6,247,276	\$7,846,542	\$1,164	\$8,188,612	\$8,588,612	\$400,000
Cemetery Charges for Services	\$29,186	\$18,816	\$5,410	\$138,000	\$138,000	
Recreation	\$3,557,947	\$3,358,291	\$574,868	\$3,669,596	\$3,669,596	
Ice	\$833,126	\$828,397	\$50,576	\$865,000	\$865,000	
Other Service Revenue	\$57,470	\$45,786	\$7,223	\$120,292	\$120,292	
Library Fines & Fees	\$27,946	\$20,198	\$2,713	\$18,000	\$18,000	
Fines & Forfeitures	\$2,240,548	\$2,611,367	\$315,478	\$3,055,080	\$3,055,080	
Misc. Revenues	\$8,809,064	\$2,607,605	\$267,756	\$21,887,289	\$21,887,289	
Interfund Transactions (Admin)	\$6,187,564	\$6,821,583	\$1,066,698	\$7,114,408	\$7,122,975	\$8,567
Interfund Transactions (CIP/Debt)	\$41,562,627	\$73,024,818	\$1,891,662	\$10,716,312	\$13,786,001	\$3,069,689
Special Revenues & Resources	\$1,719,697	\$1,059,990	\$19,840	\$2,401,828	\$2,583,750	\$181,922
Bond Proceeds	\$35,227,871	\$85,387,786		\$48,000,000	\$53,000,000	\$5,000,000
Beginning Balance	\$74,767,615	\$83,191,254		\$46,678,090	\$46,678,090	
TOTAL	\$262,595,797	\$347,295,362	\$9,488,103	\$241,286,627	\$251,130,965	\$9,844,338

Revenues by Revenue Type-FY20

August 23, 2019

Revenue Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
011 GENERAL FUND						
Property Taxes	10,733,553	10,675,672	11,299,231	11,196,658	11,196,658	
Sales Tax	9,863,502	13,247,915	14,238,246	15,231,123	15,231,123	
Franchise Tax	3,194,392	3,147,847	3,211,039	3,262,000	3,262,000	
Licenses	341,390	431,744	444,304	312,000	312,000	
Planning Building & Engineering Fees	2,023,651	2,904,453	3,314,742	2,397,000	2,397,000	
Special Event Fees	100,320	58,971	142,857	264,000	264,000	
Federal Revenue	37,713	46,689	69,157	48,000	48,000	
State Revenue	81,180	65,019	99,158	68,000	68,000	
County/SP District Revenue	50,000	17,000	5,987	22,000	22,000	
Cemetery Charges for Services	31,018	29,186	18,816	138,000	138,000	
Recreation	1,948,698	2,061,268	1,949,641	2,145,000	2,145,000	
Other Service Revenue	69,426	57,470	45,786	120,292	120,292	
Library Fines & Fees	32,249	27,946	20,198	18,000	18,000	
Misc. Revenues	391,403	847,128	942,904	818,000	818,000	
Interfund Transactions (Admin)	2,397,547	2,577,182	2,673,664	2,724,847	2,724,847	
Special Revenues & Resources	60,384	100,939	79,902	6,000	8,935	2,935
Beginning Balance	10,522,730	11,558,783	12,266,079	13,683,962	13,683,962	
Total 011 GENERAL FUND	41,879,156	47,855,212	50,821,710	52,454,882	52,457,817	2,935
012 QUINN'S RECREATION COMPLEX						
Recreation	5,330	4,691	6,142	5,000	5,000	
Ice	818,339	833,126	828,397	865,000	865,000	
Misc. Revenues	-109	-29	-58	2,000	2,000	
Special Revenues & Resources	819					
Beginning Balance	-3,814,171	-4,129,592	-4,450,108	-4,869,414	-4,869,414	
Total 012 QUINNS RECREATION COMPLEX	-2,989,793	-3,291,804	-3,615,626	-3,997,414	-3,997,414	
021 POLICE SPECIAL REVENUE FUND						
State Revenue	1,350	800				
Beginning Balance	32,254	33,604	34,404			
Total 021 POLICE SPECIAL REVENUE FUND	33,604	34,404	34,404			
022 DRUG CONFISCATIONS						
State Revenue	9,685	22,948	56,556			
Beginning Balance	16,386	26,071	23,168			
Total 022 DRUG CONFISCATIONS	26,071	49,019	79,724			
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND						
Property Taxes	2,279,414	2,763,710	2,889,815	2,947,000	2,947,000	

Revenues by Revenue Type-FY20

August 23, 2019

Revenue Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
Misc. Revenues	6,228	15,928				
Beginning Balance	254,047	322,354	857,555	1,420,096	1,420,096	
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	2,539,689	3,101,992	3,747,370	4,367,096	4,367,096	
024 MAIN STREET RDA SPECIAL REVENUE FUND						
Property Taxes	1,234,273	1,277,777	1,141,053	1,195,000	1,195,000	
Misc. Revenues	5,819	12,058				
Beginning Balance	260,447	460,052	730,611	677,511	677,511	
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	1,500,539	1,749,887	1,871,664	1,872,511	1,872,511	
031 CAPITAL IMPROVEMENT FUND						
Sales Tax	8,010,452	7,159,183	7,632,596	9,750,207	9,750,207	
Planning Building & Engineering Fees	308,787	432,381	620,441	355,000	355,000	
Federal Revenue	11,140	1,044				
State Revenue	520,721	431,761	369,790	360,000	360,000	
County/SP District Revenue	637,316	2,520,580	106,252	1,580,000	2,030,000	450,000
Misc. Revenues	2,837,006	4,303,532	430,991	20,198,000	20,198,000	
Interfund Transactions (CIP/Debt)	28,171,029	33,203,271	64,444,555	2,357,042	2,436,030	78,988
Special Revenues & Resources	3,737,067	813,486	236,220	302,500	481,487	178,987
Bond Proceeds				3,000,000	8,000,000	5,000,000
Beginning Balance	36,922,033	31,142,544	40,859,511	10,196,484	10,196,484	
Total 031 CAPITAL IMPROVEMENT FUND	81,155,551	80,007,783	114,700,356	48,099,233	53,807,208	\$5,707,975
033 REDEVELOPMENT AGENCY-LOWER PRK						
Misc. Revenues	12,139	1,994,901				
Interfund Transactions (CIP/Debt)	1,641,125	1,641,125	1,547,125	2,092,532	2,092,532	
Beginning Balance	746,751	738,741	1,026,025	3,001,276	3,001,276	
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	2,400,015	4,374,767	2,573,150	5,093,808	5,093,808	
034 REDEVELOPMENT AGENCY-MAIN ST						
Misc. Revenues	12,859	18,148				
Interfund Transactions (CIP/Debt)	752,000	752,000	752,000	690,000	690,000	
Beginning Balance	1,250,230	1,209,001	1,073,963	444,435	444,435	
Total 034 REDEVELOPMENT AGENCY-MAIN ST	2,015,089	1,979,149	1,825,963	1,134,435	1,134,435	
035 BUILDING AUTHORITY						
Misc. Revenues	4,752	6,564				
Beginning Balance	454,087	424,783	429,917	429,917	429,917	
Total 035 BUILDING AUTHORITY	458,839	431,347	429,917	429,917	429,917	
038 EQUIPMENT REPLACEMENT CIP						

Revenues by Revenue Type-FY20

August 23, 2019

Revenue Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
Misc. Revenues	124,131	80,989	74,891			
Interfund Transactions (CIP/Debt)	1,023,700	1,073,700	1,073,700	1,285,600	1,285,600	
Beginning Balance	1,626,711	1,352,711	1,990,746	59,075	59,075	
Total 038 EQUIPMENT REPLACEMENT CIP	2,774,542	2,507,400	3,139,337	1,344,675	1,344,675	
051 WATER FUND						
Planning Building & Engineering Fees	1,091,022	1,255,340	1,885,478	750,000	750,000	
Water Charges for Services	17,193,875	17,881,316	18,520,159	19,309,129	19,309,129	
Misc. Revenues	480,329	444,863	359,827	178,023	178,023	
Special Revenues & Resources			203,305	1,400,000	1,400,000	
Bond Proceeds				45,000,000	45,000,000	
Beginning Balance	7,275,494	5,905,357	2,415,273	4,502,009	4,502,009	
Total 051 WATER FUND	26,040,720	25,486,876	23,384,042	71,139,161	71,139,161	
052 STORM WATER FUND						
Water Charges for Services	979,419	1,277,767	1,572,044	1,250,000	1,250,000	
Misc. Revenues	331	5,242				
Special Revenues & Resources	8,249,613					
Beginning Balance		176,433	598,027	712,452	712,452	
Total 052 STORM WATER FUND	9,229,363	1,459,442	2,170,071	1,962,452	1,962,452	
055 GOLF COURSE FUND						
County/SP District Revenue			60,000			
Recreation	1,418,870	1,491,988	1,404,262	1,519,596	1,519,596	
Misc. Revenues	35,724	31,079	29,736	51,350	51,350	
Interfund Transactions (CIP/Debt)	25,000	25,000	25,000	25,000	25,000	
Beginning Balance	1,325,234	1,246,003	1,210,441	1,064,829	1,064,829	
Total 055 GOLF COURSE FUND	2,804,828	2,794,071	2,729,440	2,660,775	2,660,775	
057 TRANSPORTATION FUND						
Sales Tax	5,233,194	5,617,865	5,771,236	5,718,450	5,718,450	
Licenses	764,407	956,011	950,859	835,288	835,288	
Planning Building & Engineering Fees	126,244	14,000				
Special Event Fees	2,848	1,726	35,556			
Federal Revenue	15,972,589	2,686,154		6,281,051	6,281,051	
Transit Charges for Services	3,206,611	6,247,276	7,846,542	8,188,612	8,588,612	400,000
Fines & Forfeitures	1,077,415	2,240,548	2,611,367			
Misc. Revenues	280,456	522,498	101,820	318,949	318,949	
Special Revenues & Resources	362,886	805,272	428,114	693,328	693,328	
Beginning Balance	19,381,363	19,262,807	13,647,186	5,920,874	5,920,874	

Revenues by Revenue Type-FY20

August 23, 2019

Revenue Type	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Annual Budget FY 2020	Adjusted Budget FY 2020	Variance
Total 057 TRANSPORTATION & PARKING FUND	46,408,012	38,354,157	31,392,679	27,956,552	28,356,552	400,000
058 PARKING FUND						
Special Event Fees						
Fines & Forfeitures				3,055,080	3,055,080	
Misc. Revenues						
Beginning Balance				264,451	264,451	
Total 058 PARKING FUND				3,319,531	3,319,531	
062 FLEET SERVICES FUND						
Interfund Transactions (Admin)	2,572,200	2,565,000	2,949,000	2,949,000	2,949,000	
Beginning Balance	1,123,856	1,196,395	1,207,403	1,181,761	1,181,761	
Total 062 FLEET SERVICES FUND	3,696,056	3,761,395	4,156,403	4,130,761	4,130,761	
064 SELF INSURANCE FUND						
Misc. Revenues	275,000	275,000	275,000	275,000	275,000	
Interfund Transactions (Admin)	686,997	885,556	1,037,216	1,278,858	1,286,651	7,793
Beginning Balance	968,274	793,923	1,163,647	442,654	442,654	
Total 064 SELF INSURANCE FUND	1,930,271	1,954,479	2,475,863	1,996,512	2,004,305	7,793
070 SALES TAX REV BOND - DEBT SVS FUND						
Misc. Revenues	26,965	195,670	341,062			
Interfund Transactions (Admin)	160,058	159,826	161,703	161,703	162,477	774
Interfund Transactions (CIP/Debt)	2,091,955	4,867,531	5,182,438	4,266,138	7,256,839	2,990,701
Bond Proceeds		35,227,871	30,270,522			
Beginning Balance	2,843,028	2,403,929	7,396,945	6,790,321	6,790,321	
Total 070 SALES TAX REV BOND - DEBT SVS FUND	5,122,006	42,854,827	43,352,670	11,218,162	14,209,637	2,991,475
071 DEBT SERVICE FUND						
Property Taxes	4,220,158	6,432,184	6,036,374	5,302,214	6,036,374	734,160
Misc. Revenues	58,998	55,495	51,431	45,967	45,967	
Bond Proceeds	27,863,698		55,117,264			
Beginning Balance	574,778	643,716	710,461	755,397	755,397	
Total 071 DEBT SERVICE FUND	32,717,633	7,131,395	61,915,530	6,103,578	6,837,738	734,160
TOTAL	259,742,190	262,595,797	347,184,667	241,286,627	251,130,965	9,844,338

