



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
August 20, 2015**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, August 20, 2015.

CLOSED SESSION

12:00 pm To discuss Property, Personnel and Litigation

STUDY SESSION

12:30 pm Brew Pub Plaza Scope - City Council Interview

WORK SESSION

2:30 pm Council Questions and Comments

2:35 pm - Transportation Planning Monthly Update - August 2015

3:00 pm - Housing Monthly Update - August 2015

3:20 pm - Lower Park Avenue Design Studio Next Steps

4:20 pm - Policy Endorsement Letters - Office of Sustainability

4:30 pm - School District Bond Discussion and Update

4:50 pm - Approach for Historic Preservation Action Items

5:30 pm - Public Art Advisory Board Joint Meeting with Council

REGULAR MEETING

6:00 PM

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV. NEW BUSINESS

1. Consideration of an ordinance of the Thomas Replat Located at 147 Grant Avenue, Park City, UT pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney.
 - (a) Public Hearing
 - (b) Action
2. Consideration of a Real Estate Purchase Contract for 14.35 Acres – the Ted Sommer Parcel
3. In a Form Approved by the City Attorney, Authorize the City Manager to Execute:
 - A. The First Amendment to the Professional Services Agreement with Carollo Engineers for Water SCADA and Telemetry System Upgrade Phase 1B Design-Build Services for Guaranteed Maximum Price of \$1,623,311;
 - B. The Second Amendment to the Professional Services Agreement with Corollo Engineers, in an Amount Not to Exceed \$15,000; and
 - C. A Construction Agreement with Hidden Peak Electric Co, Inc for the Water SCADA Fiber Optic Project in an Amount Not to Exceed \$251,800
4. Consideration of the Autumn Aloft Master Festival License
 - (a) Public Hearing
 - (b) Action
5. Consideration of an ordinance for the 950 Empire Avenue Plat Amendment located at 950 Empire Avenue, Park City, UT pursuant to finding of fact, conclusions of law and conditions of approval in a form approved by the City Attorney.
 - (a) Public Hearing
 - (b) Action
6. Consideration of an ordinance of the 533-537 Woodside Avenue Mountain Spirits Condominium Plat located at 533-537 Woodside Avenue, Park City, UT pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney.
 - (a) Public Hearing
 - (b) Continue to September 3, 2015

V. 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 p.m. to 9 p.m. Posted: See: www.parkcity.org



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

The Design Team for the Brew Pub Plaza Concept Design is Led by GSBS Architects. BSBS has partnered with Struck, a creative marketing firm that helps clients around the world recognize vision, identity and tone of the spaces that are being designed. The City Council will participate in these interviews to help define their vision and preferred identity for the Plaza. They will also be asked to prioritize options and discuss the tradeoffs and balance of specific design elements, including: Roads and Parking; Visual Icons; Center Pieces; Vibrant Edges; Park and Open Space; Event Venues; and Housing alternatives.

Respectfully:

Jonathan Weidenhamer, Economic Development Manager



City Council Staff Report

Subject: Brew Pub Plaza Project Scope -
City Council Interview
Author: Jonathan Weidenhamer
Department: Sustainability
Date: August 20, 2015
Type of Item: Informational

Summary Recommendations:

Participate in interviews with the Design Team for the scope and identity of the Brew Pub Plaza project.

Executive Summary:

The Design Team for the Brew Pub Plaza concept design is led by GSBS Architects. They have partnered with Struck, which is a creative firm that helps clients recognize vision, identity and tone of the spaces that are being designed. The City Council will participate in interviews to define their vision and preferred identity for the space. They will also be asked to prioritize options and discuss the tradeoffs and balance of specific design elements, including: Roads and parking; Visual Icon; Center Piece; Vibrant Edges; Park Space; Event Venue; and Housing.

Acronyms in this Report:

GSBS – Gillies, Stransky, Brems, Smith Architects

Background:

On September 30, 2015 the City Council awarded a contract to GSBS Architects to complete concept design for the Brew Pub Plaza, which is the centerpiece of the 10 year downtown improvement plan, funded by the increased resort city sales tax (Exhibit B – scope).

The primary design team includes:

- GSBS – Architect
- Struck – Brand and Identity Consultant
- Civitas – Landscape Architect

The Technical Proposal submitted by the design team is included as Exhibit C. It is intended to give the City Council context for their interview. As mentioned during the design team's presentation to City Council during their work session on July 30, 2015 the proposal has a series of concepts and ideas intended to put context to balancing a series of six design elements (Exhibit C).

As a project kick off and in order to provide the hired team with additional baseline information about the space, the design team has been conducting stakeholder interviews. Those interviewed include:

- Chamber (Bill Malone)
- Park City/Chamber Joint Venture (Bob Kollar)
- Historic Park City Alliance – Executive Director (Alison Butz)
- Historic Park City Alliance – President (Becca Gerber)
- Park City Economic Development Manager
- Park City Special Events
- Adjacent businesses; and
- Residential neighborhood Representative/ Community Engagement Liaison (Craig Sanchez).

Staff and the design team see an early discussion with City Council as incredibly beneficial and we have identified Council as a specific stakeholder (Exhibit A – Interview Agenda).

Analysis:

GSBS will lead the portion of the City Council interview related to the tradeoffs of the different design elements, including prioritizing event space, back of house, parking, housing and park space. Their discussion will consider specific design elements as well such as possible road realignment, visual icons and what a possible center piece of the plaza could be such as an ice rink, or water feature.

The scope of the proposal from the design team is heavily laden with developing concept design as informed by the overall feel and identity of the plaza. This portion of the interviews will be led by Struck. This is a different process than we've gone through before, but staff believes it will help the concept design process be more creative and efficient. When refining the scope of the contract, we removed some of the deliverables related to a final "brand" (colors, wayfinding, etc.), but intentionally kept in the portions focused on refining the market and who our client is, and what they want.

We believe combining the two types of interview questions will help identify a common vernacular amongst all stakeholders, which will help inform and make the concept design better.

The first phase of conceptual design, public process and branding is anticipated to take from award into early December. At that time, the design team will deliver up to three concept design options for City Council to consider for implementation.

Department Review:

This report has been reviewed by representatives of Sustainability, Legal, Budget and the City Manager's Office and their comments have been integrated into this report.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings ~ Accessibility during peak seasonal times + Safe community that is walkable and bike-able + Internationally recognized & respected brand + Unique and diverse businesses	- Managed natural resources balancing ecosystem needs ~ Enhanced water quality and high customer confidence - Reduced municipal, business and community carbon footprints ~ Economically and environmentally feasible soil disposal	~ Preserved and celebrated history; protected National Historic District + Shared use of Main Street by locals and visitors + Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Negative 	Very Positive 	Positive 
Comments: Events may have temporary negative impacts during construction, but the improvements are positive in the long term. Storm water improvements will have a neutral effect on water quality. The carbon footprint will be greater than today. The historic side is neutral in that we will celebrate historic sites and provide information, but many may consider the improvements less than desirable as historic.				

Funding Source:

There is currently approximately \$5 Million estimated for the Brew Pub Plaza project out of the \$15 M ten-year project budget. Sustainability, Planning, Building, Engineering, Budget, Public Works and on a limited basis other City staff resources will be required to complete the project.

Recommendation:

Participate in interviews with the Design Team for the scope and identity of the Brew Pub Plaza project.

Attachments:

- Exhibit A: Interview Agenda
- Exhibit B: GSBS Approved Scope
- Exhibit C: GSBS Technical Proposal (excerpts)



Park City Main Street Plaza

Conceptual Design

City Council Interview

August 20th, 2015

Introductions

Introduction to the Conceptual Design Process – Physical Elements vs. Desired Experience

Together the group will determine which aspect of the new Plaza to discuss first.

Vision and Identity Discussion – 1 hour by Struck

- o Respond to questions about...
 - Desired experience for residents, businesses and visitors
 - Current perception of the space
 - Other spaces to consider inspirational
 - Specific goals for the space

Design Element Discussion – 1 hour by GSBS

- o Discuss Options for Design Elements
 - Roads and Parking
 - Icon
 - Center Piece
 - Vibrant Edges
 - Park Space
 - Events
- o Prioritize Options and Discuss Trade Offs

City Involvement – who maintains and schedules the space

Park City Main Street Plaza Scope of Work 07/20/2015

Overview:

Park City and the Design Team is teaming to provide an event space and anchor for the top of Park City's Main Street. The GSBS-led design team will include GSBS, Civitas, Struck, NV5 and Calder Richards Structural Engineers for the conceptual design phase and add mechanical, electrical and parking consultants as needed for the future design phase.

The site is the home to approximately 40 surface parking spaces. The project intends to replace the current surface lot with a parking structure and a public plaza/event space to complete the urban fabric of Main Street and establish the top of Main as a destination and draw for visitors and residents.

Stakeholders

- Park City Municipal Corporation
- Historic Park City Alliance
- Park City Chamber of Commerce/Convention and Visitor's Bureau
- Public

Design Team

Phase 1 (Conceptual Design)

- GSBS Architects, Architect of Record
- Civitas, Urban Planner and Landscape Architect
- Struck, Branding Consultant
- Calder Richards, Structural Engineer
- NV5, Civil Engineer
- Parametrix, Cost Estimating

Project Boundaries

- Swede Alley
- Main Street
- Surface Parking Lot South of Wasatch Brew Pub

Schedule

- Phase 1 – July 30 – Dec 17, 2015 (100 working days)
- Phase 2 – TBD based on scope

Scope

1. Phase 1 – Conceptual Design (Total \$185,235)

Coordination (\$9,200)

- i. The Project Manager will coordinate schedules with the Design Team, Client, and Public Agencies and attend up to thirty meetings (not

including the six Branding Stakeholder Interviews or the ten Programing and Opportunity Analysis Partner Meetings) throughout the Conceptual Design Phase. The attached scheduled outlines these meetings.

Market Strategy/Positioning, Initial Concepting and Pre Design (\$55,500)

- i. The Design Team will review existing concepts, market, trends and competitive data/research and coordinate with Park City Steering Committee to gain a clear understanding of the project objectives and desired brand experience for Park City Main Street Plaza.
- ii. The Design Team will conduct up to six stakeholder interviews with members of the HPCA, Public Services, and property owners. The main purpose of these interviews will be to define the desired visitor experience and determine success metrics for the Park City Main Street Plaza.
- iii. Based on the insights and recommendations gained, the Design Team will deliver a brand positioning document that includes: persona and visitor definition; visitor pathways; brand positioning and insights; and brand personality, voice, and tone.
- iv. The Design Team will develop “look and feel” boards to indicate guideposts for subsequent site concepting and design (to be completed in future phases of the project).

Urban Design Analysis, Information Gathering and Concept Development – Civitas and GSBS (\$18,425+\$18,500)

- i. The Design Team will produce a site analysis document communicating existing site conditions, context constraints, connectivity, and other pertinent information within the Project Boundaries.
- ii. Design Team will facilitate individual meetings with City/Public Agencies and immediate neighbors of the project as defined in the schedule to determine previous, current, and proposed planning, urban design, and engineering efforts and produce a site strategy guide outlining specific strategies for implementation in future phases.
- iii. The Design Team will identify and create three initial concepts identifying and providing recommendations on elements such as walkability, density, streetscape, furnishings, use, and pedestrian activity.
- iv. The Design Team will provide documentation of the initial concepts including site ideas, rankings and feasibility analysis.

Programming Strategy (\$10,000)

- i. The Design Team will conduct stakeholder interviews within the defined meetings that are part of the schedule with City/Public Agencies. The main purpose of these interviews is to gather information on program management of the Park City Main Street Plaza and begin to formulate the program strategy and analysis document.
- ii. The Design Team will facilitate up to three discussions with a Program Management Committee formed by the RDA to determine strategies

- for future program management and maintenance of Park City Main Street Plaza.
- iii. The Design Team will create a program strategy document summarizing the outcome of the stakeholder interviews, program management committee and outlining specific strategies for implementation in future phases.

Opportunity Analysis (\$12,000)

- i. The Design Team will review any existing retail and economic studies and documentation associated the Project Boundaries provided by Park City.
- ii. The Design Team will use data provided by the Park City in a digital format to perform an analysis to identify specific retail strategies within the project boundaries.
- iii. The Design Team will identify the market sub-segments most appropriately captured by the proposed retail spaces and focus of the project design.
- iv. The Design Team will make recommendations for strategies involving adjacent properties to support the vision and program.
- v. The Design Team will conduct up to ten Potential Partner Meetings with parties interested in a presence on the Park City Main Street Plaza. We will discuss interest in participating in programming and event coordination, perceived opportunities for collaboration and wishes/desires for space. The possible partner list will be finalized with the project team but could include residential property owners adjacent to site, Kimball Art Center, Sundance Film Festival, Park Silly Market and others
- vi. The Design Team will produce (1) physical copy of the document as well as a digital file.

Concept Refinement – Civitas and GSBS (\$19,125+\$19,500)

- i. The Design Team will develop up to 3 conceptual alternatives for the project scope and present them to the Park City Steering Committee. Design intent will be communicated through themed sketches, images, material recommendations, and written narrative. The Design Team will conduct up to eight interviews with tenants surrounding Park City Main Street Plaza. The main purpose of these interviews will be to further define the desired visitor experience, particularly from the viewpoint of the existing retail and business tenants.
- ii. Design Team will facilitate individual meetings with City/Public Agencies and immediate neighbors of the project as defined in the schedule to review these concepts and gather feedback.
- iii. After presenting the three schemes to the Steering Committee the Design Team will refine the three schemes and present them to the City Council including the recommended concept selected by the steering committee.

Conceptual Civil and Structural Engineering – NV5 and CRC (\$10,585+\$5,000)

- i. The Design Team will conduct an existing conditions survey including survey for the possible pedestrian connection of Swede Alley to the

- plaza. This will result in an understanding of the current topography of the site. In addition utility conditions will be verified if possible based on existing utility information provided by the city.
- ii. Design Team will review and report on the civil and structural implications of the three concepts specifically pertaining to utility service, stormwater management, ADA access, roadway grading and design, constructability, excavation requirements, traffic circulation
 - iii. Implications will be reported in a narrative format as a part of the concepts.

Public Outreach and Involvement (\$2,000)

- i. Public input and support will be generated through a multi-channel approach:
 - Website
 - Email blasts
 - Earned media
 - Site-based input
- ii. Park City/GSBS will host a page on either the City's website or on GSBS website with a link on the City's site. The website will be updated regularly (at least monthly to coincide with Steering Committee meetings) with the most current graphics, photos and information.
- iii. Park City's PIO will issue periodic "email blasts" to the City's email outreach list (supplemented by addresses of people attending outreach activities and/or commenting on the website) at key milestones in the project including, but not limited to the Kick-off of public outreach effort, and availability of new drawings/information on website.
- iv. Park City's PIO will issue press releases and press contact at key milestones in the project. GSBS public relations staff will support Park City in this effort and provide materials as needed and as available according to the design schedule. Key milestones include, but are not limited to the Kick-off of public outreach effort, visioning activities, public events, periodic design updates.
- v. Chalk boards can be placed at strategic points near the site with leading questions. The chalk boards should be monitored for the removal of "inappropriate" content (vulgar, etc).

Cost Estimating - Parametrix (\$5,400)

- vi. The Design Team will provide conceptual cost estimates for all three schemes to present to the steering committee.

2. Phase 2 – Design of Phase 1 for Park City Main Street Plaza (\$TBD)

Phase 2 will include design of the first phase of the project. This scope is yet to be determined. We will negotiate a fee for this portion of the work at a later time however we estimate the fee at 9% of construction cost.

3. Additional Services

This fee is based on the schedule provided and the scope represented by this scope document. Services requested which are not included in the scope outlined shall be considered additional services and require written confirmation. Additional services will be billed hourly per the standard billing rates provided. Meetings required but not currently shown in the schedule will be billed hourly. Participation in the meetings by Civitas will require \$3,000 per meeting.

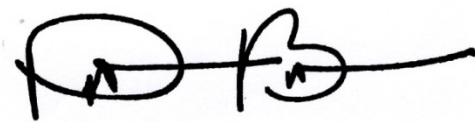
Summary and Acceptance

The architect bills monthly at the end of the month. Payments are due within 30 days of receipt. Services for Phase 1 Conceptual design will be billed in two phases, conceptual option development and conceptual refinement. Conceptual option development will occur the first two months followed by conceptual refinement in the following three months.

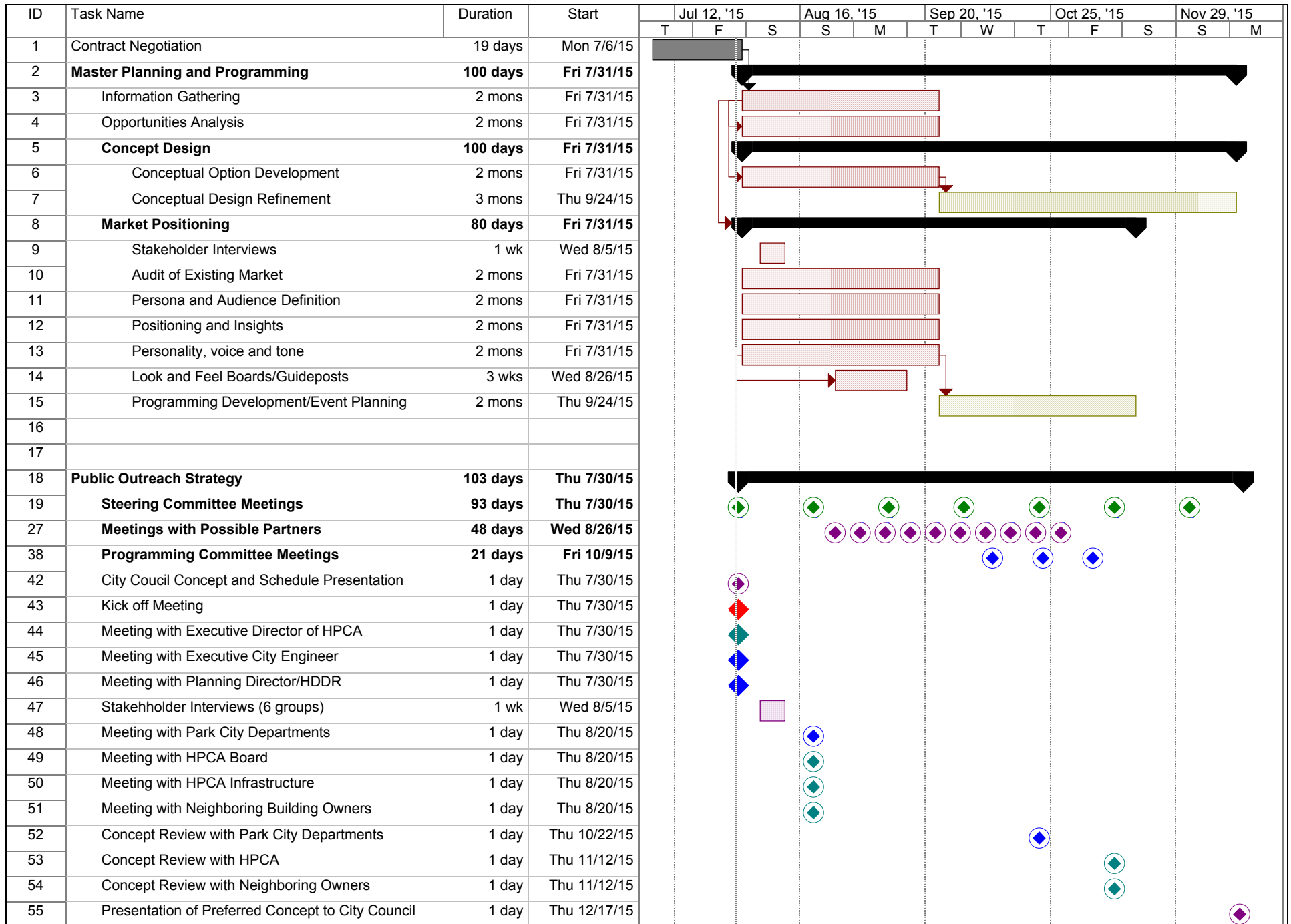
This proposal represents our anticipated scope of work and terms which we anticipate to be the basis of an official contract. Thank you for your interest in working with GSBS Architects.