Change in Fund Balance

Fund	Actuals FY 2018	Actuals FY 2019	Budget FY 2019	Adjusted FY 2019	Increase (red) FY 2019	% Inc (red) FY 2019	Actuals FY 2020	Budget FY 2020	Increase (red) FY 2020	Increase (red) FY 2020	% Inc (red) FY 2020	% Inc (red) FY 2020
Park City Municipal Corporation												
011 GENERAL FUND	\$12,266,079	\$0	\$12,763,450	\$13,683,962	\$1,417,883	12%	\$0	\$13,354,911	\$-329,051	\$591,461	-2%	5%
012 QUINNS RECREATION COMPLEX	\$-4,450,108	\$0	\$-4,878,112	\$-4,869,414	\$-419,306	9%	\$0	\$-5,341,968	\$-472,554	\$-463,856	10%	10%
021 POLICE SPECIAL REVENUE FUND	\$34,404	\$0	\$0	\$0	\$-34,404	-100%	\$0	\$0	\$0	\$0		
022 DRUG CONFISCATIONS	\$23,168	\$0	\$0	\$0	\$-23,168	-100%	\$0	\$0	\$0	\$0		
031 CAPITAL IMPROVEMENT FUND	\$40,859,511	\$0	\$74,204,665	\$10,196,484	\$-30,663,027	-75%	\$0	\$2,188,396	\$-8,008,088	\$-72,016,269	-79%	-97%
038 EQUIPMENT REPLACEMENT CIP	\$1,990,746	\$0	\$950,811	\$59,075	\$-1,931,671	-97%	\$0	\$59,075		\$-891,736		-94%
051 WATER FUND	\$2,415,273	\$0	\$8,119,624	\$4,502,009	\$2,086,736	86%	\$0	\$17,229,219	\$12,727,210	\$9,109,595	283%	112%
052 STORM WATER FUND	\$598,027	\$0	\$8,524,256	\$712,452	\$114,425	19%	\$0	\$352,719	\$-359,733	\$-8,171,537	-50%	-96%
055 GOLF COURSE FUND	\$1,210,441	\$0	\$1,119,136	\$1,064,829	\$-145,612	-12%	\$0	\$901,501	\$-163,328	\$-217,635	-15%	-19%
057 TRANSPORTATION & PARKING FUND	\$13,647,186	\$0	\$13,928,040	\$5,920,874	\$-7,726,312	-57%	\$0	\$8,362,023	\$2,441,149	\$-5,566,017	41%	-40%
058 PARKING FUND	\$0	\$0	\$0	\$0	\$0		\$0	\$1,409,190	\$1,409,190	\$1,409,190		
062 FLEET SERVICES FUND	\$1,207,403	\$0	\$1,217,443	\$1,181,761	\$-25,642	-2%	\$0	\$1,184,031	\$2,270	\$-33,412	0%	-3%
064 SELF INSURANCE FUND	\$1,163,647	\$0	\$48,212	\$442,654	\$-720,993	-62%	\$0	\$371,245	\$-71,409	\$323,033	-16%	670%
070 SALES TAX REV BOND - DEBT SVS FUND	\$7,396,945	\$0	\$7,177,001	\$6,790,321	\$-606,624	-8%	\$0	\$9,172,072	\$2,381,751	\$1,995,071	35%	28%
071 DEBT SERVICE FUND	\$710,461	\$0	\$739,258	\$755,397	\$44,936	6%	\$0	\$1,530,403	\$775,006	\$791,145	103%	107%
Total Park City Municipal Corporation	\$79,073,183	\$0	\$123,913,784	\$40,440,404	\$-38,632,779	-380%	\$0	\$50,772,817	\$10,332,413	\$-73,140,967	309%	582%
Park City Redevelopment Agency												
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$857,555	\$0	\$245,661	\$1,420,096	\$562,541	66%	\$0	\$1,565,596	\$145,500	\$1,319,935	10%	537%
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$730,611	\$0	\$470,052	\$677,511	\$-53,100	-7%	\$0	\$727,511	\$50,000	\$257,459	7%	55%
033 REDEVELOPMENT AGENCY-LOWER PRK	\$1,026,025	\$0	\$27,514,550	\$3,001,276	\$1,975,251	193%	\$0	\$1,252,093	\$-1,749,183	\$-26,262,457	-58%	-95%
034 REDEVELOPMENT AGENCY-MAIN ST	\$1,073,963	\$0	\$571,350	\$444,435	\$-629,528	-59%	\$0	\$299,429	\$-145,006	\$-271,921	-33%	-48%
Total Park City Redevelopment Agency	\$3,688,154	\$0	\$28,801,613	\$5,543,318	\$1,855,164	192%	\$0	\$3,844,629	\$-1,698,689	\$-24,956,984	-73%	449%
Municipal Building Authority												
035 BUILDING AUTHORITY	\$429,917	\$0	\$423,484	\$429,917			\$0	\$429,917		\$6,433		2%
Total Municipal Building Authority	\$429,917	\$0	\$423,484	\$429,917			\$0	\$429,917		\$6,433		2%
TOTAL	\$83,191,254	\$0	\$153,138,881	\$46,413,639	\$-36,777,615	-188%	\$0	\$55,047,363	\$8,633,724	\$-98,091,518	235%	1,033%

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Dispose of Small Portions of City-Owned Property Located near Upper Main Street and Daly Avenue, with Conditions of Approval in a Form Approved by the City Attorney

(A) Public Input (B) Staff Direction

Suggested Action:

Attachments:

[Robert Coleman Property Disposition Staff Report](#)



City Council Staff Report

Subject: Property Disposition- Robert Coleman Parcels

Author: Heinrich Deters

Department: Sustainability

Date: August 29, 2019

Type of Item: Administrative- Disposition of Property

Summary Recommendation

Consider the request of several Main Street property owners to dispose of portions of the city-owned Robert Coleman Parcels located near upper Main Street and Daly Avenue. (Exhibit A)

Background

In 1994, the City acquired approximately 9.4 acres for \$725,000 for the purposes of preventing development, preserving scenic open space and passive recreational opportunities, as well as securing the rights of way for Hillside Avenue and required drainages (Exhibit A). The property consists of a small northern parcel (current location of Old Town Park) and a larger southern parcel (currently part of Prospect Ridge).

As part of the acquisition, a resolution outlined the intent and possible uses/improvements for the property, which included the ability and purpose to help resolve adjacent property issues as a result of irregular property lines.

In 2018, as part of the City's Hillside trail improvement project, several nearby landowners once again requested the City resolve the irregularity of property lines, existing encroachments, maintenance inconsistency and safety concerns associated with property owner's backyards and the unique proximity of the creek, Old Town Park, and the northern Robert Coleman parcel.

Simultaneously, a landowner on Daly Avenue made a similar request based on a historic structure encroaching into the southern Robert Coleman parcel. .

Analysis:

Due to the 2018 resident requests, staff further explored the property acquisition history and subsequent documentation. That research identified planning intent, which outlined the proposed property intent. As a result of this unique resolution that stated City Council intent, staff recommends Council sell small sections of the property to the property owners.

Additionally, some aspects of the resolution are outdated and staff recommends that, if Council were supportive, disposition figures identified in the report should reflect the current property market and limit it to 170, 166, 158, 150, 148 and 140 Main Street and

131 Daly Avenue*, where the irregularity of property lines to the most blatant and confusing.

*Some conditions presented below are not applicable to the 131 Daly properties (such as the stream easement). Staff recommends only conditioning the disposition of this property on applicable terms.

Further, any property disposition would require a purchase agreement with the City, subject to City Council approval in an open and public meeting. Staff also recommends a minimum of two public hearings in order to ensure the public has ample opportunity to provide comments. Below is a depiction of property on the northern Robert Coleman parcel being proposed:



Potential Property disposition terms:

- Purchase price is \$90/square foot – market rate yet reduced for non-buildable limitations
- Property owners must complete a survey and plat the property as part of the proposal.
 - o The City agrees to credit the first \$7,500 of the purchase price to off-set costs associated costs with the survey/platting process
- The acquired property is subject to the following development restrictions:
 - o Habitable structures and garages are prohibited;
 - o Compliance with any/all applicable planning, engineering and building permits (including those associated with the flood plain);

- o The following uses are allowed if all permit/requirements noted above are in compliance:
 - Decks, patios, pergolas, fences, landscape walls, landscaping and accessory buildings totaling no more than 100 sq. /ft.
- 10' wide stream maintenance easement adjacent to the western bank of Poison Creek.
 - o The easement area would allow city access and ability to remove any improvements if required in the best interest of the community from a health and safety standpoint;
 - o Owners will not be required to pay for the acquisition of this stream easement square footage;
 - o The stream easement area shall be subject to restrictions specific to the easement language. (No structures may be built within this area but for approved fencing and landscaping).
- Park City will no longer irrigate and maintain the areas between the current private property lot line and the west bank of Poison Creek. The proposed City maintenance schedule will return to native vegetation.

Next Steps

Should Council support property disposition to resolve decades of confusion, irregular property lines, and imbalanced maintenance procedures, staff will:

- Provide public notice of the property disposition in compliance with ordinance [2-3-11 Review Of Disposals Of Significant Parcels Of Real Property](#), which constitutes an additional public hearing.
- If Council continues support for the disposition, schedule public hearings with respective owners to approve and/or deny purchase agreements.

Exhibit A

Robert Coleman Property (yellow)



Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-46, an Ordinance Amending Municipal Code Title 10, Non-Motorized Trail Use

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[E-Bike Staff Report](#)

[E-Bike Ordinance](#)



City Council Staff Report

Subject: Electric Bicycle (E-bike) Ordinance and Policy Discussion

Author: Heinrich Deters

Department: Sustainability

Date: August 29, 2019

Type of Item: Legislative- Code Amendment

Summary Recommendation

Staff recommends Council approve an amendment to [Municipal Code 10-1-4.5 Non-Motorized Trail Use](#), creating a pilot project for use of specific types of e-bikes on trails in Round Valley, and for seniors throughout the greater trails system. The proposed amendments are set to expire on JULY 1, 2020, allowing the public, Council, and staff time to evaluate the project and return to Council for final direction. (Attachment I- Ordinance No. 2019-46)

Executive Summary

Amendments for specific types of e-bikes include:

- Class I electric assisted mountain bikes within the Round Valley Trail system.
- Class I electric assisted mountain bikes for users 65 and older within the Park City trails system.

Background

In May 2018, Electric Assisted Bicycles were defined by [Utah State Code](#) (Subsection 17) as bicycles, not “motor vehicles.” State law includes three specific classes of electric assisted bicycles, which pertain to the mode of assistance (throttle or pedal assist) and limited top speed. Below is a high level definition of the following types:

- Class I- ‘Pedal assisted’ e-bikes limited to 20 mph;
- Class II- ‘Throttle assist’ limited to 20 mph (no pedaling required);and
- Class III- ‘Pedal assisted’ e-bikes limited to 28 mph with a speedometer.

Staff supports additional research and evaluation of the current ordinance as it pertains to Class-I electric assisted mountain bikes prior to making a final recommendation. Staff does not support the use of Class-II or Class-III e-mtbs on any Park City natural surface trails under 5’ wide.

On June 30, 2016, City Council amended [Municipal Code 10-1-4.5 Non-Motorized Trail Use](#), which provides the basis of the City’s policy associated with electric assisted bikes (e-bikes) and electric assisted mountain bikes. (e-mtbs)

Analysis

On August 15th, in response to various requests, staff presented an e-mtb work session. [August 15, 2019 Work Session \(E-Bikes\)](#) As a result of the work session, staff recommends the following next steps:

1. Continue implementation of a community survey associated with the topic;
2. Present temporary code amendments (This report), which will allow for the implementation of e-mtb use associated with a pilot program.
 - a. Implement a code exception, by identifying the Round Valley trail system for Class I e-mtbs use until July 1, 2020.
 - b. Implement a code exception, for users 65 and older to operate Class I e-mtbs on all trails within Park City.
3. Recommend a sticker or tag program for users who voluntarily wish to clearly identify themselves as compliant to the non-motorized ordinance.

Survey

Staff is implementing a request for proposals (RFP) for the community survey and will be awarding the contract in the near future.

Trail Pilot Program

Staff recommends that the Round Valley trails system serve as the pilot project area for the following reasons:

- Round Valley is geographically independent from other areas, which will allow users and staff to clearly identify trails that are operating under the temporary ordinance.
- Staff can evaluate the project more easily from the distinct trailhead access points.
- The terrain and trail types within Round Valley provide for a large sample of riders.
- Round Valley is a popular trail destination in the Fall and Spring seasons.
- Staff and applicable land trusts have reviewed pertinent conservation easements and find no specific prohibition to e-mtb use on the property.

'Courtesy Sticker or Tag'

Providing a sticker or tag for applicable users of e-mtbs requires advance staff work and resources. Thus, staff is recommending the city explore a 'courtesy sticker or tag' program for users wishing to further identify themselves as compliant with the current ordinance.

- Users with a mobility disability
- Users 65 and over

This program would be voluntary under the ordinance for applicable individuals. Staff further requests Council provide direction to prioritize staff resources to implement such a program, which is anticipated to require on average 5 hours/week staff time.

Department Review

This report has been reviewed by the Legal, Executive, Public Safety and Recreation Departments.

Funding Source

Survey funding will come from the Trails Master Plan.

Ordinance No. 2019-46

AN ORDINANCE AMENDING MUNICIPAL CODE TITLE 10, NON-MOTORIZED TRAIL USE

WHEREAS, Park City has an interest in promoting public health, safety, and welfare, through a temporary amendment, which will allow for an electric assisted bicycle pilot project, and WHEREAS, the City Council finds that it is in the public interest to clarify and refine the written laws, regulations, and ordinances contained in Title X of the Municipal Motor Vehicle Code, and;

WHEREAS, the City Council finds the proposed temporary amendments provide an opportunity to collect information associated with electric assisted bicycle use, in the best interest of the residents, and

WHEREAS, a public hearing was duly advertised and held on August 29, 2019;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, UTAH THAT:

Section I: Approval of Amendments to Title 10. Title 10, Non-Motorized Trail Use, is hereby amended as redlined in Exhibit A.

Section II: Effective Date. This Ordinance shall become effective upon publication and sunset on July 1, 2020.

PASSED AND ADOPTED this 29th day of August, 2019.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Exhibit A

10-1-4.5 Non-Motorized Trail Use

A. DEFINITIONS.

1. "Multi-Use Pathway" means a way or path no less than eight (8') feet in width that has a surface of concrete or asphalt and is separated from the roadway by an open space, a curb or other barrier.
2. "Natural Surface Trail" means a way or route with a surface other than concrete or asphalt, which serves the primary purpose of passive recreational use, such as hiking, mountain biking, snowshoeing, cross-country skiing and equestrian activities.
3. "Power Driven Mobility Device" means any mobility device powered by batteries, fuel, or other engines, that is used by individuals with mobility disabilities for the purpose of locomotion, including electric personal assistive mobility devices, electric-assisted bicycles, electric-powered foot scooters, tracked mobility chairs or tricycles that are designed to transport a single individual with a disability.

B. PROHIBITION.

1. It is unlawful to operate any motor vehicle, motor driven cycle, motorcycle, mini motorcycle, motor scooter, motor bikes, snowmobiles, full sized all-terrain vehicle, all-terrain vehicle, off highway vehicle, low speed vehicle, moped, electric assisted bicycle or golf cart on a natural surface trail with the following exceptions:
 - a. This prohibition shall not apply to persons with mobility disabilities who choose to use a Power-Driven Mobility Device, which is designed to transport a single individual with a disability as a substitute for walking and or biking unless prohibited by a designated traffic control device.
 - b. This prohibition shall not apply to Class I electric assisted bicycles operated by persons age 65 or older. This prohibition will expire on July 1, 2020.
 - c. This prohibition shall not apply to motorized or self-propelled equipment, including electric assisted bicycles, used for maintenance or events as designated by the local highway authority. Emergency vehicles are also exempt from this provision.
 - d. This prohibition shall not apply to Class I and Class II electric assisted bicycles on natural surface trails, greater than five (5) feet wide, which have been identified as an official transportation corridor by the local highway authority. Additionally, the allowance of electric assisted bicycles shall be designated as such by a traffic control device.

- e. This prohibition shall not apply to Class I electric assisted bicycles on natural surface trails located within the Round Valley trail system and designated as such by the local highway authority as such by a traffic control device. This prohibition will expire on July 1, 2020.
- 2. It is unlawful to operate any motor vehicle, motor driven cycle, motorcycle, mini motorcycle, motor scooter, motor bikes, snowmobiles, full sized all-terrain vehicle, all-terrain vehicle, off highway vehicle, low speed vehicle, moped, Class III electric assisted bicycle or golf cart on a multi-use pathway with the following exceptions:
 - a. This prohibition shall not apply to persons with mobility disabilities who choose to use a Power-Driven Mobility Device, which is designed to transport a single individual with a disability as a substitute for walking and/or biking unless prohibited by a designated traffic control device.
 - b. This prohibition shall not apply to motorized or self-propelled equipment, including electric assisted bicycles, used for maintenance or events as designated by the local highway authority. Emergency vehicles are also exempt from this provision.
- C. PENALTY. Any person violating the provisions of the Ordinance shall be guilty of a Class B misdemeanor.
- D. ENFORCEMENT. The Park City Police Department, upon notification shall have authority to investigate violations of this section and issue citations.