Please feel free to contact us with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to be 'DB' followed by a horizontal line and a flourish.

David Brems 07-20-2015
GSBS Architects



PARK MAIN

THE PLAZA ON MAIN STREET

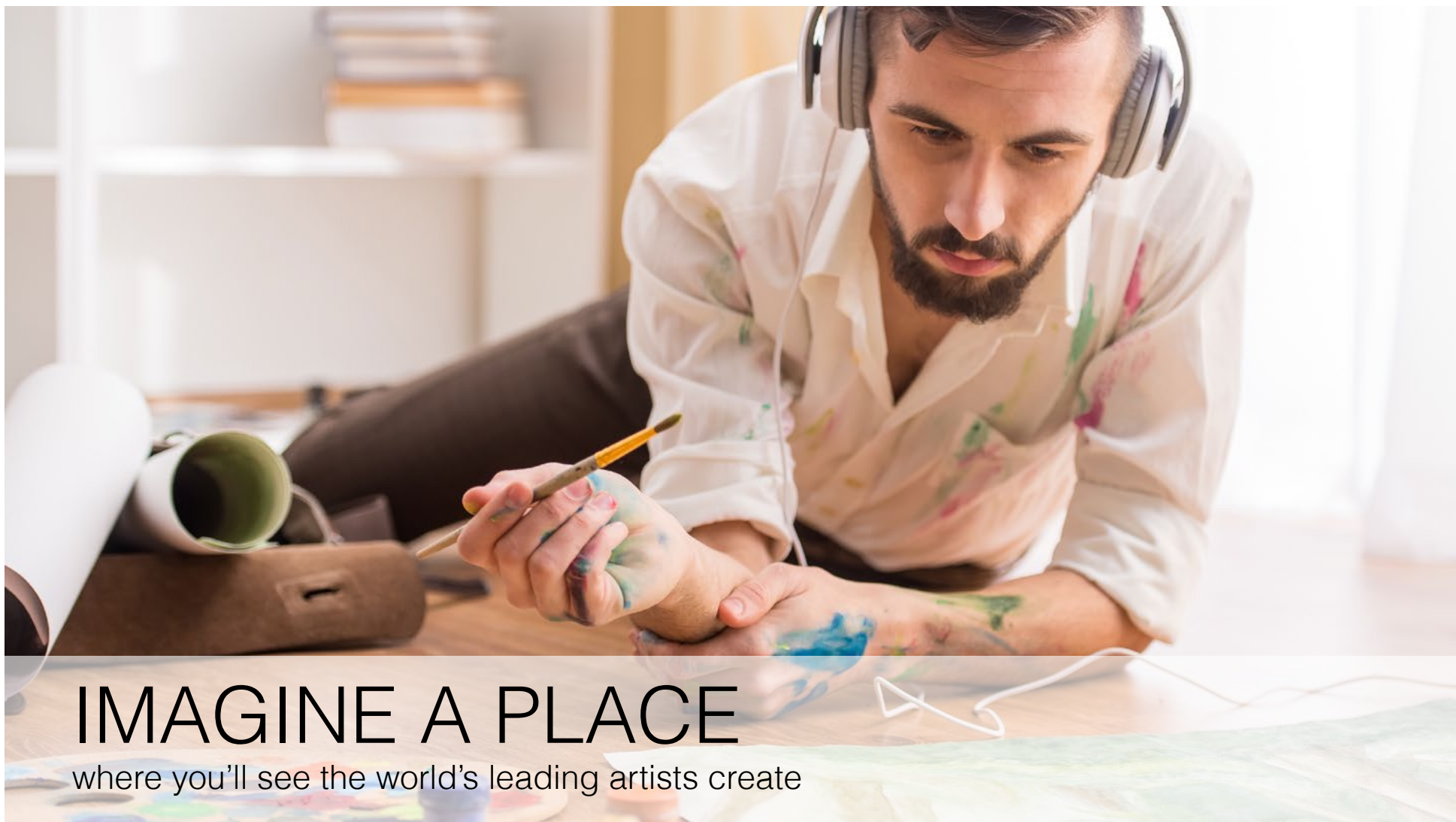
REDEVELOPMENT OF PARKING LOT ADJACENT TO WASATCH BREW PUB | TECHNICAL PROPOSAL

JUNE 12, 2015



IMAGINE A PLACE

where your dog will meet for a play date



IMAGINE A PLACE

where you'll see the world's leading artists create



IMAGINE A PLACE

where you'll skate under the stars



IMAGINE A PLACE

where the world will see you play



IMAGINE A PLACE

where you'll connect with your friends



IMAGINE A PLACE

that is iconic to the world

WE'VE UNEARTHED

the mother lode on Main Street



ADVENTURERS WELCOME



PARK MAIN

the plaza on Main Street

PROGRAMMING

Park Main will be the activity axis and entertainment hub at the top of Main Street. The plaza will complete the residential/retail fabric of the street and provide a communal space for all aspects of the Park City community. We will work with you to identify the best combination of events, temporary installations and ongoing activities and ensure the design enhances these opportunities and can grow and adapt over time. Proper planning, design and management are all core activities in Programming.

PROGRAMMING IDENTIFIES

- Audiences to be served
- Activities to encourage
- Events to be hosted

It designs the space to support the activities and events and attract the audiences. Programming, at the design level, also identifies the management structures and mechanisms needed to encourage day-to-day activities and accommodate planned events seamlessly.

Park Main represents the Mother Lode of Place.

THE AUDIENCE

The primary audience motivators are to gather, connect and discover. In order to key in on your unique ability to meet these audience needs, we have identified brand attributes, which include a unique history, a passion for adventure and a lifestyle inherent to your location.

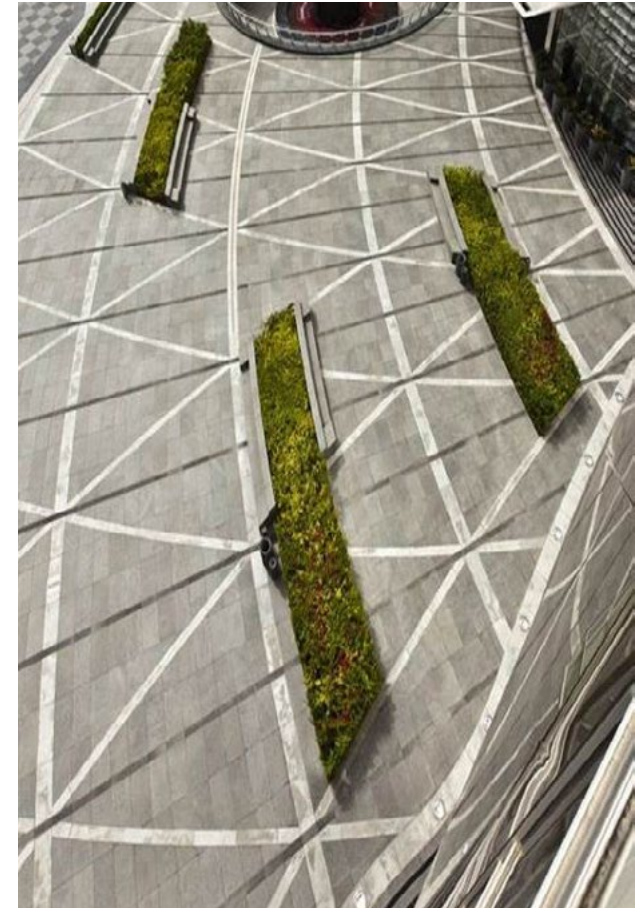
- Almost 8,000 Park City locals – Singles, Couples, Families
 - + This is their home town Main Street socializing, shopping, becoming part of the place.
- More than 12,000 Visitors per night during the winter and more than 9,000 Visitors per night during the summer – 40 percent with children.
 - + Visitors are already coming here to see, do and eat/drink, so our role is to welcome them and help them discover all Park City has to offer.