HISTORY

Amended by Ord. [15-10](#) on 4/16/2015

Amended by Ord. [2016-29](#) on 6/30/2016

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Alexandra Ananth

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-47, an Ordinance Approving the Park City Heights Phase 4 Subdivision, Located South of Calamity Lane, South of Richardson Flat Road and West of US Highway 40, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Park City Heights Phase 4 Subdivision Staff Report and Ordinance](#)

[Park City Heights Phase 4 Exhibits](#)

City Council Staff Report

Subject: Park City Heights Phase 4 Subdivision
Author: Alexandra Ananth, Senior Planner
Date: August 29, 2019
Type of Item: Legislative – Subdivision Plat

Project Number:	PL-19-04190
Applicant:	Ivory Development LLC
Location:	Extension of Ledger Way and Piper Way south from the intersection with Calamity Lane (Located south of Richardson Flat Road and west of US Highway 40)
Zoning:	Community Transition (CT-MPD) subject to the Park City Heights Master Planned Development (MPD)
Adjacent Land Uses:	Residential single-family dwellings and open space
Reason for Review:	Subdivision plats require Planning Commission review and City Council approval

Recommendation

Staff recommends the City Council conduct a public hearing on the request for Phase 4 of the Park City Heights Subdivision, and consider granting the requested subdivision pursuant to the findings of fact, conclusions of law and conditions of approval as outlines in the attached Ordinance.

Executive Summary

This is a request for approval of a final subdivision plat for 48 lots on 12.54 acres (**Exhibit A** – Proposed Plat) consistent with the 2013 Amended Park City Heights MPD (**Exhibit B** - [Park City Heights MPD Development Agreement](#)), Amended Approved Park City Heights Preliminary Plat, and Amended Approved Phasing Plan.

Park City Heights Amended Preliminary Plat includes 239 residential lots, of which 79 are for deed restricted affordable/attainable units. Due to the configuration of lots, streets and utilities the applicant requests to increase Phase 4 by 1 deed restricted lot and decrease Phase 5 by 1 deed restricted lot to increase the number of deed restricted Cottage Lots to Phase 4 by one lot. The overall number of lots remains the same for both market rate (160 lots) and deed restricted (79 lots) for a total of 239 lots over all phases. This item was discussed by the Planning Commission on June 12, 2019 and again on August 14, 2019 (**Exhibit C** – Staff Report for Planning Commission Meeting). At the August 14, 2019, meeting the Planning Commission voted unanimously to forward a positive recommendation to City Council to approve the Park City Heights Phase 4 Subdivision. No significant concerns or issues were raised. It was noted that the City would get one deed restricted unit sooner than originally planned.

This proposed fourth phase consists of forty-eight (48) single family lots ranging in area from 4,442 sf to 10,783 square feet and four open space parcels ranging in area from 2,125 to 64,453 square feet (Parcels A - D). Four lots are designated as deed restricted affordable units. Phase 4 is located south of Park City Heights Subdivision Phase 1 and includes construction of extended Ledger and Piper Ways south from their intersection with Calamity Lane and one new connector street, Stella Way.

Background

The property was annexed into Park City in 2010 with the Park City Heights Annexation and zoned CT-MPD (Community Transition- Park City Heights MPD). In 2013 the Planning Commission approved an amended MPD and an amended overall preliminary subdivision plat for the entire Park City Heights Development to address relocation of lots, streets, and parcels due to mine soils mitigation and a Voluntary Clean-up plan approved by the State.

In 2014 the City Council approved the amended Park City Heights Subdivision Phase 1 plat. In 2018 the City Council approved the Phase 2 plat. Earlier in 2019 the City Council approved the Phase 3 plat.

Alternatives

- The City Council may conduct a public hearing, discuss the proposal and approve the Park City Heights Phase 4 Subdivision Plat as conditioned or amended. **This is Staff's recommendation.**
- The City Council may deny Subdivision Plat and direct staff to make Findings for this decision.
- The City Council may continue this item to a date certain and request additional information in order to take final action.

Exhibits

Draft Ordinance

Exhibit A – Proposed Park City Heights Subdivision Phase 4 Plat

Exhibit B – [Park City Heights MPD Development Agreement- link](#)

Exhibit C – [Staff Report for August 14, 2019 Planning Commission Meeting - Link](#)

DRAFT Ordinance No. 2019-47

**AN ORDINANCE APPROVING THE PARK CITY HEIGHTS PHASE 4 SUBDIVISION
LOCATED SOUTH OF CALAMITY LANE, SOUTH OF RICHARDSON FLAT ROAD
AND WEST OF US HIGHWAY 40, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as Park City Heights Phase 4 located south of Richardson Flat Road, south and east of State Road 248 and west of US 40, have petitioned the City Council for approval of the Park City Heights Phase 4 final subdivision plat; and

WHEREAS, on May 10, 2019, and July 31, 2019, the property was posted and mailed notice was sent to property owners within 300 feet, according to requirements of the Land Management Code; and

WHEREAS, on May 10, 2019, and July 31, 2019, legal notice was posted in the Park Record and on the Utah Public Notice website, as well as the Park City website; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2019, to receive input on the subdivision; and

WHEREAS, the Planning Commission, held a public hearing on August 14, 2019, and forwarded a positive recommendation to the City Council; and

WHEREAS, on August 29, 2019, the City Council held a public hearing on the Park City Heights Phase 4 final subdivision plat; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the Park City Heights Phase 4 final subdivision plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Park City Heights Phase 4 final subdivision plat, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located south of Richardson Flat Road, south and east of SR 248 and west of US Highway 40.
2. The property was annexed into Park City with the Park City Heights Annexation on May 27, 2010, and was zoned CT-MPD (Community Transition subject to the Park City Heights MPD).

3. On May 11, 2011, the Park City Planning Commission approved the Park City Heights MPD for a mixed residential development consisting of 160 market rate units and 79 affordable units on 239 acres.
4. On June 22, 2011, the Planning Commission reviewed and approved a preliminary subdivision plat as being consistent with the Park City Heights MPD.
5. On November 17, 2011, the City Council approved the original Park City Heights Phase 1 final subdivision plat.
6. On January 24, 2013 the City Council approved an extension of the Phase 1 plat to allow the applicant additional time to resolve issues regarding historic mine soils.
7. On November 6, 2013, the Planning Commission approved an amended Park City Heights MPD and preliminary plat to address relocation of lots and streets due to mine soils mitigation.
8. On February 27, 2014, the City Council approved a revised Park City Heights Phase 1 final subdivision plat that was subsequently recorded at Summit County on November 4, 2014.
9. On May 3, 2018, the City Council approved the Park City Heights Phase 2 final subdivision plat. This plat has not yet been recorded.
10. On April 4, 2019, the City Council approved the Park City Heights Phase 3 final subdivision plat. This plat has not yet been recorded.
11. On May 30, 2019 the City Council approved a two year extension of approval for the Phase 2 subdivision plat to allow additional time for completion of the streets and utilities.
12. On June 12, 2019 the Planning Commission reviewed the Phase 4 Subdivision Proposal and held a Public Hearing. There was no public comment and the Hearing was Continued.
13. On August 14 12, 2019 the Planning Commission reviewed the Phase 4 Subdivision Proposal and held a Public Hearing and forwarded a positive recommendation to the City Council.
14. The property is restricted by the Land Management Code, the Park City Heights Annexation Agreement, and the Amended Park City Heights Master Planned Development Agreement and the Park City Heights Design Guidelines.
15. The lots are not within the Entry Corridor Protection Overlay zone (ECPO) and no portion of this plat is within the Park City Soils Ordinance boundary.
16. The proposed subdivision plat creates 48 lots of record for 11 Homestead houses and 27 Cottage homes including 4 deed-restricted Cottage homes, dedicates public streets, utility, snow storage, drainage, and provides access and trail easements.
17. The Homestead lots (Lots 418-428) range in area from 8,293 to 10,783 square feet. Cottage Home lots (Lots 401-417 and 429-448) range in area from 4,442 sf to 9,842 square feet. Parcels A- D are platted as open space parcels with blanket easement for public utilities, access and trails.
18. The lots are consistent with the Lot and Site Requirements of the Community Transition (CT) District as conditioned by the Park City Heights MPD and Design Guidelines.
19. No non-conforming conditions are created by the subdivision.

20. The Park City Heights development is accessed from Richardson Flat Road, a public road, and access to lots and parcels within the proposed subdivision is from local public drives and streets. No lots or parcels access directly to Richardson Flat Road.
21. The subdivision complies with the Land Management Code regarding final subdivision plats, including CT zoning requirements, general subdivision requirements, and lot and street design standards and requirements.
22. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
23. Sanitary sewer facilities are required to be designed and installed in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD).
24. There is good cause for this subdivision plat in that it creates legal lots and an open space parcel of record from metes and bounds described parcels; memorializes and expands utility easements and provides for new utility easements for orderly provision of utilities; provides for open space areas within and around the subdivision; dedicates easements and public streets consistent with the approved the Park City Heights Annexation Agreement and Master Planned Development.
25. As a condition of the Park City Heights MPD a total of 79 deed restricted affordable units are required. The Development Agreement states that all 28 Townhouse units and all 35 Park homes (all deed restricted affordable) are located in Phase 1, along with 5 Cottage homes and that “affordable units for subsequent phases will be identified with the final subdivision plats for those phases”.
26. The affordable housing mitigation plan indicates that the Project may be platted in phases and that each primary phase may include sub-phases as market conditions dictate and the phases may be adjusted.
27. On February 27, 2019, the Planning Commission approved an amended subdivision phasing plan that aligns with the Housing Mitigation Plan.
28. On January 8, 2019, the Housing Authority approved an amended Park City Heights Housing Mitigation Plan.
29. Findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. The subdivision complies with LMC Chapter 7 as conditioned.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. The subdivision is consistent with the Park City Heights Annexation and the Park City Heights MPD and preliminary plat as amended and conditioned.
4. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat, as conditioned herein.
5. Approval of the proposed subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. City Planner, City Attorney and City Engineer review and approval of the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A plat note shall indicate that conditions of approval of the Amended Park City Heights MPD and preliminary plat, as amended and approved by the Planning Commission on November 6, 2013, and memorialized in the Park City Heights Development Agreement, as amended, February 26, 2014 and March 8, 2017, shall apply.
4. A plat note shall state that this plat is subject to this Ordinance (2019-47) (the Ordinance approving this subdivision).
5. Final approval of the sewer facilities by the Snyderville Basin Water Reclamation District is required prior to final plat recordation.
6. A plat note shall state that trees, structures and retaining walls shall not be located within SBWRD easements.
7. The plat shall indicate that all streets and utilities, except for sewer laterals, constructed within the ROW are dedicated to the City for public use. Final acceptance of these streets by the City shall occur upon completion and acceptance of the public improvements. The City will commence maintenance and snow removal from public streets once 50% of the units within this phase are complete and certificates of occupancy have been issued.
8. Ten foot wide public snow storage easements are required along all street frontages.
9. All survey monumentation as required by the LMC is required to be completed prior to acceptance of public improvements.
10. Parcels A - D are non-developable open space parcels and shall be dedicated to the Park City Heights HOA as restricted open space, to be owned and maintained by the Master HOA, and shall be encumbered by utility, drainage, snow storage, access and public trails easements as determined by the City Engineer prior to plat recordation.
11. A plat note shall state that public trails within the open space parcels shall be constructed in type and location as approved by the City consistent with the MPD. Final constructed trails are agreed, by the recording of this plat, to be within ten (10') foot public trail easements. Trails within Phase 4 shall be constructed prior to recordation of this plat, or shall be bonded for as required by the City Engineer and City Open Space and Trails Manager.
12. A plat note shall state that all construction, including streets, utilities and structures shall comply with recommendations of the supplemental, updated soils investigation conducted by AGECEC on December 20, 2011 that updated and supplemented the June 9, 2006 Geotechnical Study provided by Gordon, Spilker, Huber Geotechnical Consultants, Inc.

13. A plat note shall state that additional soils studies and geotechnical reports may be required by the City Engineer and Chief Building Official prior to issuance of any building permits for structures, utilities, and roads. The report shall be reviewed by the City Engineer and Chief Building Official and any recommendations for utilization of special construction techniques to mitigate soils issues, such as expansive clays, shall be incorporated into conditions of the building permit and ROW Permit approval.
14. A plat note shall state that a landscape and irrigation plan shall be submitted and approved by the City for each lot, prior to building permit issuance. Landscaping and irrigation shall be consistent with the Park City Heights Design Guidelines.
15. A plat note shall state that a limits of disturbance plan (LOD) and existing vegetation protection plan shall be part of the building permit submittal.
16. A plat note shall state that exterior lighting shall conform to requirements of the City's Lighting Ordinance and the Park City Heights Design Guidelines.
17. A plat note shall state that applicable requirements of the LMC regarding top soil preservation, final grading, and landscaping shall be completed prior to issuance of a certificate of occupancy, or bonded for as determined and approved by the Chief Building Official.
18. A plat note shall state that grading, drainage and storm water run-off plans shall be approved by the City Engineer prior to building permit issuance.
19. A plat note shall state that prior to issuance of a building permit for any units within this plat, all building plans shall be reviewed for compliance with the Park City Heights Design Guidelines, including building setbacks, building height, maximum floor area, building articulation, architecture and materials, landscaping, lighting and other elements as stated in the Park City Heights Design Guidelines.
20. Confirmation of street names shall be provided by the City Engineer prior to plat recordation.
21. A note shall be added to the plat stating that all units shall be constructed to National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Green Building Certification or LEED rating criteria to be used shall be those applicable at the time of the building permit submittal.
22. A plat note shall state that In addition to meeting Green Building or LEED for Homes checklists and in order to achieve water conservation goals, each house must either:
1) achieve at a minimum, the Silver performance Level points within Chapter 8, Water Efficiency, of the National Association of Home Builders National Green Building Standards; OR 2) achieve a minimum combined 10 points within the 1) Sustainable Sites (SS2) Landscaping and 2) Water Efficiency (WE) categories of the LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score, as further described in the Park City Heights Design Guidelines.
23. A plat note shall state that an industry standard Third Party inspector shall be mutually agreed upon by the Chief Building Official and the applicant prior to issuance of a building permit to provide third party inspection for compliance with

Green Building and Water Conservation requirements as required by the amended Master Planned Development Agreement. Final certification documenting compliance shall be provided to the Building Department prior to issuance of certificates of occupancy.