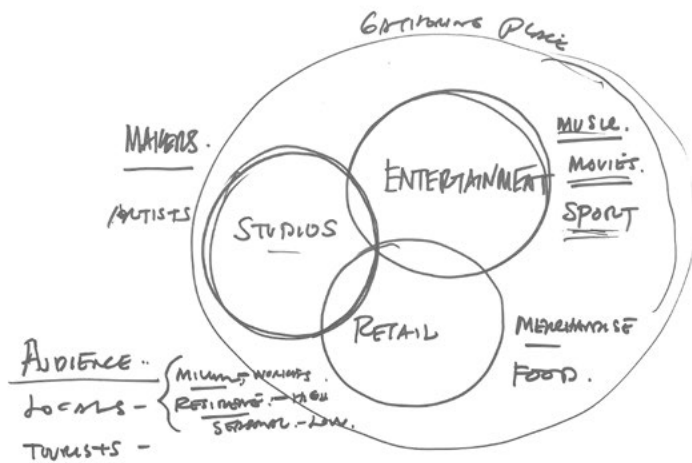
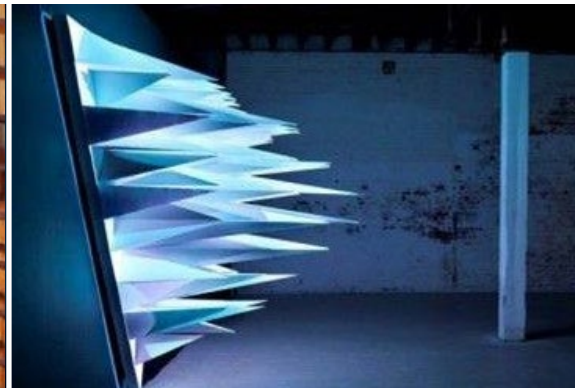
- Local workers (including many millennials)
 - + Workers are a captive audience during the day and even after work, who spend time and money at restaurants, retail and events.

THE ACTIVITIES

To ensure the experience on the Park City plaza feels vibrant, interactive, diverse and approachable we will create a layered experience that rewards the public with multi-disciplinary offerings. The primary objective is to develop design concepts to guide creation of a branded experience that honors the history, culture and lifestyle of Park City while offering new and exciting opportunities to engage. Visitors should come away feeling that they discovered something. The programming should address all four seasons, as well as cultural aspects unique to Park City.

- Park Main is a place for everyone. For gathering, visiting, meeting-up and hanging out. The plaza will be a gathering place at the pinnacle of Main Street and “Meet you at Park Main.” will become a mantra of locals and visitors alike.
- Activities appropriate for each audience will include passive and active areas and space for the various audiences to intermingle.
 - + **Dining** – spills out onto Park Main and allows diners to become “audience” to other activities.
 - + **Recreation** – creates an opportunity for residents and visitors, families and all other groups to mingle and interact whether ice-skating, bouldering or ice climbing. They become part of the daily entertainment for visitors and diners on the plaza. The plaza will reinforce the active lifestyle, free spirit and adventurous heart of the local community.
 - + **Entertainment** – provides content for the space. This is a place for sharing whether in a one-on-one conversation, with the rest of the visitors to Park Main by posting your personal video on the video display, or with the rest of the world by posting your iconic Park Main selfie on Instagram.





+ **Residential and Retail** - taps into the existing creative community there is an opportunity to create maker space where artists can live and work on the plaza. This would bring activity and commerce to the plaza while relating to the neighboring residential communities.

- Back of the house support for activities will be carefully positioned to protect the edges of Park Main and the Park Main experience. To the extent possible, support activities for all functions will be co-located to minimize impact and allow for coordination and control of necessary support activities (garbage removal, deliveries,

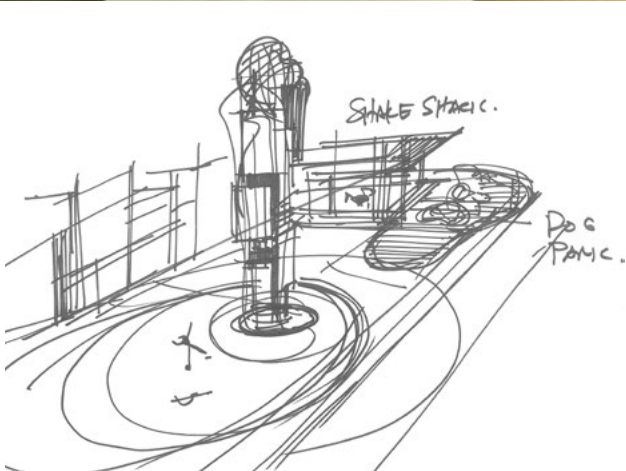
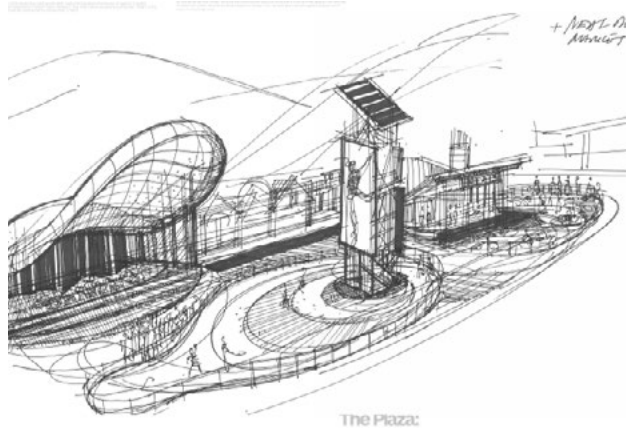
etc.). We have used a unified management entity to control garbage removal and access for deliveries on other projects.

EVENTS:

The programming of a space means that we understand and agree on the types of events that can be served. To design a space and then fit events into it enhances the likelihood of failure. Flexibility to provide for unanticipated use is always a consideration but proper programming allows us to truly understand the needs and provide the

appropriate amount of support space for the intended use.

- Park Main is the place for special events including concerts, movies, art exhibitions and special Sundance activities
- Park Main is a space that can host events large and small effectively providing an iconic anchor for the southern end of Main Street.
- Programming is best approached as part of a comprehensive downtown strategy that identifies the most appropriate events for THIS space while allowing for integration into existing events.



THE MOTHER LODE ON MAIN

Park Main will be the 'Must See, Must Experience' in Park City and the Wasatch region. Our team knows the significance of Park City's rich mining, sports and artistic history. We have been inspired by the pioneering and maker spirit that drove the people who built Park City in the first place. Park City's evolution from 'the mining of Silver' to the 'mining of White' to the 'mining of Bronze, Silver and Gold' is a progressive enterprise based on people fulfilling dreams. The success and growth of Sundance, Tourism and Outdoor Adventure industries in this place is no accident. The bold and wild setting fosters a sense of freedom and fuels an entrepreneurial way of life for residents and visitors alike. Designing a great and authentic public 'Park City place' is really about understanding this dynamic and designing with the same boldness, pioneering spirit and sense of adventure that has fueled Park City all these years.

So what does that really mean? As we conceive it, Park Main is a place that residents love and want to use daily leaving visitors feeling 'I'm a Parkite too'. It should feel familiar, welcoming, exciting, exotic and new all simultaneously. With the right design thinking, combining creativity and programming, we are confident this will become the favorite place to build memories. People cherish their memories. We want to create a space for them to share memories one-on-one, with the community through media and with the world as they post their Park Main selfies on Instagram and Facebook.

As a design opportunity we have hit the mother lode; a fun, interesting, and rich experience, an 18-hour environment that includes dining, shopping and enjoying the company of family and friends that is uniquely Park City. Imagine a place where après ski might involve hanging out in a café while friends, neighbors and visitors ice skate nearby or lounging on a sand beach where you can watch the day's adventures on the mountain unfold

on a grand scale digital plaza centerpiece. Imagine a place where everyone can play together, enjoy a crafted brew while competing in the nightly corn hole tournament, or perhaps bouldering and ice climbing.

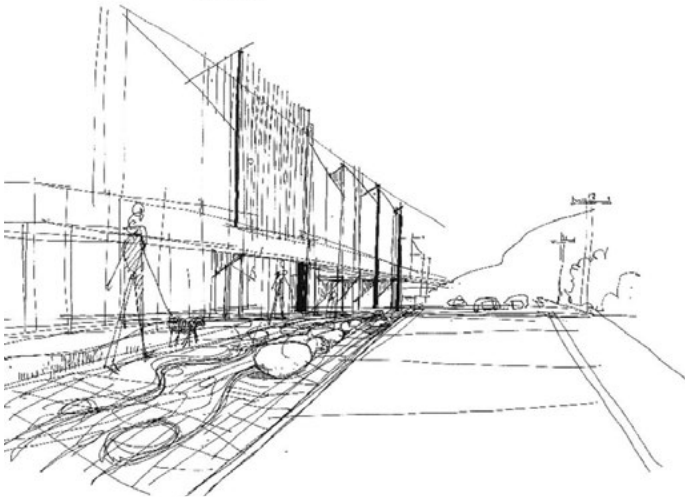
A NEW EXPERIENCE EVERY TIME

Great places never seem to get old or boring. When they host events or special programs they just become more meaningful, more dynamic, and more memorable. This is our primary objective. Together, with you, we will balance bold physical design expression, that embodies the spirit of Park City, with spaces that adapt and evolve through events, art installations or temporary uses such as Christo's 'Gates' installation in Central Park NY or the Bamboo installation in the Luxemburg Gardens in Paris.

HAVING OUR CAKE AND EATING IT TOO!

The single most important question to this design process is how do we make Park Main an active urban space on a day-to-day basis when not activated by an event or gathering. For us, this will be the acid test for any design idea. Creating a vital urban space that feels right on a quiet Sunday morning while reading the paper over a cup of coffee and filling the same place at 9:00pm for a performance or casual viewing of the day's wipeouts on the multi-media screen is a very difficult puzzle to solve. It requires the right pieces, in the right place, at the right time. It starts with a creative and talented team (and this includes you) with a deep understanding of context, issues, and opportunities; and most importantly a team with the boldness to take a leap. Great places are realized first through imagination. This is at the heart of our creative process. We bring energy, humor, creativity, skill, and most importantly, a pioneering spirit to discovering a truly brilliant design. This requires iteration, debate, and dialogue. Trust us as we engage you in every step of the creative process.





THE ANATOMY OF A GREAT PUBLIC SPACE

Vision, passion and creativity are just one piece of the puzzle; anatomy, functionality and programming are the foundation of creating a great space. Our first impressions of what kind of design might be realized in Park Main are captured here. These concepts are our first steps both in understanding the surrounding city and identifying the existing conditions that both hinder and help us achieve our goals. We will work with you and the community to incorporate the insight of the people who make Park City home as we refine and complete these design concepts, using experience and insight to guide us and help avoid the potential flaws that can overwhelm all our good intentions.

ONE WITH EVERYTHING

First the design of the space must be 'One with everything'. Park Main is inseparable from Main Street itself, its adjacent neighborhoods, history and culture that has thrived here. Main Street is the vibrant mixed-use corridor and primary axis for pedestrian movement through town. Main Street is the hub, with residential neighborhoods and the Swede service corridor running parallel to it. Our design must respond to all of Park Main's surrounding residents, maintaining the important cross connections to parking and regional transit (Diagram 1).

Drawing pedestrian energy close to the centerline of the Main Street will make activity visible from northern Main Street as well (Diagram 2A and 2B). Adjusting access between Swede and Main reveals the opportunity to close Main Street, either permanently or temporarily, allowing it to become part of the plaza without affecting access. Park City has a history of closing Main Street for concert events, Halloween festivities and Savor the Summit, to name just a few and this consideration would allow Park Main to spill into the street and create a destination place, a terminus and transition.

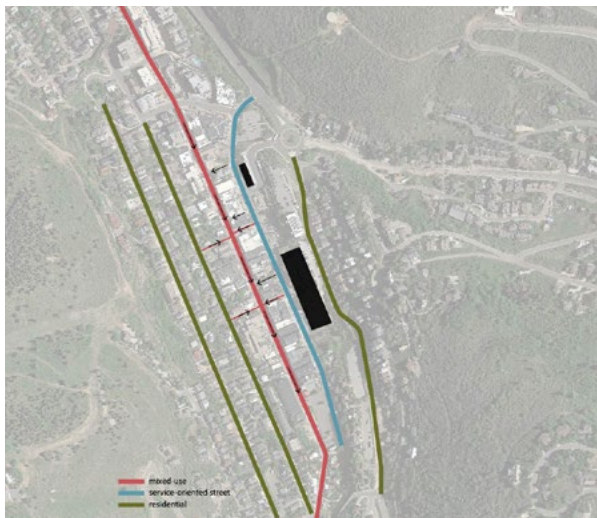


Diagram 1-Main Street, anchored by Main Street Plaza is the prime pedestrian corridor, providing access from parking, regional transit, and surrounding residential streets, for Park City.



Diagram 2A-A plaza with pedestrian energy disconnected from the center of Main Street is imperceptible from its surrounding context.

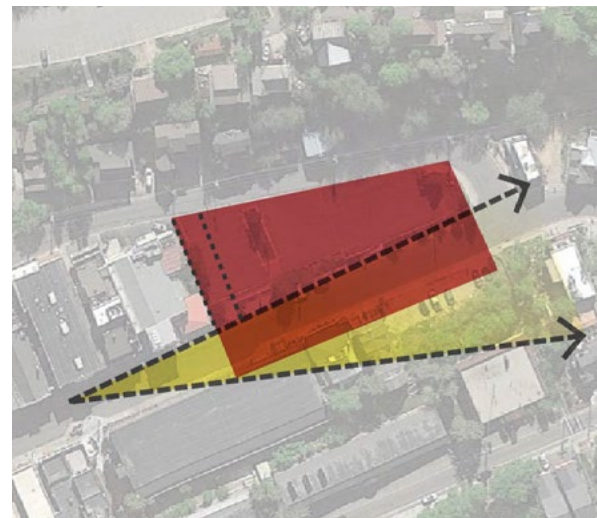


Diagram 2B-A plaza with pedestrian energy close to the center of Main Street is visible from afar and encourages visitors to join in.

DESTINATION MAGNET

Drawing people a half mile and 80 vertical feet up Main Street requires that people know there is a great destination at the top of the hill (Diagram 3).

Currently the energy of the street loses steam as you move up the hill (Diagram 4), so it will be critical that the vibrancy of Park Main be visible from downhill.

A visually interesting and vertical icon will draw people up the hill, generate energy in the center of the space and terminate the street view from the north (Diagram 5).

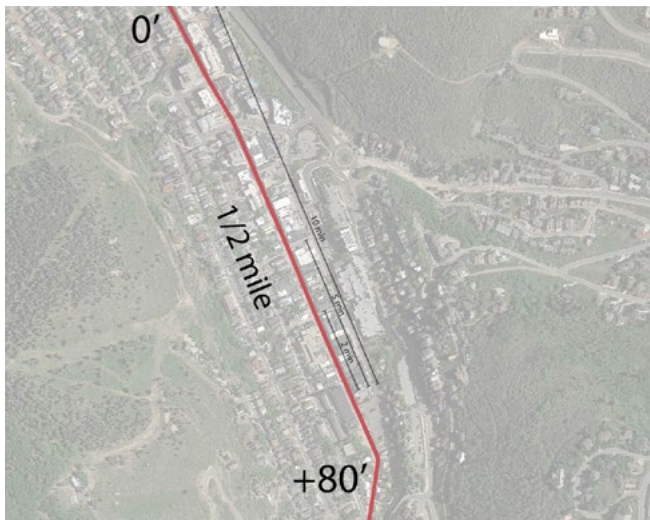


Diagram 3 -Main Street Plaza is located at the end of a long and steep street. It is important that the plaza is worth the journey from the bottom of the street, especially after a long day of adventuring.

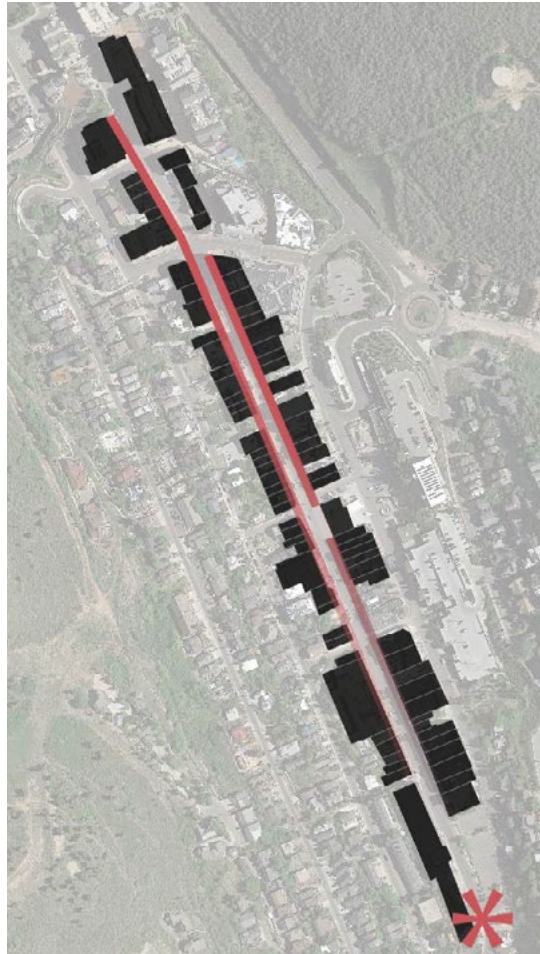


Diagram 4 -The energy of Main Street dissipates as one moves further up the hill.

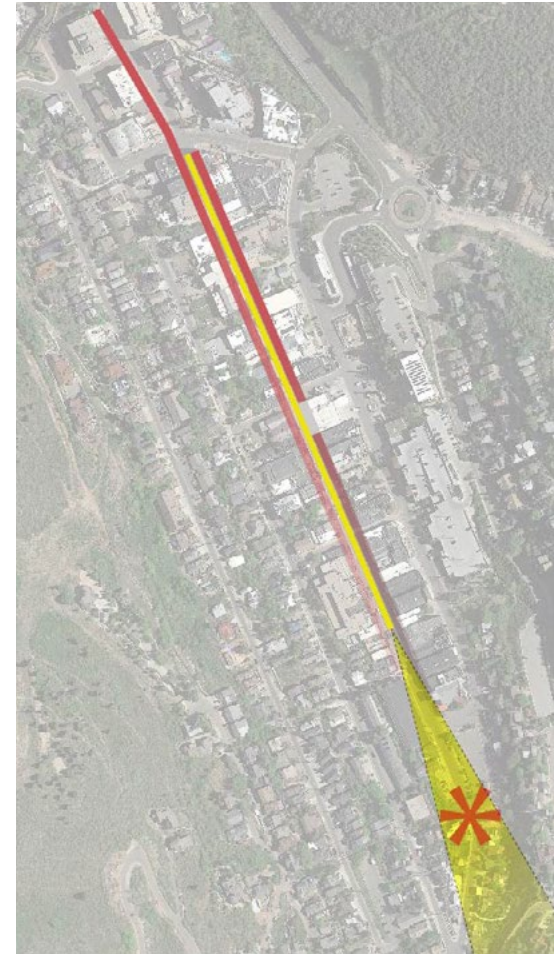


Diagram 5 -A visually interesting vertical icon will draw people up the hill towards Main Street Plaza.