24. A construction mitigation plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, LMC, and the MPD conditions of approval prior to building permit issuance on individual lots as well as for construction of public infrastructure. The CMP shall address construction access, parking, allowed hours of work, temporary lighting, construction signs, limits of disturbance, recycling and stockpiling of materials, re-vegetation of all disturbance areas, noise, dust, and other items listed on the standard CMP form required by the Building Department.
25. To mitigate impacts on existing City streets and residents, temporary construction access to Phase 4 shall be from Richardson Flat Road onto a temporary graded or paved access road, utilizing Lot C-1 and Parcel G located east of Piper Way, then accessing Piper Way just south of the Kinley Drive and Piper Way intersection. If an access easement can be acquired from the UDOT to use the US 40 frontage road for construction access for Phase 4, that option should be pursued to mitigate impacts on existing residents. This temporary access may require paving in order to prevent tracking of mud. The disturbed areas of Lot C-1 shall be re-graded and re-vegetated once construction is complete or, if not used for a period of one year or longer.
26. Ledger Way (the section north of Calamity Lane) shall not be used for construction access to Phase 4.
27. A common construction recycling and excavation materials storage area within the development shall be utilized for this phase as required by the MPD.
28. All public improvements shall be completed and accepted prior to signing and recording of the plat, or a financial guarantee may be provided to the City, in a form and amount acceptable to the City for the value of all public improvements, including trails. All public improvements shall be completed according to City and provider standards and accepted by the City Council prior to release of this guarantee. Ten percent of the bond shall be held by the City for the warranty period and until such improvements are accepted by the City.
29. A plat note shall state that maintenance of sidewalks (including, without limitation, snow removal), trails, lighting, and landscaping within the public rights-of-way and common areas, with the exception of public trails, shall be provided by the Master HOA, unless otherwise agreed upon by the City Council.
30. A plat note shall state that a fire protection and emergency access plan shall be submitted and approved by the Park City Fire District prior to the issuance of any building permits for this phase. The fire protection and emergency access plan shall include any required fire sprinkler systems and landscaping restrictions within the Wild land interface zones and shall ensure that Park City's ISO rating is not negatively affected by the development.
31. Residential fire sprinklers are required for all occupied structures as required by the Chief Building Official.

32. Issuance of building permits for Phase 4 are subject to completion and issuance of certificates of occupancy for deed restricted affordable housing as required by the approved Housing Mitigation Plan, as amended.
33. A note shall be included on the final plat stating the following maximum Residential Floor Area (aka house sizes), consistent with the LMC definitions, shall apply:
 - 3,500 square feet (Cottage homes)
 - 4,000 square feet (Homestead homes)
34. A note shall state that this plat is subject to the 2014 Amended Park City Heights MPD Development Agreement and the Water and Maintenance Agreement with Park City Municipal Corporation dated October 3, 2014.
35. No through roads may be provided through the Park City Heights MPD to the Deer Valley MPD subdivisions.
36. All standard project conditions shall apply.

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

PASSED AND ADOPTED this 29th day of August, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

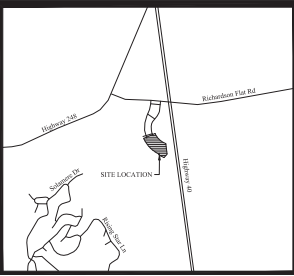
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit A- Park City Heights Phase 4 Subdivision plat

Exhibit A
Proposed Plat



VICINITY MAP
N.T.S.

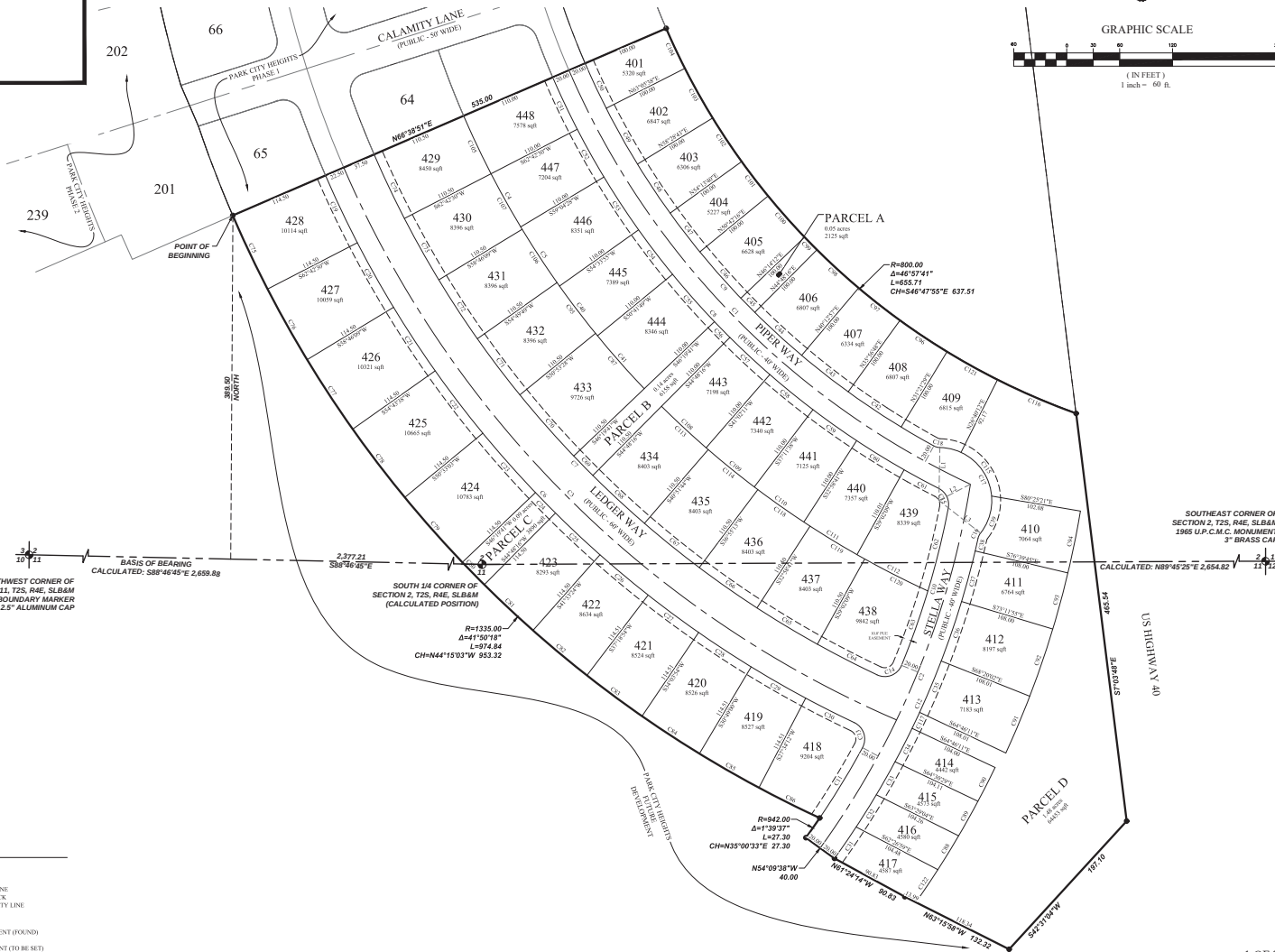
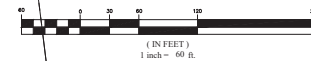
PARK CITY HEIGHTS

PHASE 4

A SUBDIVISION LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 2
& THE NW1/4 AND NE1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



GRAPHIC SCALE



LEGEND
BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
BUILDING SETBACK
EXISTING PROPERTY LINE
LOT LINE
CENTERLINE
SECTION MONUMENT (FOUND)
STREET MONUMENT (TO BE SET)

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
THIS DAY OF 20__
BY: _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS
DAY OF A.D. 20__
CHAIRMAN _____

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION
ON FILE IN MY OFFICE THIS DAY OF A.D. 20__
PARK CITY ENGINEER _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF
A.D. 20__
PARK CITY ATTORNEY _____

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP
WAS APPROVED BY PARK CITY COUNCIL
THIS DAY OF A.D. 20__
PARK CITY RECORDER _____

COUNCIL APPROVAL
AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE
PARK CITY COUNCIL THIS DAY
OF A.D. 20__
PARK CITY MAYOR _____

PARK CITY HEIGHTS
PHASE 4
A SUBDIVISION LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 2
& THE NW1/4 AND NE1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF
DATE TIME BOOK PAGE
FEE SUMMIT COUNTY RECORDER

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the laws of the state of Utah that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.
Spencer W. Llewellyn Professional Land Surveyor Certificate No. 10516507
Date _____

BOUNDARY DESCRIPTION
A portion of the SW1/4 & SE1/4 of Section 2 & the NW1/4 & NE1/4 of Section 11, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Utah, more particularly described as follows:
Beginning at the Southeastern Corner of Lot 65, PARK CITY HEIGHTS PHASE 1 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder, located S89°46'45"E along the Section Line 2,377.21 feet and South 399.99 feet from the Northeast Corner of Section 11, T2S, R4E, SLB&M, thence S68°35'51"E along said plat 535.00 feet, thence Southeastly along the arc of a non-tangent curve to the left having a radius of 800.00 feet (radius bears: S68°45'57"E) a distance of 655.71 feet through a central angle of 48°57'41" Chord: S46°47'53"E 637.51 feet to the Westerly Right-of-Way of State Highway 40, thence along said right-of-way S07°03'48"E 465.54 feet, thence S47°11'4"W 197.10 feet, thence S47°11'38"W 132.32 feet, thence S41°24'14"W 90.83 feet, thence S24°49'38"W 40.00 feet, thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 462.00 feet (radius bears: S24°49'38"W) a distance of 27.30 feet through a central angle of 01°39'37" Chord: N37°00'13"E 27.30 feet, thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 1,335.00 feet (radius bears: N24°49'48"E) a distance of 974.34 feet through a central angle of 41°39'19" Chord: S44°1'03"W 953.32 feet to the point of beginning.
Continue: 12.54 acres +/-

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

PARK CITY HEIGHTS
PHASE 4
DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET HAND THIS ____ DAY OF _____ A.D. 20__

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF _____
ON THE ____ DAY OF A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMBYROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF FONY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

PARK CITY HEIGHTS
PHASE 4
A SUBDIVISION LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 2
& THE NW1/4 AND NE1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF
DATE TIME BOOK PAGE
FEE SUMMIT COUNTY RECORDER

Exhibit B

Amended Development Agreement for Park City Heights Master Planned Development (link)

<https://www.parkcity.org/Home/ShowDocument?id=49982>

Exhibit C

Staff Report for August 14, 2019, Planning Commission Meeting

<https://d3n9y02raazwpg.cloudfront.net/parkcity/7f262f9a-5187-11e9-ae3-0050569183fa-c4068590-9596-4beb-bbf4-f1687d834ed4-1565622667.pdf>

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Griffin Lloyd

Submitting Department: Water

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction for the 3Kings Water Treatment Plant and SR-248 Transmission Lines Project in an Amount Not to Exceed \$8,244,256.00

(A) Public Input (B) Action

Suggested Action:

Attachments:

[3KWTP and SR248 Transmission Line Staff Report](#)

City Council Staff Report

Subject: 3KWTP & SR-248 Transmission Lines
Construction Agreement - Silver Star Construction
Author: Griffin Lloyd, Public Utilities Engineer
 Heinrich Deters, Property, Real Estate, Trails and Open Space
 Manager
Department: Public Utilities
Date: August 29, 2019
Type of Item: Administrative

Recommendation

Staff recommends Council authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Silver Spur Construction for the 3KWTP & SR-248 Transmission Lines Project in an amount not to exceed \$8,244,256.00. Staff's recommendation includes the base bid amount of \$2,131,156, the inclusion of Bid Alternative 1 for \$5,108,271, and the selection of Additive Item 1 for \$1,004,829.

Silver Spur Construction is the lowest responsive bidder from publically advertised bids received and opened on August 14, 2019.

Work included in the construction agreement includes:

- A new 16-inch HDPE potable water transmission line, replacing an existing 12-inch water line, located within SR-248 and extending from Wyatt Earp Way to Bonanza Drive;
- A new 18-inch HDPE potable water transmission line, replacing an existing 12-inch water line, extending from the new 3Kings Water Treatment Plant (3KWTP) to the existing Boothill water storage tanks;
- A new 18-inch HDPE raw water transmission line located within SR-248 and extending from Wyatt Earp Way to the City Cemetery, continuing along a City trail corridor to a SR-224 crossing, then continuing across the Park City Golf Course to the new 3KWTP;
- The extension of an 10-inch water distribution line from Snow Creek subdivision to SR-248 and Bonanza Drive to improve water quality and fire protection in the area;
- Replacement of a pressure reduction vault and an 10-inch distribution line from Thaynes Canyon Drive to Hwy 224/248 intersection;
- The existing ten to twelve inch water transmission line will be replaced with a sixteen inch pipeline to meet future capacity needs12-inch water line connection between Park City's water system and the WBWCD regional water system, generally located parallel to the south right-of-way line of SR-248 and extending from the QJWTP Interconnect Vault to the Park City Movie Studio water system;
- A small segment of sewer line replacement requested by the Snyderville Basin Water Reclamation District;
- Metals impacted soils mitigation in accordance with the will be addressed in accordance with the Park City Soils Ordinance requirements.
- City trails and crosswalk improvements within the Snow Creek area

- A display of the Project can be found at:
<https://www.parkcity.org/departments/public-utilities-streets/engineering-construction-division/water-projects>

Park City Water staff will provide construction administration and field observation services during the construction.

Schedule. The improvements will be complete and operational by October 15, 2021.

Background

- The water line improvements included in this agenda are integral parts of the Major Water Conveyance and Storage portion of the overall master plan for the treatment of water draining from the Judge and Spiro Tunnels. These include installation of new water pipelines to convey water from the Spiro Tunnel to the new 3KWTP, 3KWTP to Boothill Tank, Boothill Tanks to Wyatt Earp Drive. This also includes the extension of a raw water line from Wyatt Earp to 3KWTP which will facilitate treatment of additional mine tunnel water by augmenting McLeod Creek with water imported from Rockport Reservoir.
- On August 30, 2018, Council authorized the execution of the Design Professional Services Agreement with Psomas;
- As a value engineering approach, staff included bid alternatives for two pipe materials (HDPE and PVC) as part of the bid package. Evaluation considerations are, pipe location, life expectancy, risk exposure (to damage), criticality, etc.

Funding Source

- The funding for the raw water line improvements is from water service fees.
- Funding for the potable water line improvements is from both water service fees and impact fees, which were included in the Park City Impact Fee Facilities Plan, dated May 2014;
- Water improvements are included in the approved FY2020 Water CIP budget and costs are included in the Water Department's long term comprehensive financial model;
- Sanitary sewer improvements will be funded by the Snyderville Basin Water Reclamation District (\$44,313);
- Trail and crosswalk improvements will be funded by Sustainability (trails) (\$122,300); and
- Storm water improvements will be funded by the Storm Water fund (\$80,124).

Public Outreach

The Project will implement an "in-house" Public Outreach Plan using Park City Public Involvement staff. A variety of outreach tools, such as the PCMC Monthly Newsletter, E-blast, PCMC Website/Comment Platform, Community Facilitated Forums, and Media Outreach, will be used to communicate and inform the community, agencies, neighbors, and the public throughout the project construction. This effort is intended to be an extension of the SR-248 Improvements Project(s) public outreach effort.