PERFECT URBAN SCALE

The eastern edge of the space should be activated in a way that naturally shifts activity towards Main Street and pushes pedestrian activity towards the center of the space (Diagram 6). These edges also play an important role in defining spatial proportions and the overall sense of urban scale.

The scale of the Park Main is fundamental to how people feel when on the plaza for a quiet cup of coffee or to attend an event. The mountain backdrop provides a natural sense of enclosure, however, the eastern edge of the space is defined by falling grade, views to the more service oriented corridor of Swede Alley and is somewhat shielded when viewed from northern vantages of Main Street (Diagram 7).

VIBRANT EDGES

People enjoy both being a part of the action and observing it from the edge. It is important to animate the edges of the square with a variety of activities allowing people to enjoy the programmed activity in the center of the space (Diagram 8). Imagine a great food destination with café seating or ground floor retail, an engaging water feature or an interactive media wall that both draws people to it but also invites people to stay and enjoy the moment.

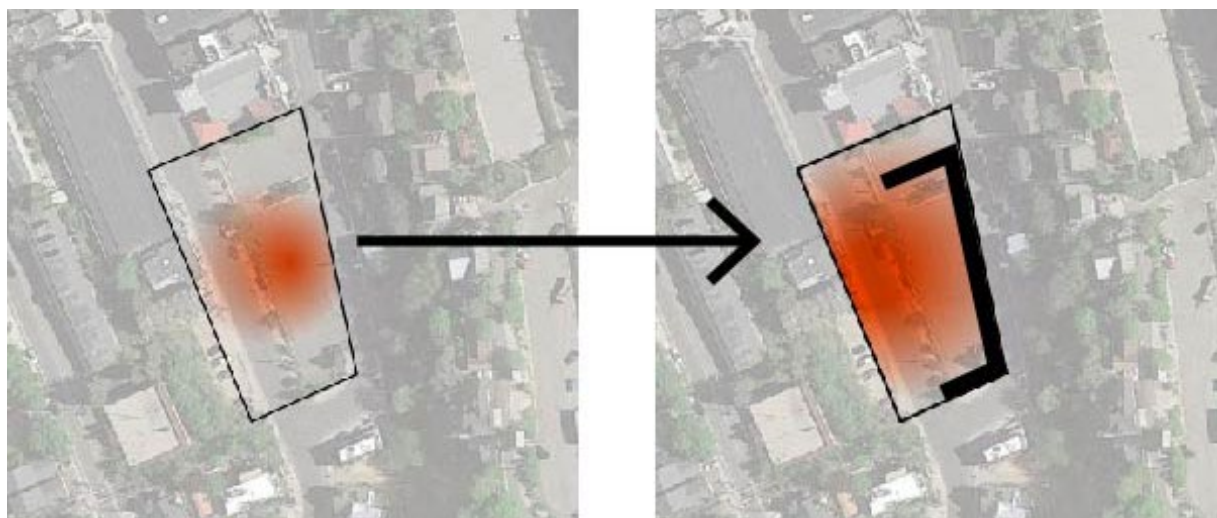


Diagram 6 -Compression towards Main Street, by pushing the center of activity to the center of the plaza, sets the eastern edge of the plaza up for activation.

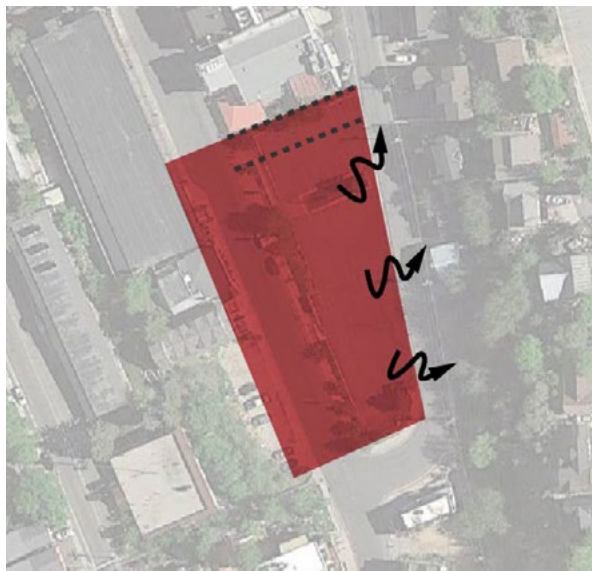


Diagram 7 -The eastern edge of Main Street plaza lacks a strong edge to contain the activity of Main Street Plaza

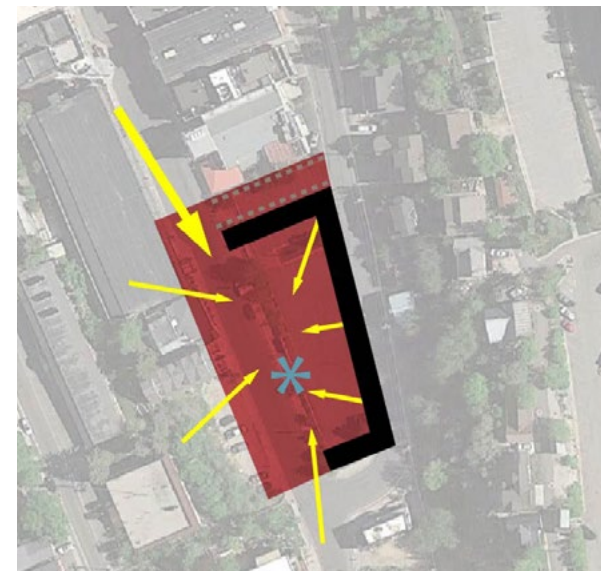


Diagram 8 -it will be important to animate the edges of the square with a variety of activities that allow people to enjoy the programmed activity in the center of the space

THE FOCAL CENTER

The center of Park Main is an adaptable public room that offers something new every time you visit the space. This is where programming and physical space making need to work hand in hand (Diagram 9). Good spatial layering and carefully positioned activity zones are critical to keeping the space vital and active when there are no events planned. The form of the space must become a music venue, a skating rink, a film theater, the central place to light a grand Christmas tree or even an extreme sports arena comfortably and with ease of transition. But most importantly, this is the space that will be the place people think of first when considering how to spend their free time or where to share a vacation experience.

SMART FLOOR, SMART CEILING, SMART WALLS

If you think about it, these elements of a public space can either be a limiting factor or an expansive one. We think of these elements as opportunities to amplify the human experience and set a new bar for how public space is defined and how it is used. For example, imagine the corrugated wall of the Treasure Mountain Inn as a continuous art element where each wall panel (the space between columns) can pull down (like a Murphy Bed) to reveal a temporary stage or a platform for pop up retail space, or a deck for movable lounge chair seating. One of the bays could become a bike service station to support Park City's bike culture or even a shadow box for the retail spaces above. Imagine a shade canopy over the central plaza space that can be used to project video. Imagine that it contracts to reveal the stars on a clear night. Adaptability is common place

for how plaza floors are designed and programmed all over the world. Why not think this way for the walls and ceiling too. For example it is not uncommon to see a performance stage that can be transformed into an ice skating sheet or a plaza for a book fair one day could become a venue for sand volleyball the next.

There are always flaws to a project that can limit its success. These can be physical flaws that can be transformed into an integrated and beautiful design or flaws in communication, organization or availability of resources. Truly what appear to be external flaws are in fact a lack of creative and open thinking. This project is an amazing opportunity for Park City and the only question: Is it worth doing? The answer: Yes! What are we waiting for and why haven't we already thought of this?

The possibilities for Park Main are undeniable. If there are funding issues you phase the project or find a donor who shares your vision. If there are schedule constraints you coordinate the work to respond to these constraints. If it requires community involvement you develop innovative ways to incorporate the community into the planning and development. We want to partner with you to help you realize this vision. Our team gives you the resources to think outside the box and solve issues that a standard design process does not even acknowledge.

Ultimately together we will create a space that will belong to the people who visit and live in Park City and reflect its high energy culture.