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Griffin Lloyd

Submitting Department: Water

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Red Pine Construction LLC for the Western Summit County Interconnect Pipeline Project for an Amount Not to Exceed \$551,181.50

(A) Public Input (B) Action

Suggested Action:

Attachments:

[Western Summit Interconnect Staff Report](#)

City Council Staff Report

Subject: Western Summit County Interconnect Pipeline
Construction Agreement – Red Pine Construction, LLC
Author: Griffin Lloyd, Public Utilities Engineer
Heinrich Deters, Property, Real Estate, Trails & Open Space
Manager
Department: Public Utilities
Date: August 29, 2019
Type of Item: Administrative

Recommendation

Staff recommends Council authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Red Pine Construction Company LLC for the Western Summit County Interconnect Pipeline Project for an amount not to exceed \$552,181.50

Red Pine Construction LLC is the lowest responsive bidder from publically advertised bids received and opened on August 21, 2019.

Work included in the construction agreement includes:

- A 12-inch water line connection between Park City's water system and the WBWCD regional water system, generally located parallel to the south right-of-way line of SR-248 and extending from the QJWTP Interconnect Vault to the Park City Movie Studio water system;
- A trail connection over the water line extending from Richardson Flat Road to the Park City Movie Studio;
- Replacement of the existing Pace Homer ditch culvert across Richardson Flat Road to address collapsing, undersized, and constant maintenance issues.
- Wetlands mitigation consistent with an approved ACOE permit; and
- A display of the Project can be found at:
<https://www.parkcity.org/departments/public-utilities-streets/engineering-construction-division/water-projects>

Park City Water staff will provide construction administration and field observation services during the construction.

Schedule. The water line will be complete and operational by May 1, 2020.

Background

- In a Memorandum of Agreement with Weber Basin Water Conservancy District (WBWCD), dated May 23, 2019, and consistent with provisions in the Western Summit County Project Master Agreement (MA), City Council approved leasing surplus drinking water to WBWCD. Through the agreement, in emergency conditions Park City can receive drinking water delivery from WBWCD;
- To facilitate the delivery to and receipt of water from WBWCD, a connection between Park City's water system and the WBWCD regional water system is required. On November 8, 2018 City Council authorized a design services agreement with Bowen Collin & Associates for the evaluation of potential connection locations and the subsequent pipeline design;

- Based on the evaluation findings, and with the concurrence of all water companies, a pipeline between the Quinns Junction Water Treatment Plant (QJWTP) and the WBWCD water system near Highway 40 and SR-248 was determined to be the most beneficial connection;
- The water line is located within UDOT r-o-w and a WBWCD easement;
- Upon completion, the water line will be owned, operated, and maintained by WBWCD.

Funding Source

- Park City is acting as the Project Manager for the Water Interconnect Pipeline on behalf of the WBWCD. Funding for the Interconnect Pipeline improvements will be administered by the WBWCD consistent with the Western Summit County Project Master Agreement;
- Trail Improvements will be funded by Sustainability (trails) (\$89,250); and
- Storm drain improvements will be funded by the Storm Water fund (\$16,000).

Public Outreach

Limited public outreach is anticipated for the Project. Public impacts should be negligible and generally limited to Richardson Flat Road which will be mitigated through the City approved traffic control plan.

Council Agenda Item Report

Meeting Date: August 29, 2019

Submitted by: Jason Glidden

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve the Request to Amend the Housing Mitigation Plan for Phase Two of the St. Regis Deer Valley Hotel
(A) Public Input (B) Action

Suggested Action:

Attachments:

[St. Regis Housing Mitigation Plan Staff Report](#)

[Exhibit A: Recommended Action Letter dated August 29, 2019](#)

[Exhibit B: December 12, 2001 Planning Commission Staff Report and Minutes](#)

[Exhibit C: St. Regis City Council Staff Report - August 2, 2007](#)

[Exhibit D: Request to Amend St. Regis Deer Valley Hotel Housing Mitigation Plan](#)

Housing Authority Staff Report

Subject: Amendment to St. Regis Housing Mitigation Plan

Author: Jason Glidden

Department: CDD/Affordable Housing

Date: August 29, 2019

Type of Item: Administrative

Recommendation

Staff recommends that the Housing Authority review, discuss, take public comment and approve the request to amend the Housing Mitigation Plan for Phase Two of the St. Regis Deer Valley Hotel based on the findings of fact and conditions of approval provided in the action letter in Attachment A of this report. The original Phase Two has been split into two Phases: Phase Two and Phase Three. The Applicant is requesting the remaining housing obligation also be split proportionally in two phases as well.

Background

The original affordable housing obligation for St. Regis Deer Valley Hotel was set forth in the Rosewood Hotel CUP on December 12, 2001 (Housing Commission staff report and minutes can be found in Attachment B) and re-affirmed August 2, 2007 (Staff Report can be found in Attachment C). The terms of the affordable housing obligation were confirmed in a letter from city staff on September 17, 2007 and are as follows:

- The housing obligation is 12 Affordable Unit Equivalents (AUEs) and is calculated as 10 percent of the approved 120 unit equivalents (UEs) for the project. The mitigation rate was negotiated in the Deer Crest Settlement Agreement.
- The housing obligation for Phase 1 was 9.6 AUEs
- The housing obligation for Phase 2 is 2.4
- Three units shall be incorporated into the project.
- Up to eight AUEs may be paid as a fee-in-lieu based on Housing Resolution 17-99 or as amended.
- No Certificates of Occupancy (CO) shall be issued for Phase I of the hotel until the affordable housing obligation has been satisfied (9.6 AUEs). No Cos for Phase II shall be issued until the remainder of the AUEs is satisfied.

As part of Phase I of the project, the developer provided the following.

- Two rental units totaling 1,492 SF (1.865 AUEs) were incorporated within the funicular building as part of phase one.
- Eight units were fulfilled through payment of an in-lieu fee totaling to \$692,880. These funds went into the general housing fund to support development of affordable housing units.

A total of 9.865 AUEs of the required 12 AUEs for the entire project was completed in Phase I. The remaining obligation of 2.135 AUEs (1,708 SF) were to be incorporated into Phase Two of the project also allowing that one AUE be fulfilled off site.

The St. Regis CUP (Phase Two) has been modified to complete the development in two phases (Phases Two and Three). Phase Two is currently under construction directly to the south of the St. Regis funicular building and contains nine condominium units equaling approximately 13.1 Unit Equivalents (UEs). Phase Three is planned for a future date immediately north of the funicular building and will contain approximately 16.4 UEs.

On May 29, 2019, the Applicant submitted a request that the Housing Mitigation Plan be amended. The letter containing the request can be found in Attachment D of this report. The Applicant proposes the following:

- Split the requirement proportionally between Phases Two and Three:
- 1.135 AUEs (908 SF) in the Phase Two building
- AUEs in Phase Three. This unit may be provided within the Phase Three building or it may be provided off-site.

Staff is in agreement that splitting the obligation proportionally between Phases Two and Three meets the intent of the original agreement and recommend approval of the Applicant's request. Staff's only concern is with the timing of the Phase 3 build out and the fulfillment of the unit that would be required. While the Conditions of Approval on the amendment of the CUP states that building permits application for Phase 3 must be submitted by December 31st, 2020, staff would like to incentives the Applicant to complete the fulfillment of units prior the start of construction of Phase 3. Staff proposes that a condition of approval be added that fulfillment of the one unit off-site only be allowed if it is delivery prior to any building permits being issued for Phase 3. If this does not occur than the unit must be provided on-site.

Funding

There are no costs associated with this request.

Attachments

- A. Recommended Action Letter dated August 29, 2019
- B. Staff Report and Minutes from Planning Commission meeting on December 12, 2001
- C. Staff Report from City Council meeting on August, 2, 2007
- D. Letter Requesting to amend St. Regis Deer Valley Hotel housing mitigation plan

**FIRST AMENDED AFFORDABLE HOUSING MITIGATION PLAN FOR THE ST.
REGIS HOTEL DEER VALLEY FINDINGS OF FACT, CONCLUSIONS OF LAW AND
CONDITIONS OF APPROVAL**

WHEREAS, the owners of the St. Regis Hotel at Deer Valley located on Deer Valley Drive have a total housing obligation of 12 AUEs calculated as 10 percent of the approved 120 unit equivalents (UEs) for the project. The mitigation rate was negotiated in the Deer Crest Settlement Agreement and was approved as part of Rosewood Hotel CUP approval on December 12, 2001;

WHEREAS, a total of 9.865 AUEs were satisfied in Phase 1 of the project. Two rental units totaling 1,492 SF (1.865 AUEs) were incorporated within the funicular building as part of phase one. Eight units were fulfilled through payment of an in-lieu fee totaling to \$692,880., and a balance of 2.135 AUEs remain to be fulfilled;

NOW, THEREFORE, the Housing Authority of Park City, Utah hereby approves the 1st Amendment to the Housing Mitigation Plan as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Housing Mitigation Plan submitted by the Owner is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. The original Annexation Agreement was recorded January 23, 2007.
2. The housing obligation is subject to the requirements of Housing Resolution 17-99.
3. The Housing Authority approved an overall housing obligation equal to 12 AUEs.
4. A Housing Mitigation Plan was approved on December 12, 2001 by the Housing Authority. Other than as amended herein, its findings of fact, conclusions of law and conditions of approval continue to apply.
5. A total of 9.865 AUEs were satisfied in Phase 1 of the project. Two rental units totaling 1,492 SF (1.865 AUEs) were incorporated within the funicular building as part of phase one. Eight units were fulfilled through payment of an in-lieu fee totaling to \$692,880. Deferral of units resulting from the construction of the USSA facility equals 10.71 AUEs.
6. The remaining obligation of 2.135 AUEs (1,708 SF) were to be incorporated into Phase Two of the project also allowing that one AUE be fulfilled off site.
7. The St. Regis CUP (Phase Two) has been modified to complete the development in two phases (Phases Two and Three). Phase Two is currently under construction directly to the south of the St. Regis funicular building and contains nine condominium units equaling approximately 13.1 Unit Equivalents (UEs). Phase Three is planned for a future date immediately north of the funicular building and will contain approximately 16.4 UEs.
8. The Owner submitted a proposed 1st Amendment to the Housing Mitigation Plan that would Split the requirement proportionally between Phases Two and Three:

1.135 AUEs (908 SF) in the Phase Two building 1 AUE (800 SF) in Phase Three. The 1 AUE required in Phase 3 may be provided within the Phase Three building or it may be provided off-site.

Conclusions of Law:

1. The Owner currently has 2.135 AUEs outstanding
2. The Owner will fulfill 1.135 AUEs prior to the issuance of the Certificate of Occupancy of any of the market units for Phase 2 of the project.
3. The Owner will fulfill the balance of 1 AUEs prior to the issuance of the Certificate of Occupancy of any market units for Phase 3.

Conditions of Approval:

1. The Owner will fulfill 1.135 AUEs prior to the issuance of the Certificate of Occupancy of any of the market units for Phase 2 of the project.
2. The fulfillment of 1.135 AUEs for Phase 2 must be built on-site.
3. The Owner will fulfill the balance of 1 AUEs prior to the issuance of the Certificate of Occupancy of any market units for Phase 3.
4. The fulfillment of the 1 AUE for Phase 3 can be located off site if done prior to any issuing of building permits for Phase 3. If fulfillment occurs after the building permits are issued than the 1 AUE must be built on site.

SECTION 2. EFFECTIVE DATE. This approval shall take effect upon adoption and execution.

PASSED AND ADOPTED this 29th day of August 2019.

PARK CITY HOUSING AUTHORITY

Andy Berman, CHAIR

Attest:

Michelle Kellogg, City Recorder

Approved as to Form:

Mark Harrington, City Attorney

PLANNING COMMISSION STAFF REPORT

DATE: December 12, 2001
DEPARTMENT: Planning Department
TITLE: Affordable Housing Plan for Rosewood CUP
TYPE OF ITEM: Public Hearing and possible action

SUMMARY RECOMMENDATION: Review the proposed Affordable Housing Plan and consider approving the proposed affordable housing plan as part of the Rosewood CUP.

A. PROJECT

Project Name: Affordable Housing Plan for Rosewood CUP
Applicant: Deer Crest Associates and Willamette Landing Investments
Location: Roosevelt Gap parcel of the Deer Crest Master Plan
Proposal: Affordable Housing Plan
Zoning: RC-MPD
Adjacent Land Uses: Ski resort related uses, hotels/condominiums, single family lots
Date of Application: November 20, 2001
Project Planner: Kirsten A. Whetstone *KAW*

B. BACKGROUND

On March 1, 2001 the Planning Commission approved the Rosewood CUP for development of a hotel and condominium project on the Roosevelt Gap and Snow Park parcels of the Deer Crest Master Plan. The Deer Crest Settlement Agreement states that 10% of the approved unit equivalents for these parcels need to be provided as affordable units meeting all City requirements in effect at the time of approval of the Conditional Use Permit. As a condition of approval, precedent to the issuance of building permits for the Rosewood CUP, the applicant was required to submit an affordable housing plan for Planning Commission review, with action on the consent agenda, that complies with the Deer Crest Settlement Agreement and the Park City affordable housing resolution 17-99. The applicant agreed to provide between 25% and 33% of the required affordable units within the Rosewood CUP. The applicant has been working with the Mountain Lands Housing Trust to develop the attached affordable housing plan (Exhibit A).

C. ANALYSIS

On November 20, 2001 the applicants submitted a draft housing plan. Staff reviewed the plan and submitted it to the Planning Commission for review and comment. The Planning Commission expressed some concern about who monitors the units, in particular who monitors for compliance with the provision of units targeted at below 45% of the median income. Housing Resolution 17-99 includes the following language, "If the developer elects to provide units below the 45% of the Summit County Median Income, and the rental or purchase price is below the average wage assumption alternative or independent calculation, then the Housing Authority may reduce the total obligation of units required by the developer based on the following table..." (See Exhibit

B). Staff recommends a condition of approval that any request to reduce the housing obligation due to the provision of units below the 45% Summit County Median Income with a corresponding rental or purchase price below the average wage assumption alternative or independent calculation, shall require review and approval by the Housing Authority. If the Housing Authority approves a reduction, this should be communicated back to the Planning Commission.

Staff also recommends a condition of approval that all affordable housing provided by this plan is subject to Resolution 17-99 as amended, including sizes, types, rents, sale prices, restrictions, monitoring, and limitation standards. Staff also recommends that payment-in-lieu fees shall be determined by the Housing Authority using the methodology outlined in the Park City Housing Data Handbook 1999, or as amended. The 1999 figure for payment in lieu is \$59,828 per unit.

As a total of 121 u.e. were approved with the Rosewood CUP approval, with 96 units in phase one and 25 units in phase two, the affordable housing obligation is 12 units. The plan provides for 1) incorporation of at least three affordable u.e.'s within the Rosewood CUP project, 2) purchase of at least one market rate condominium and conversion to an affordable unit with deed restrictions and rent restrictions per Resolution 17-99, and 3) funds paid in-lieu of construction, subject to approval by the Housing Authority, with the intent being to provide these funds to the Mountainlands Community Housing Trust for construction of rental and for-sale affordable units for the remaining obligation.