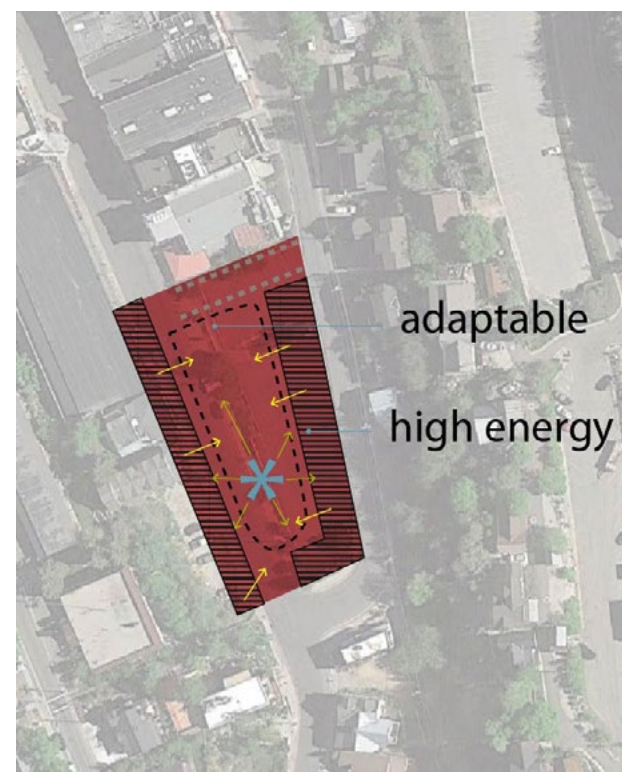
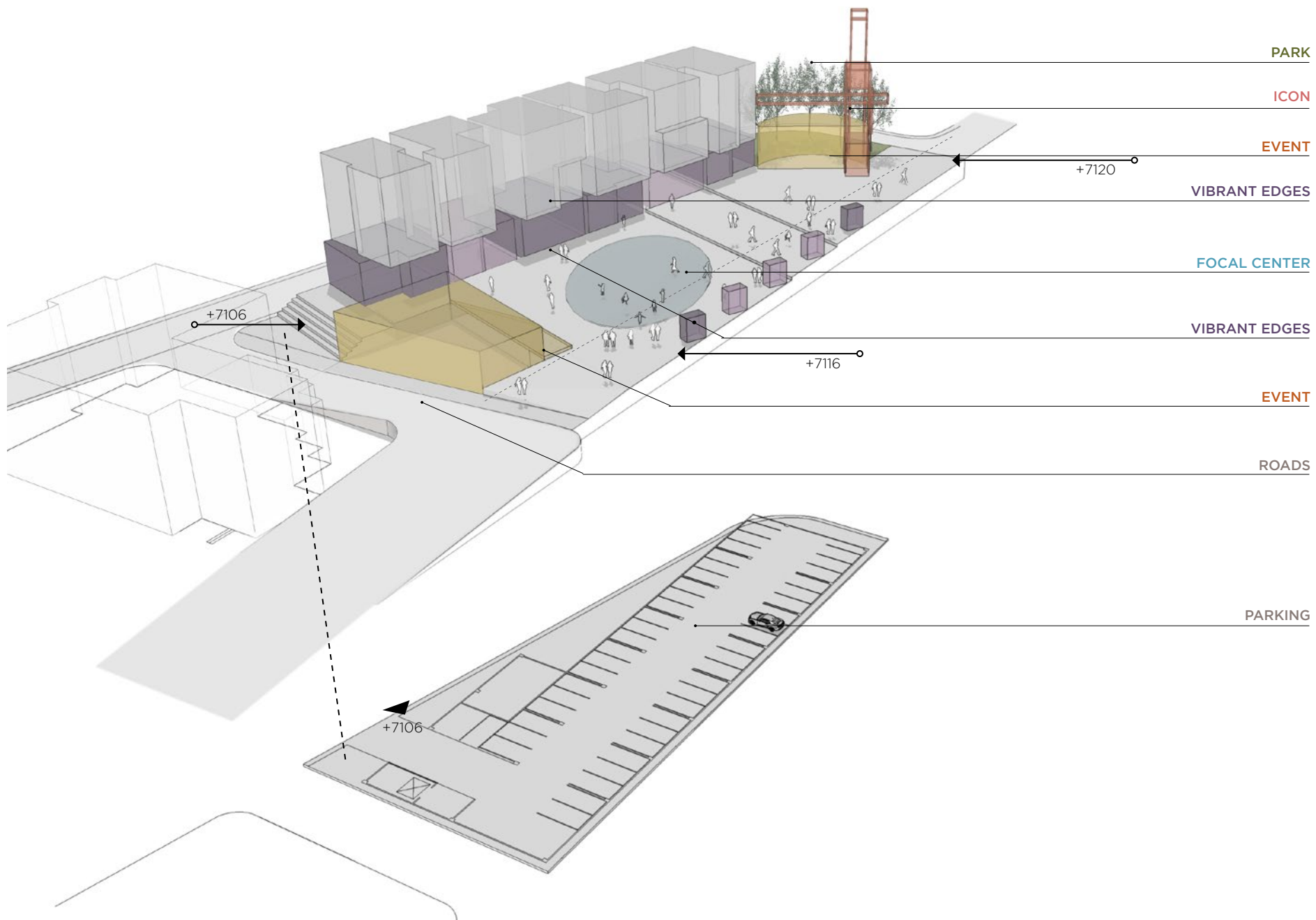


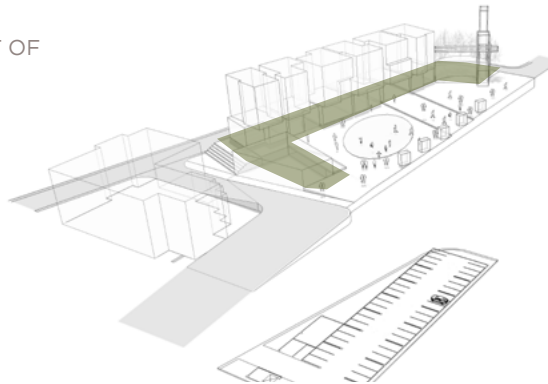
Diagram 9 - The center of the square becomes an adaptable public room surrounded by energizing urban edges.





PARK

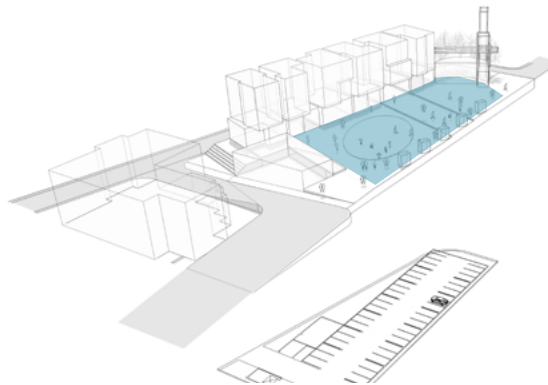
A PLACE BECOME A PART OF
DAILY ENTERTAINMENT