The applicants have worked with the Mountainlands Community Housing Trust to discuss how the plan can best meet the housing needs of the Community as determined by the Trust through outreach, research, and knowledge of affordable housing. Mountainlands Community Housing Trust has provided professional input in reviewing and endorsing the proposed plan.

D. RECOMMENDATION

Staff recommends the Planning Commission review the proposed housing plan and consider approving the plan based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. As a condition of approval of the Rosewood CUP the applicants are required to submit an affordable housing plan for review and approval by the Planning Commission before building permits are issued for the hotel development at Roosevelt Gap and Snow Park. The applicant has agreed to provide between 25% and 33% of these units on the actual hotel site.
2. The Rosewood CUP is subject to the Deer Crest Settlement Agreement, as revised, which states that an affordable housing obligation equal to 10% of the approved u.e.'s shall be provided in conjunction with the Conditional Use approvals.
3. A total of 121 u.e. were approved with the Rosewood CUP approval, with 96 units in phase one and 25 units in phase two.
4. The plan provides for 1) incorporation of at least three affordable u.e.'s within the

Rosewood CUP project, 2) purchase of at least one market rate condominium and convert it to an affordable unit with deed restrictions and rent restrictions per Resolution 17-99, and 3) funds paid in-lieu of construction for the remaining obligation (up to 8 units), subject to approval by the Housing Authority, with the intent being to provide these funds to the Mountainlands Community Housing Trust for construction of rental and for-sale affordable units.

5. The applicants have worked with the Mountainlands Community Housing Trust to discuss how the plan can best meet the housing needs of the Community as determined by the Trust through outreach, research, and knowledge of affordable housing. Mountainlands Community Housing Trust has provided professional input in reviewing and endorsing the proposed plan.

Conclusions of Law:

1. The proposed housing plan is consistent with the conditions of approval for the Rosewood CUP.
2. The proposed housing plan is consistent with the Deer Crest Settlement Agreement, as revised.
3. The proposed housing plan is in compliance with Resolution 17-99 which adopted affordable housing guidelines and standards for Park City.

Conditions of Approval:

1. Any proposed reduction in the housing obligation due to the provision of units below the 45% Summit County Median Income with a corresponding rental or purchase price below the average wage assumption alternative or independent calculation, shall require review and approval by the Housing Authority.
2. All affordable housing provided by this plan is subject to Resolution 17-99, or as amended, including sizes, types, rents, sale prices, restrictions, monitoring, and limitation standards.
3. Payment-in-lieu fees shall be determined by the Housing Authority using the methodology outlined in the Park City Housing Data Handbook 1999, or as amended. The 1999 figure for payment in lieu is \$59,828 per unit.
4. No certificates of occupancy shall be issued for Phase I of the Rosewood CUP until the affordable housing obligation for that Phase has been satisfied. No certificates of occupancy shall be issued for Phase II of the Rosewood CUP until the affordable housing obligation for that Phase has been satisfied.

EXHIBITS

Exhibit A- Rosewood CUP Affordable Housing Plan

Exhibit B- Sections from Resolution 17-99

Exhibit C- Letter from Scott Loomis, Executive Director of Mountainlands Community Housing Trust



November 26, 2001

Ms. Kirsten Whetstone
Park City
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060-1480

**Re: Deer Crest Lodge (Hotel/Condominiums)
Affordable Housing Plan**

Dear Ms. Whetstone:

This letter and attachments outlines a plan for meeting the affordable housing requirements for the Deer Crest Lodge (formally Rosewood Hotel), which was approved by the Planning Commission on March 1, 2001, and as required by the Deer Crest Settlement Agreement. The Settlement Agreement states that 10% of the equivalent housing units needs to be affordable housing and that at least 25 % of the required housing needs to be within the project.

The challenge in meeting the affordable housing requirements is to incorporate as many units into the project as possible while not undermining the project or impacting the operations of the five-star hotel and high-end condominiums. Because of the site limitations and the fact the project is a five-star hotel, locating all the affordable housing within the project or on site was not practical or feasible. A multi-faceted approach to meeting the affordable housing requirements is necessary, and includes providing units within the project, acquiring units off site to be used for employee housing or future sale as affordable units, and providing funds for developing affordable housing to the Mountainland Housing Trust. - 20

Project Requirements

A total of 9.5 equivalent dwelling units will be required as part of Phase I and an additional 2.5 units will be required as part of Phase II. A total of 3 units for the entire project (Phase I and II) will be required to locate within the project. The total square feet of affordable units will be approximately 7,600 for Phase I and 2,000 sf for Phase II.

Affordable Housing Requirements

River Forum Building
4380 S.W. Macadam Ave., Suite 295
P.O. Box 6059
Portland, OR 97201

503.242.3625
Fax 321.2677

e-mail: doug@willamettelanding.com

	Phase 1	Phase 2	Total
Equivalent Units	96	25	121
Affordable Housing Req. @ 10%	9.5	2.5	12
CUP Reg. w/in Bldg. @ 25%	2.375	0.625	3

The current affordable housing standards are as follows:

1999 Affordable Housing Unit Standards*

Unit Type	Max Rent	Purchase Price
Studio = .25 EU 200 SF	\$ 252	\$59,781
1 BR = .75 EU 600 SF	\$ 548	\$80,662
2 BR = 1 EU 800 SF	\$ 658	\$96,394
3 BR = 1.25 EU 1200 SF	\$ 769	\$112,269

* Rents will be adjusted based on adjusted rates for 2002-2003

Proposed Affordable Housing

The development will meet its affordable housing requirements in three different ways allowed by the Affordable Housing Ordinance. The first will be to incorporate at least three equivalent units or possibly more into the project locating the units at the Roosevelt Gap site (main hotel building) and potentially additional units within the lower building (hotel entrance) at Snow Park. Most if not all the units would be rented out at below 45% medium income taking advantage of the reduction in units allowed in the Affordable Housing Ordinance. The total units could be reduced by as much as 3.5 units if most of the units were rented at 30% of medium income (income of around 22,000 to 25,000 for a single person in 2003 dollars). It is anticipated that hotel employees within the health spa, comm./retail, restaurants, day care, housekeeping and front desk administration would qualify within the 30% of medium income. Other employees and possibly some entry middle managers may qualify within the 40 to 45% of medium income. With the potential reduction of units the total requirement for affordable housing units would decrease to around 6.5 to 7.5 units depending on the mix of units and the percent of medium income reductions. A recorded restriction would be required as well as monitoring by the HCHT or the city for compliance.

The second approach will be to purchase at least one market rate condo and rent back to the hotel as employee housing or be sold as an affordable housing unit (in the interim the unit may be used for housing construction administration employees).

The third approach will be to contribute funds as required based on current affordable housing cost calculations toward a planned affordable housing project working with the Mountainlands Community Housing Trust (MCHT) to meet the remaining requirements. WLD has met with the housing trust twice to discuss potential projects. The housing trust is working on a couple of new development projects or redevelopment projects, which are in the planning stages that should be completed in the timeframe that the Hotel is completed by the end of 2003. More specifics will be provided to city staff as the projects are defined in the next few months. It is anticipated that a decision will be made on a specific project prior to starting construction on the building, and if not, an agreement will be made with the MCHT identifying the remaining funds to be paid-in-lieu for a future project. It is our primary objective to identify a specific project that would be completed within the timeframe of the hotel completion.

The affordable housing requirements for the Phase II condominiums at the Snow Park site will be addressed at the time when construction of Phase II proceeds forward. Please see the

following table, which summarizes the options and types of affordable housing units.

Proposed Affordable Housing (Phase 1)

Type/location	Unit type	Unit Square feet	# of Equivalent Units
Total Units Required		7,600	9.5 units
Roosevelt Gap/Snow Park (within project)*	1 and 2 bedrooms	2,400	3 units
Off-site Condo(s) - Converted to affordable unit	1 or 2 bedroom	800	.75 to 1 unit
Less Unit Reduction			
Rent @ 30% of Medium Income	3 1 BR units	(1800)	(2 - 3) units
Rent @ 40% of Medium Income	1 2 BR unit	(800)	
Contribution of funds to Affordable Housing Project (MCHT)	2 -3 bedrooms	2,400	2 -3 units
TOTAL (required w/ reduction)		5,000 - 5,800	6.5-7.5 units

* includes all required units for both Phase 1 and 2 units within the project (3 units)

The affordable housing plan outlined above meets the affordable housing requirements of the Affordable Housing Resolution No. 37-91. We have purposely built some flexibility into the plan, which is required as we finalize designs and determine the best options to meet the objectives of the affordable housing requirements, MCHT needs, and the development project and schedule. We request review and final approval of this plan by the Planning Commission's December 12th meeting to allow the project to continue with permits and the start of building construction early next year (2002).

Sincerely,

Douglas Campbell, AICP
Planning and Development Manager

Attachments:

1. Roosevelt Gap/Snow Park affordable housing (Preliminary)

Note 4. In order to meet the unit obligation common area and common facility configuration must accommodate unrelated individuals and be according to City health and safety standards.

Example:

A mixed use project with 184 residential unit equivalents (UE's) and 90,000 square feet of commercial space.

The Residential Requirement:

184 UE's X 10%=18.4 units which could be satisfied with a variety of unit configurations (see examples below).

<u>SRO</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total UE's</u>
	1		18			18.5
10	6	4	3	3	2	18.5
		1	1	10	3	18.75

The Commercial Requirement:

90,000 sf X 20% X 2.9 = 52.2 =53 employees which could be satisfied with a variety of unit configurations (see examples below).

<u>SRO</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>Total E.E.'s</u>
	1		26			53
10	6	4	8	3	2	53
		5	1	10	4	53

Option B - Median Wage for Project

This alternative would calculate the actual median wage for the project and direct 100% of the required mitigation to this target group. An employee generation study would be calculated and then the median wage would be determined based on the number of employees generated. The data provided in the Park City Housing Data Handbook 1999 allows the developer and staff to calculate the employee generation numbers and the estimated annual average earnings for workers.

The housing unit type, and sizes shall be delineated through the Planning Commission process with direction from Mountainlands Community Housing. Projects may construct any combination of affordable unit types contained in Table 1 provided that the total required affordable housing unit equivalent is met.

Example: See Table 1 and adjust as noted below

Employment factor - calculate employee generation for specific project (see Park City Housing Data Handbook 1999 for numbers)	Median Wage - calculate from handbook once employees types and numbers are known
---	--

Decrease in Required units

If the developer elects to provide units below 45% of the Summit County Median Income (SCMI), and the rental or purchase price is below the average wage assumption alternative or independent //

calculation, then the Housing Authority may reduce the total obligation of units required by the developer based on the following table:

<i>Median Income Summit County 1999 \$64,200</i>	<i>Rent calculation (2 bed standard)*</i>	<i>Maximum Mortgage (2 bed standard)*</i>	<i>Unit reduction per unit equivalent or employee equivalent</i>
45% \$28,890	\$577	\$84,929	.25
40% \$25,680	\$513	\$75,513	.50
35% \$22,470	\$449	\$66,092	.75
30% \$19,260	\$385	\$56,671	1
Median Income data can be found at http://www.huduser.org	* Income adjustments for households are made by adjusting the same factors that the Department of Housing and Urban Development.	* Calculation methodologies are detailed in the Park City Housing Data Handbook 1999	

Suggested Unit Types

The following are provided as guidelines on appropriate housing types:

Types of Units for seasonal employees:

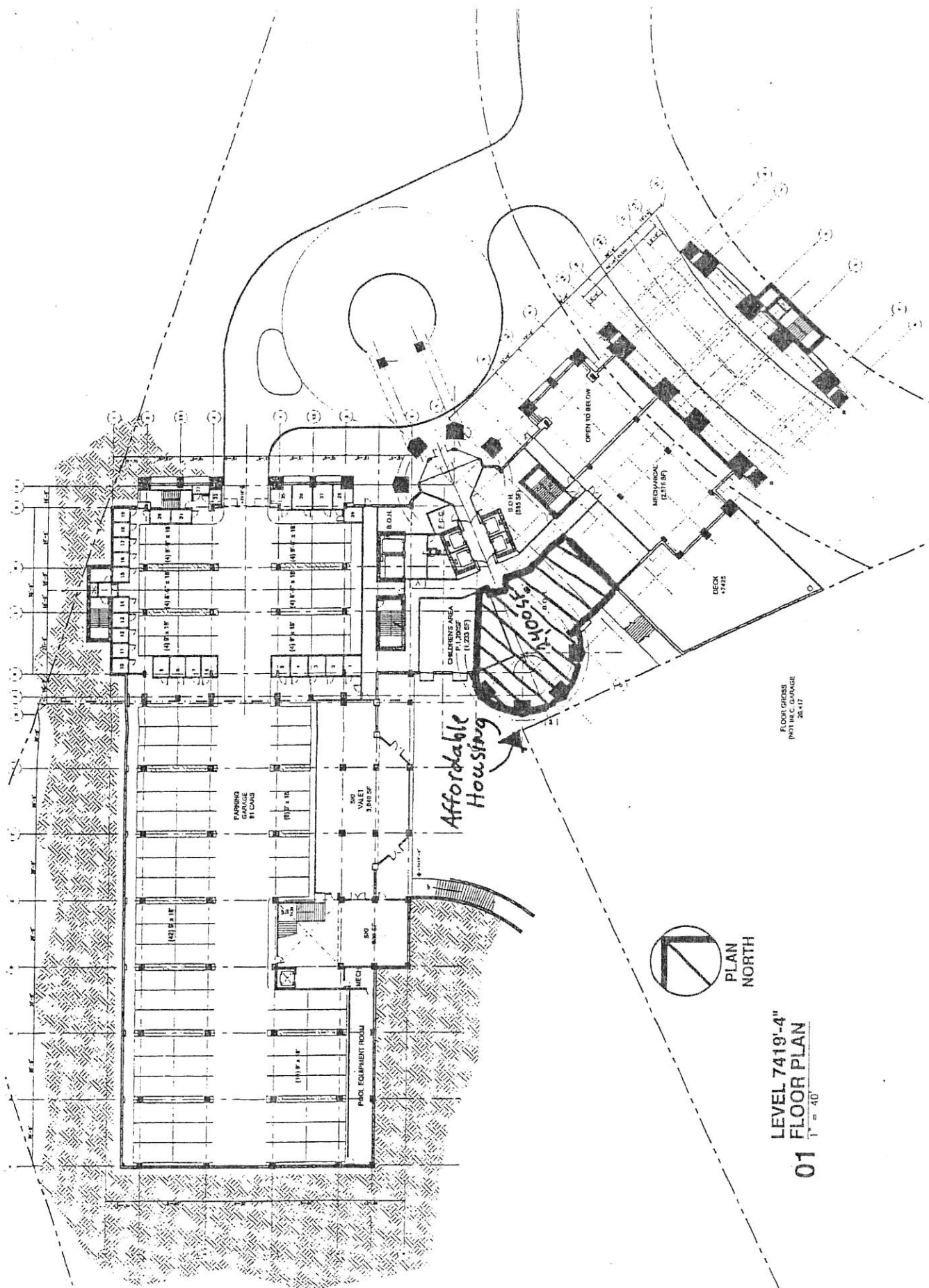
Rental:

Dormitories
Efficiency Apts.
Single Room Occupancy (SRO)
Studios
Accessory Apartments
2/3 bedrooms

Types of Units for long-term employees:

For Sale:

Duplex/Triplex
Twinhomes
Detached units
Condominium units
Mixed bedroom size





**Mountainlands
Community
Housing Trust**

December 3, 2001

Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060

RE: Deer Crest Lodge/Hotel
Affordable Housing Plan

Dear Commissioners,

The Deer Crest Hotel Affordable Housing Plan has been reviewed by Mountainlands Community Housing Trust. Generally we support the plan as proposed by Douglas Campbell's letter dated November 28, 2001. As mentioned at the November 28th work session there is a need for affordable housing for the very low income sector (30-45% of average median income). Mountainlands will work with the developer and staff to draft the appropriate restrictions and a means of monitoring this limitation for the on site employee housing.

Concerning the off-site component, Mountainlands will have projects available for a contribution or in-lieu fee from the developer before the contemplated occupancy date in late 2003. We are anticipating having two or three projects available for commitments in the next three to four months. If a specific project is not identified, funds can be deposited by the developer until they are put to use.

Mountainlands will continue to work with the developer, staff and planning commission to assure that this important obligation for affordable housing is fulfilled.

Sincerely,

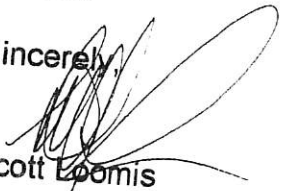

Scott Loomis
Executive Director

EXHIBIT C



FILE COPY

maintenance of area common to these parcels including the plaza, landscaping, and parking structure shall be signed by the owners and recorded at the County prior to recordation of the amended condominium plat.

6. The amended condominium record of survey plat 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.

2. Rosewood Hotel Employee Housing Plan

Planner Whetstone reported that the Planning Commission approved the Conditional Use Permit for the Rosewood Hotel which, from this point on, will be referred to as the Deer Crest Hotel at Roosevelt Gap and Snow Park parcels. A condition of approval to that CUP required the applicant to submit an affordable housing plan, which was submitted and the Planning Commission reviewed it in November. The applicant has worked with the Staff and Mountainlands to develop an affordable housing plan. The Staff was satisfied with this plan and recommended that the Planning Commission approve the plan with the findings of fact, conclusions of law, and conditions of approval outlined in the staff report.

Chair Hier asked Planner Whetstone to summarize the changes to the plan. Planner Whetstone replied that they only clarified the plan in the conditions of approval, and the plan itself did not change. They conditioned that no certificates of occupancy would be issued for each phase until that obligation is met. Because cash is involved, they will receive certification from the housing authority or Mountainlands Housing Trust to let them know that this obligation has been satisfied. Any payment of in-lieu fees will be determined by the housing authority, which is City Council. In order for the applicant to provide cash in-lieu, the plan must go through another review process with the housing authority.

Chair Hier opened the public hearing.

There was no comment.

Chair Hier closed the public hearing.

Based on Mr. Loomis's previous testimony in the prior project and the concept that there is no land available on which to build affordable housing, and considering that they have an entire development with multiple multi-family housing projects, Chair Hier asked why they would want to have payment in lieu of housing from the Mountainlands Housing Trust standpoint. Mr. Loomis replied that ideally there will be projects other than development projects that could apply and named a few things they are working on. The worst-case scenario would be an in-lieu fee. Getting the developers involved in the project is a benefit for everyone. Chair Hier remarked that, with all the development that will go on in Deer Crest, his first inclination would be that they should come up with affordable housing somewhere within the project.

MOTION: Commissioner O'Hara moved to APPROVE the affordable housing plan for the Rosewood CUP based on the findings of fact, conclusions of law, and conditions of approval detailed in the staff report. Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Rosewood Hotel CUP Affordable Housing Plan

1. As a condition of approval of the Rosewood CUP, the applicants are required to submit an affordable housing plan for review and approval by the Planning Commission before building permits are issued for the hotel development at Roosevelt Gap and Snow Park. The applicant has agreed to provide between 25% and 33% of these units on the actual hotel site.
2. The Rosewood CUP is subject to the Deer Crest Settlement Agreement, as revised, which states that an affordable housing obligation equal to 10% of the approved u.e.'s shall be provided in conjunction with the Conditional Use approvals.
3. A total of 121 u.e.'s were approved with the Rosewood CUP approval, with 96 units in phase one and 25 units in phase two.
4. The plan provides for 1) incorporation of at least three affordable u.e.'s within the Rosewood CUP project, 2) purchase of at least one market rate condominium and convert it to an affordable unit with deed restrictions and rent restrictions per Resolution 17-99, and 3) funds paid in lieu of construction for the remaining obligation (up to 8 units) subject to approval by the Housing Authority, with the intent being to provide these funds to the Mountainlands Community Housing Trust for construction of rental and for-sale affordable units.
5. The applicants have worked with the Mountainlands Community Housing Trust to discuss how the plan can best meet the housing needs of the community as determined by the Trust through outreach, research, and knowledge of affordable housing. Mountainlands Community Housing Trust has provided professional input in reviewing and endorsing the proposed plan.

Conclusions of Law - Rosewood Hotel CUP Affordable Housing Plan

1. The proposed housing plan is consistent with the conditions of approval for the Rosewood CUP.
2. The proposed housing plan is consistent with the Deer Crest Settlement Agreement, as revised.
3. The proposed housing plan is in compliance with resolution 17-99, which adopted affordable housing guidelines and standards for Park City.

Conditions of Approval - Rosewood Hotel CUP Affordable Housing Plan

1. Any proposed reduction in the housing obligation due to the provision of units below the 45% Summit County Median Income with a corresponding rental or purchase price below the average wage assumption alternative or independent calculation shall require review and approval by the Housing Authority.
2. All affordable housing provided by this plan is subject to Resolution 17-99, or as amended, including sizes, types, rents, sale prices, restrictions, monitoring, and limitation standards.
3. Payment of in-lieu fees shall be determined by the Housing Authority using the methodology outlined in the Park City Housing Data 1999, or as amended. The 1999 figure for payment in lieu is \$59,828 per unit.
4. No certificates of occupancy shall be issued for Phase I of the Rosewood CUP until the affordable housing obligation for that Phase has been satisfied. No certificates of occupancy shall be issued for Phase II of the Rosewood CUP until the affordable housing obligation for that Phase has been satisfied.

3. Coalition West Parcel of the Sweeney Master Planned Development

Due to a conflict of interest, Commissioners Erickson and Zimney abstained from discussing this matter.

Planner Whetstone stated that the purpose this evening is to provide an introduction to the project and conduct a public hearing for a CUP application for 777 Park Avenue, the west side of the Town Run Bridge, known as the Coalition West parcel of the Sweeney Master Plan. This parcel is approximately .5 acres and is located on the west side of Park Avenue between 7th and 8th Street. It fronts Woodside, and that half of the project is zoned HR-1. The part that faces Park Avenue is zoned HRC Master Planned Development. It is subject to the Sweeney Property Master Plan as amended in 1996, which identified 5-1/2 units of light commercial, 2 unit equivalents of residential, and a single-family parcel. That master plan amendment also identified setbacks, height restrictions, and requirements for compatibility in mass and scale with the surrounding neighborhood. These and other items are contained in the staff report. The Planning Staff has reviewed this request, and their initial concerns can be found in the staff report. The applicant is looking for direction from the Planning Commission on the use. They did receive direction from the Town Lift Design Review Task Force earlier today on the design. She noted that the applicants presented this draft as a starting place for discussion and direction.

John O'Connell, representing the applicant, explained that they are trying to add an amenity to their club and club membership which would be a ski facility or ski club. He reviewed a site plan showing the location of the parcel and the surrounding properties. He highlighted the areas where the building would come out of the ground. He requested

City Council Staff Report

Author: Phyllis McDonough Robinson
Subject: Housing Obligation for St. Regis
Date: August 2, 2007
Type of Item: Administrative



Sustainability Team

Summary Recommendations: Approve the request to transfer three units from the St. Regis Deer Crest hotel project site to a site/sites located within the Park City corporate limits and subject to the conditions outlined in this staff report.

Description:

Topic: Affordable Housing

Background

An affordable housing obligation was set forth originally in the Rosewood Hotel CUP on December 12, 2001 and later re-affirmed in the Deer Crest Hotel amended CUP on March 24, 2004. The terms of the affordable housing obligation are as follows.

- The housing obligation is 12 Affordable Unit Equivalents (AUE) and is calculated as 10 percent of the approved unit equivalents for the project. This mitigation rate was negotiated in the Deer Crest Settlement Agreement.
- Three units are to be incorporated within the project.
- One unit is to be purchased off-site and converted to a deed-restricted unit.
- Up to eight Affordable Unit Equivalents may be paid as a fee-in-lieu based on Resolution 17-99 or as amended.
- No Certificates of Occupancy shall be issued for Phase 1 of the hotel until the affordable housing obligation has been satisfied. (9.6 AUEs). No COs for Phase II shall be issued until the remainder of the AUEs is satisfied.

The applicant has requested a modification in its affordable housing plan to substitute three units acquired within the Park City limits to fulfill its on-site housing obligation. Attachment A outlines the Applicant's request and rationale.

Council reviewed this request at its July 12, 2007 meeting. The item was continued and staff was directed to return with additional information on the following issues:

- Amount of additional Affordable Unit Equivalents (AUEs)
- Size, type and tenure of housing units

A copy of the prior staff report is included as Attachment B to this report. The minutes from the July 12, 2007 Council meeting are included in the Council packet.

Analysis

The Developer has a total on-site site housing obligation of three affordable unit equivalents, or 2,400 square feet. The development agreement does not specify the size, types of units or number of units to be provided for those affordable unit equivalents nor the tenure of the units.

Additional Affordable Unit Equivalents (AUEs)

In exchange for relocating the three units off-site, the Developer will provide an additional 1.5 AUE, or 1,200 square feet. This will increase the total from three to 4.5 AUEs and the total square footage from 2,400 to 3,600. In addition the developer is already providing one AUE off-site as part of the approved development plan.

Size, Type and Tenure of Housing Units

There was considerable discussion among Council regarding the size, type and tenure of units that should be provided by the Developer. There is a significant pent up demand for deed-restricted homeownership. There is also a need for shorter term, more seasonal workforce housing. The Developer has offered to provide a mix of housing types and sizes to address both needs. The initial 2,400 square feet required by the development agreement will be configured as 800 – 1200 foot units and available for homeownership. The additional 1,200 square feet proposed by the Developer will be as for-rent studio/efficiency units. Depending on the size of the units available on the market, these units will be between 250 and 400 square feet and create 3-5 workforce housing rental units. A review of units available on the MLS indicates a good inventory of units in these size ranges that would be appropriately located near transit and services.

Conditional of Approval

Staff recommends that Council approve the request to transfer the three affordable units from the project site to site/sites within the Park City boundaries subject to the following conditions of approval

1. A total of 4.5 AUEs (3,600 square feet) shall be provided by the Developer to replace the three AUEs required on-mountain. At minimum, 1,200 square feet shall be configured as studio/efficiency rental units. The remaining AUES shall be offered as for-sale units.
2. The units shall comply with Housing Resolution 10-06, or as amended.
3. Units shall be provided within 12 months of the effective date of this agreement otherwise units must be provided on-site.
4. Units shall be approved as replacement units by City housing staff prior to acquisition.
5. Units shall be deed restricted as to sale or rent limits according to the Housing Resolution in place at the time the unit is placed in service. A right of first refusal shall be granted to the City.
6. The units shall be located within a one-half mile radius of a City transit stop.
7. Units must be in move-in condition with appliances, windows, heating, plumbing, electrical systems, fixtures and equipment in good working condition.
8. All appliances and products including light bulbs shall be Energy Star qualified products.
9. All units shall be inspected and shall meet applicable Park City building codes and/or State habitability codes.

10. Applicant shall bear the costs and expenses of any required upgrades to meet the above standards as well as any reports required to assess the suitability for occupancy and compliance with the standards of the proposed units.
11. No Certificates of Occupancy shall be issued for Phase 1 of the hotel until the affordable housing obligation has been satisfied. (9.6 AUEs). No COs for Phase II shall be issued until the remainder of the AUEs is satisfied.
12. All other Conditions of Approval shall remain in effect.

Significant Impacts:

Given the critical need for workforce housing, and owner-occupied housing in particular, permitting the applicant to acquire and deed restrict existing units will increase the affordable housing inventory immediately. Similar staff time would be required to monitor and certify the project completion and compliance for either on-site or off-site units.

Department Review:

Sustainability, Legal and the City Manager reviewed this report.

Alternatives:

- A. Approve the Request:** Approve the request to transfer three units from the St. Regis Deer Crest hotel project site to a site/sites located within the Park City corporate limits and subject to the conditions outlined in this staff report. **This is Staff's recommendation.**
- B. Continue the item:** Direct staff to return with additional analysis or alternatives prior to giving Council direction.
- C. Deny the request:** Require applicant to comply with the existing housing plan and the location of units on-site.

Recommendation:

Approve the request to transfer three units from the St. Regis Deer Crest hotel project site to a site/sites located within the Park City corporate limits and subject to the conditions outlined in this staff report.

Attachments:

Exhibit A: Modification request from DDRM

Exhibit B: July 12 staff report

City Council Staff Report

Author: Phyllis McDonough Robinson
Subject: Housing Obligation for St. Regis
Date: July 12, 2007
Type of Item: Administrative



Sustainability Team

Summary Recommendations: Approve the request to transfer three units from the St. Regis Deer Crest hotel project site to a site/sites located within the Park City corporate limits and subject to the conditions outlined in this staff report.

Description:

Topic: Affordable Housing

Background

An affordable housing obligation was set forth originally in the Rosewood Hotel CUP on December 12, 2001 and later re-affirmed in the Deer Crest Hotel amended CUP on March 24, 2004. The terms of the affordable housing obligation are as follows.

- The housing obligation is 12 Affordable Unit Equivalents (AUE) and is calculated as 10 percent of the approved unit equivalents for the project. This mitigation rate was negotiated in the Deer Crest Settlement Agreement.
- Three units are to be incorporated within the project.
- One unit is to be purchased off-site and converted to a deed-restricted unit.
- Up to eight Affordable Unit Equivalents may be paid as a fee-in-lieu based on Resolution 17-99 or as amended.
- No Certificates of Occupancy shall be issued for Phase 1 of the hotel until the affordable housing obligation has been satisfied. (9.6 AUEs). No COs for Phase II shall be issued until the remainder of the AUEs is satisfied.

The applicant has requested a modification in its affordable housing plan to substitute three units acquired within the Park City limits to fulfill its on-site housing obligation. Attachment A outlines the applicants request and rationale.

Analysis

Staff has reviewed this request to modify the existing housing plan for St Regis Deer Crest within the context of the City's codes and policies:

- Housing Resolution 10-06 and prior Housing Resolution 17-99
- General Plan
- Affordable Housing Demand Study

Consistency with Current and Prior Housing Resolution

The Applicant's housing plan was approved under Housing Resolution 17-99. A condition of approval was that all housing approved by this plan is subject to Resolution 17-99, or as amended, including sizes, types, sales prices, restrictions, monitoring and

limitation standards. The City's current Affordable Housing Resolution (10-06) and the earlier resolution under which the initial plan was adopted provides for a range of options whereby an applicant may meet its housing obligations. In accordance with Housing Resolution 10-06 the following methods, in order of priority, may be used to meet the minimum affordable housing mitigation requirements.

1. **Construction of unit(s) on the site** unless the developer can demonstrate compelling evidence that an alternative method would result in a better design, enhanced level of affordability or that the construction on-site would adversely affect the design of the project.
2. **Construction of the unit(s) within the Park City corporate limits** provided such land, site or structure had not been previously deed-restricted to affordable housing by Park City or Summit County.
3. **Construction of units outside Park City, but within the Park City School District boundary and/or the boundaries of the free transit system.**
4. **Conveyance of land within the Park City School District boundary and/or the boundaries of the free transit system** provided such land has not been previously restricted to employee or affordable housing by Park City or Summit County.
5. **Dedication of existing units** provided such units have not been previously restricted to employee or affordable housing by Park City or Summit County.
6. **Payment of Fees in Lieu of Development.**

Currently, dedication of existing units is lower on the scale of priorities than new construction or land conveyance. Given the critical need for workforce housing in the community, staff will be returning to Council as part of its annual housing update with a recommendation to re-prioritize this as Option 3 ahead of land conveyance and construction of units beyond the city limits. Permitting the applicant to acquire and deed restrict existing units will increase the affordable housing inventory immediately. The on-site units will not be available until the St. Regis receives its Certificate of Occupancy.

Consistency with Housing Element of General Plan

Staff also considered the General Plan criteria when reviewing the site as a potential location for development. The following is a brief summary of how the project would relate to key elements in the General Plan.

The proposed on-site units would be inconsistent with the Housing Element of the City's General Plan that "*encourages affordable housing in close proximity to lodging, bus routes, resorts, and other essential services such as shopping, recreation and medical services.*" While recreation services would be at the back door of the residents, the site is not in close proximity to shopping and medical services and while bus service might be available, it is more likely that a private automobile would be used for shopping trips in town.

While having three on-site units would minimize the journey-to-work trips for the three employees occupying the units, the saving likely would be offset by the trips into town given the lack of services on-site.

Consistency with Existing Workforce Housing Needs

There is a pent up demand for deed restricted homeownership housing among households with incomes between \$35,000 and \$50,000 is 194 units. An equal homeownership demand exists among renter households with incomes of \$50,000 - \$75,000. Should the units remain on-site it is highly probable they will be rental units that meet only the needs of the St. Regis workforce. The City has an opportunity to create three additional units of deed restricted affordable homeownership by permitting the applicant to transfer the units off-site with the condition that the units be owner-occupied. Over time, these units will provide a greater impact to the community members in need of workforce housing than units whose occupancy is limited by place of employment.

Staff recommends that Council approve the request to transfer the three affordable units from the project site to site/sites within the Park City boundaries subject to the following conditions:

- The units to be provided shall comply with Housing Resolution 10-06, or as amended.
- The units to be provided shall be of size and price affordable to a household with families.
- The units shall be located within easy walking access of the city's bus route.
- Units shall be owner-occupied and deed restricted with a right of first refusal to the City.
- Units shall be provided within 12 months of the effective date of this agreement otherwise units shall be required to be provided on site.
- Units must be in move-in condition with appliances, windows, heating, plumbing, electrical systems, fixtures and equipment in good working condition.
- All appliances and products including light bulbs shall be Energy Star qualified products.
- All units shall be inspected and shall meet applicable Park City building codes and State habitability codes.
- Applicant shall bear the costs and expenses of any required upgrades to meet the above standards as well as any reports required to assess the suitability for occupancy and compliance with the standards of the proposed units.

Significant Impacts:

Given the critical need for workforce housing, and owner-occupied housing in particular, permitting the applicant to acquire and deed restrict existing units will increase the affordable housing inventory immediately. While the on-site units will minimize journey-to-work trips, trip reductions are likely to be offset by the need for residents to travel into town for services and shopping. Similar staff time will be required to monitor and certify the project completion and compliance for either on-site or off-site units.

Department Review:

Sustainability, Planning, Legal and the City Manager reviewed this report.

Alternatives:

- A. Approve the Request:** Approve the request to transfer three units from the St. Regis Deer Crest hotel project site to a site/sites located within the Park City corporate limits and subject to the conditions outlined in this staff report. **This is Staff's recommendation.**
- B. Continue the item:** Direct staff to return with additional analysis or alternatives including the payment of in lieu fees prior to giving Council direction.
- C. Deny the request:** Require applicant to comply with the existing housing plan and the location of units on-site.

Recommendation:

Approve the request to transfer three units from the St. Regis Deer Crest hotel project site to a site/sites located within the Park City corporate limits and subject to the conditions outlined in this staff report.

Attachments:

Exhibit A: Modification request from DDRM



DDRM Greatplace LLC

June 5, 2007

Phyllis McDonough Robinson
Affordable Housing Manager
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060-1480

RE: St. Regis Deer Crest Hotel

Dear Phyllis:

I am writing to request a modification to the affordable housing requirements originally set forth in the Rosewood Hotel CUP dated December 12, 2001 and re-affirmed in the Deer Crest Hotel amended CUP dated March 24, 2004.

We fully support the City's affordable housing program! We propose to meet the affordable housing requirements in an alternative manner which meets both the intent of the City's policy, and, supports the sustainability of a vital, diverse community.

Please consider the following facts and circumstances:

1) The Requirements

The housing obligation is 12 Affordable Unit Equivalents (AUE) and is calculated as 10 percent of the approved unit equivalents for the project. Of the 12 units, 3 are to be incorporated within the project, 1 is to be purchased off-site and converted to a deed restricted unit, and up to eight AUEs may be paid as a fee-in-lieu subject to approval by the Housing Authority.

2) The Proposed Modification

We request that the City consider allowing the 3 on-site units to be located elsewhere within the Park City limits, either as new construction, or, as purchase and conversion to deed restricted units. The reasons for this request are based on: a) changes to the hotel design since the 2001 CUP approval; b) change of the hotel brand and management plan, including the removal of operating requirements for any staff to live on-site; c) recognition that the hotel, and Deer

Crest, have limited appeal as the location for full time residents, especially for families with children.

More importantly, however, we believe that this modification provides greater benefits to the City and the ultimate residents by: a) expanding the supply of affordable workforce housing available to a range of Park City residents, not restricted to occupancy by a limited population of St. Regis employees; b) reducing vehicle trips by locating housing where it is accessible to public transportation and services within walking distance, and; c) providing the opportunity for residents to live within and contribute to vital neighborhoods rather than a transient hotel environment.

3) The Rationale

We understand that the City's current priority is for on-site construction, unless a developer can demonstrate that an alternative method would result in better design, enhanced level of affordability or that construction on site would adversely affect the design of the project. We respectfully suggest that our proposed alternative addresses all 3 of these criteria.

a) Better Design:

Good design addresses not only aesthetics; it meets the needs of people and strengthens communities. Providing workforce housing integrated into vital neighborhoods accomplishes this goal.

Park City's housing program (workforce, affordable, and employee) has been an integral part of the City's planning process since 1978 with the formation of the City's Housing Authority. Since that time, many programs and plans have been developed and implemented. All were created in the recognition of creating opportunities for current and future workers and residents whom have demonstrated a commitment to Park City to gain a toe-hold in the Park City housing market and to remain a vital part of the community fabric.

As the Park City General Plan (adopted by sections between 1997 and 2002) states in the Housing Element, it is the policy of Park City to "ensure an adequate supply of affordable housing opportunities, in partnership with the private sector that is dispersed throughout our community and in keeping with the design character of our neighborhoods". The St. Regis Hotel is a hotel and not a neighborhood. It is designed with the specific goal of being a 5 star hotel providing a top quality experience for a very transient population. This hotel is in keeping with the City's often stated objective of "warm beds" or "pillows" to serve its important tourism economy. Transient populations can be very disruptive to full-time residents, as evidenced by the objections of full time residents to nightly rentals throughout Park City.

neither design coherence nor good quality of life for residents would result from squeezing the units into the building.

4) Conclusion

We are aware of some unfortunate discussion recently regarding the provision of affordable housing in Park City. We should not be painted with that brush. This proposed modification is presented in good faith and after substantial consideration. Our proposed approach will fulfill the specific requirements and result in better options for residents and families as well as support for vital communities.

Thank you for your consideration. We look forward to continuing to work with you and to implementing a successful housing plan.

Sincerely yours,



Stanley Castleton

One Utah Center, Suite 800
201 South Main Street
Salt Lake City, UT 84111-2221
TEL 801.531.3000
FAX 801.531.3001
www.ballardspahr.com

Thomas G. Bennett
Tel: 801.531.3060
bennett@ballardspahr.com

May 29, 2019

Via Email

Jason Glidden
Affordable Housing Manager
Park City Municipal Corporation
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

Re: St. Regis Phases 2 and 3 Affordable Housing

Dear Jason:

This firm represents SRDV Partners, LLC ("SRDV"), the owner and developer of the St. Regis Deer Valley Hotel ("St. Regis"). This letter is written to request a clarification with respect to the affordable housing obligations arising in connection with the development of Phases 2 and 3 of the St. Regis or, if necessary, an amendment to the affordable housing plan for the St. Regis.

Background

The obligation to provide affordable housing in connection with the development of the St. Regis was originally determined as part of the Rosewood Hotel CUP on December 12, 2001, and was subsequently modified and reaffirmed in actions taken by the Planning Commission and City Council on March 24, 2004 and August 2, 2007, respectively. The most recent and governing statement of the affordable housing obligation is set out in a letter dated September 17, 2007 from Phyllis Robinson to Jeffrey Glassberg of SRDV, a copy of which is attached (the "2007 Letter").

As stated in the 2007 Letter, the remaining affordable housing obligation for SRDV is to provide 2.135 AUEs (based on 800 square feet per AUE), which are to be provided as "a condition of a Certificate of Occupancy for Phase 2". At the time the 2007 Letter was written it was anticipated that "Phase 2" would include all of the additional St. Regis development at Snow Park. Subsequent to the letter, the St. Regis CUP was modified to provide that the Snow Park development would occur in two phases (Phases 2 and 3), rather than a single phase, in order to accommodate concerns about temporarily losing certain parking spaces during construction at Snow Park.

Jason Glidden
May 29, 2019
Page 2

Phase 2 is currently under construction immediately south of the existing St. Regis funicular building. Phase 2 will contain 9 condominium units consisting of approximately 13.1 Unit Equivalents. Phase 3 will be constructed in the future on the parcel immediately north of the funicular building, and will contain approximately 16.4 UEs.

Proposed Modification to Affordable Housing Plan

SRDV proposes to allocate the remaining affordable housing obligation equitably between Phases 2 and 3, rather than provide all of the remaining affordable housing in the building that is currently designated as “Phase 2”. While this differs from the literal language of the 2007 Letter, it is consistent with the intent of the 2007 Letter, which was to satisfy the remaining affordable housing obligation in connection with the development of the remaining entitlements for the Snow Park site.

As set forth in the 2007 Letter, there were a total of 12 Affordable Housing Equivalents (“AUEs”) required for the entire St. Regis development, which was to include 9.6 AUEs in Phase 1 (the existing St. Regis Hotel) and 2.4 AUEs in the balance of the project to be developed at Snow Park. As constructed, Phase 1 included 9.865 AUEs, leaving a remaining requirement of 2.135 AUEs to be provided in the future development at Snow Park (see 2007 Letter).

The total AUE requirements for the St. Regis were based on 130 UEs to be built in total: 99.5 UEs at Roosevelt Gap and 30.5 UEs at Snow Park. Please note that the actual number of UEs built at Roosevelt Gap was 96.44, rather than the 99.5 anticipated in 2007. No adjustment to the total AUEs required has been requested even though fewer UEs were built in Phase 1 than originally anticipated.

The remaining AUE requirement is based on a total of 29.5 market rate UEs to be built in Phase 2 and Phase 3. That requirement equals .0724 AUE for each UE built (2.135 AUEs divided by 29.5 UEs). Phase 2 includes a total of 13.1 UEs. Based on the total UEs to be built at Snow Park, the proportionate share of the AUE requirement for the Phase 2 units would be .95 AUE ($13.1 \times .0724 = .95$).

A literal reading of the 2007 Letter would require that all of the remaining 2.135 AUEs be provided as part of the Phase 2 development, even though Phase 3 will contain nearly 60% of the overall UEs to be built in Phases 2 and 3. Currently, 1.135 AUEs are planned in conjunction with the development of Phase 2. That would leave 1.00 AUE remaining, which would need to be provided off-site (the 2007 Letter confirms that one AUE for the remaining St. Regis obligation may be provided off-site).

We believe that the intent of the affordable housing plan for the St. Regis was to require the development of affordable housing units proportionately as construction proceeds through the phasing of the project. It would be inconsistent with this intent to require all of the remaining

Jason Glidden
May 29, 2019
Page 3

AUEs to be provided in conjunction with the construction of just 13.1 of the 29.5 UEs planned for Phases 2 and 3. Again, this issue arises due to the fact that when the 2007 Letter was written, all 29.5 EUs were to be developed as one phase (Phase 2).

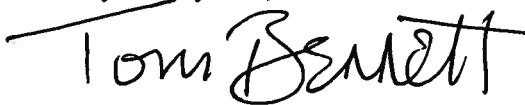
Requested Action

Accordingly, we would ask that you issue a clarification to the St. Regis affordable housing plan, authorizing 1.135 AUEs to be provided in connection with the development of what is now Phase 2 and 1.00 AUE to be provided in conjunction with the future development of Phase 3. This still provides some "front loading" of the affordable housing obligation onto Phase 2, since the proportionate requirement for Phase 2 would be .95 AUEs, rather than the 1.35 AUEs being provided.

If 1.35 AUEs are provided in the development of Phase 2, SRDV will satisfy the remaining AUE obligation by either (i) building the remaining 1.00 AUE on-site as part of Phase 3, or (ii) acquiring and deed restricting an offsite affordable unit of at least 800 square feet prior to the issuance of a certificate of occupancy for the first completed unit in Phase 3. Since this would satisfy the full remaining affordable housing obligation by the completion of what was originally designated as "Phase 2", we believe this clarification should not require a formal amendment to the existing affordable housing plan. However, if you determine that allocating the remaining affordable units between Phases 2 and 3 requires an amendment to the St. Regis affordable housing plan, please consider this letter to be an application for that amendment with our request that the amendment process begin immediately.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions regarding these proposals.

Very truly yours,



Thomas G. Bennett

TGB/hlm

cc: Bruce Erickson
Mark Harrington
Kirsten Whetstone