Green Space
Seating and Trees
Dog Park
Water Stream
Fire Pit

FOCAL CENTER

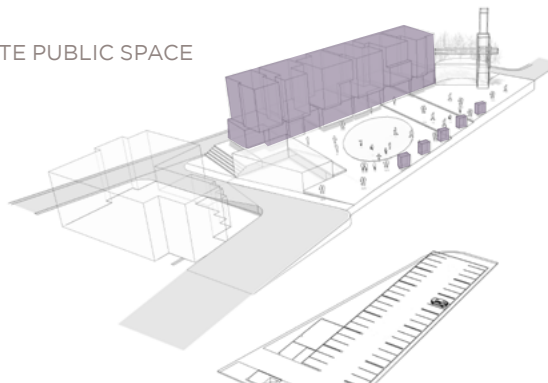
A CENTRAL OPEN SPACE



Open Plaza
Music Venue
Skating Rink
A Film Theater
Sand Beach

VIBRANT EDGES

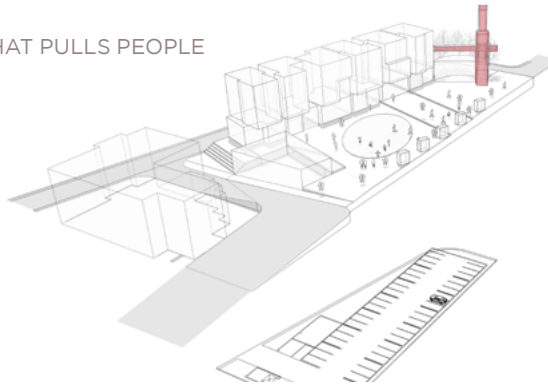
PROGRAMS THAT ACTIVATE PUBLIC SPACE



Retail/Micro Retail
Restaurants
Housing
Makers Space
Adventure Structure

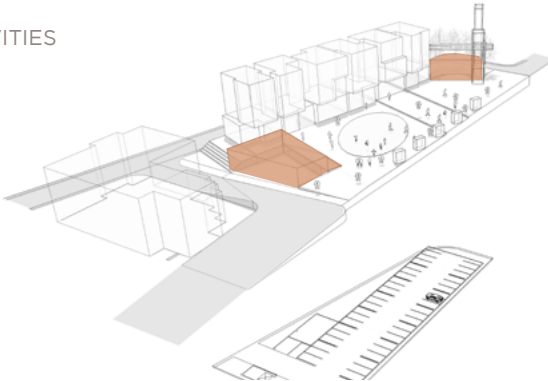
ICON

A VERTICAL FEATURE THAT PULLS PEOPLE TO DESTINATION



EVENTS

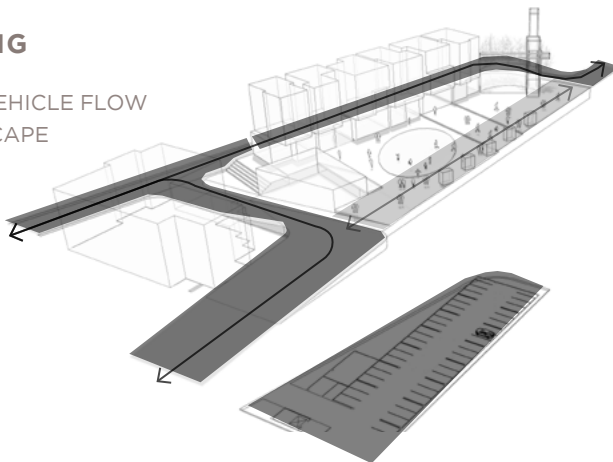
PARK CITY ICONIC ACTIVITIES



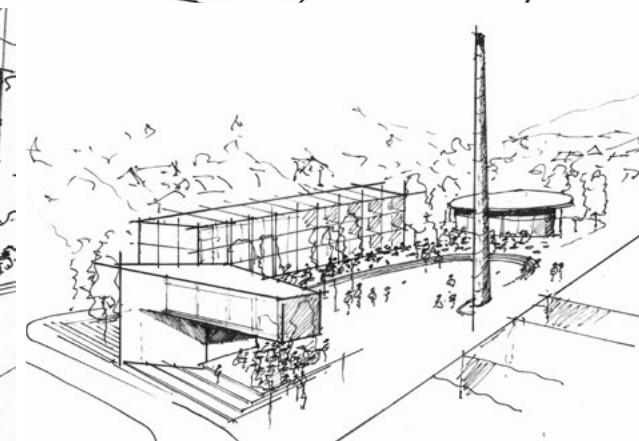
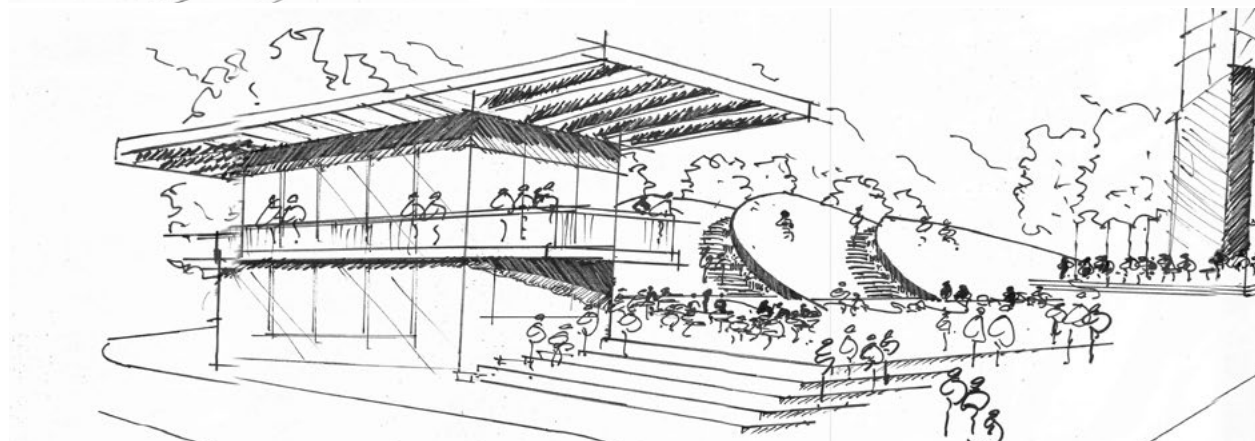
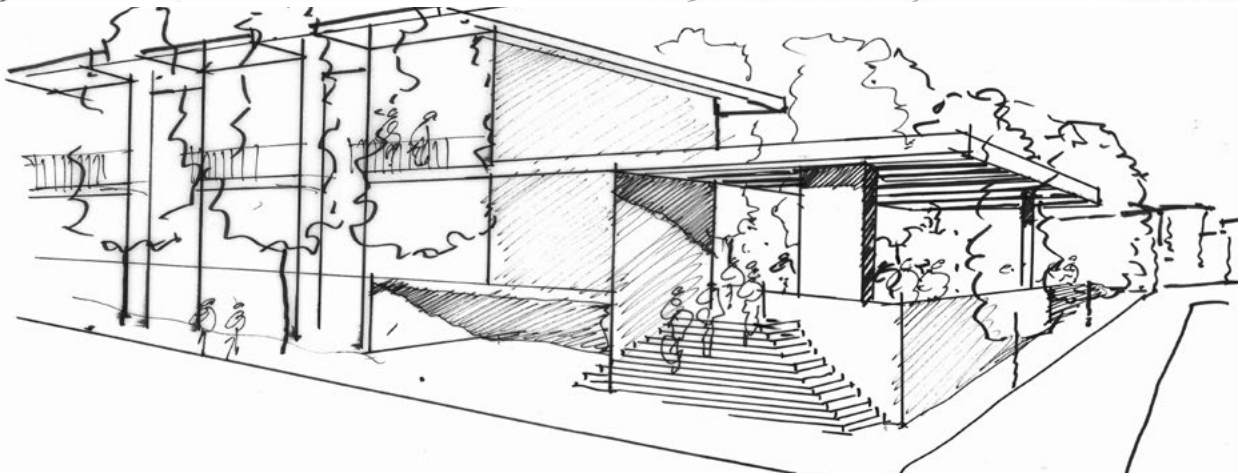
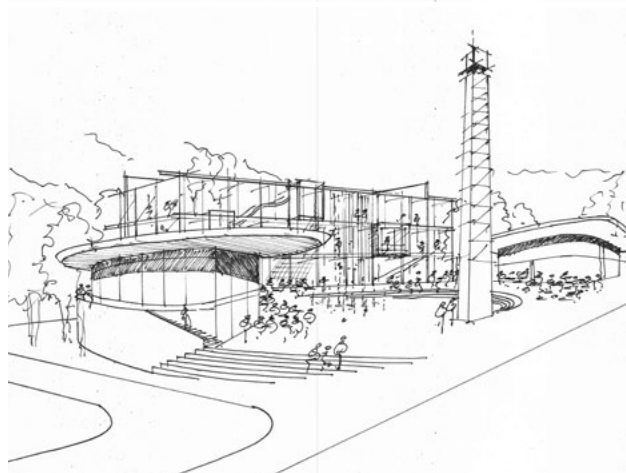
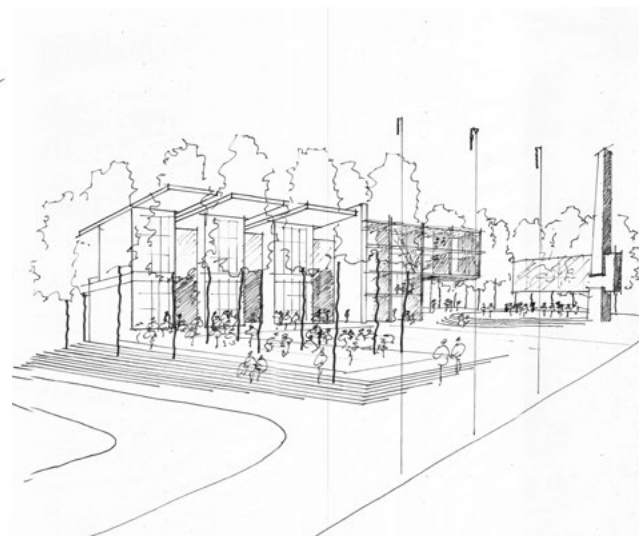
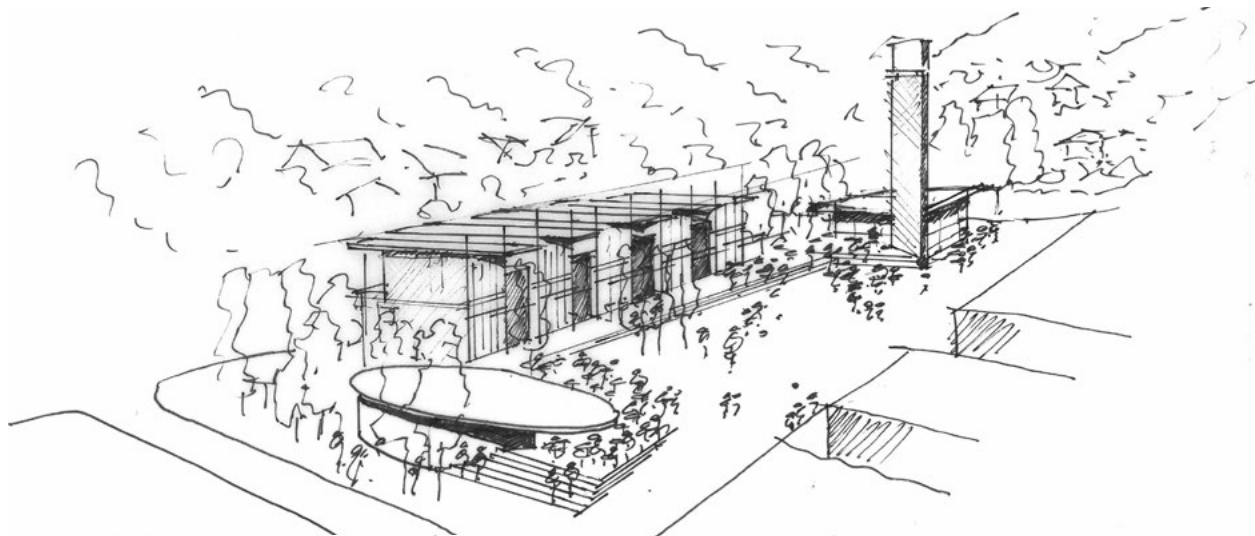
- Arts Festival
- Farmer's Market
- Event Stage
- Shake Shack
- Sundance Activities

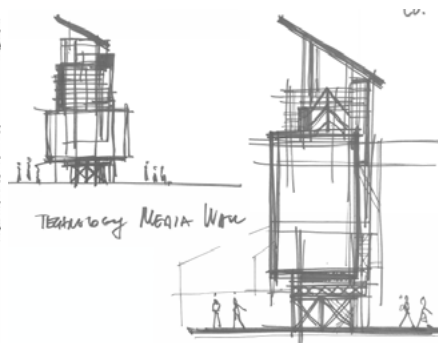
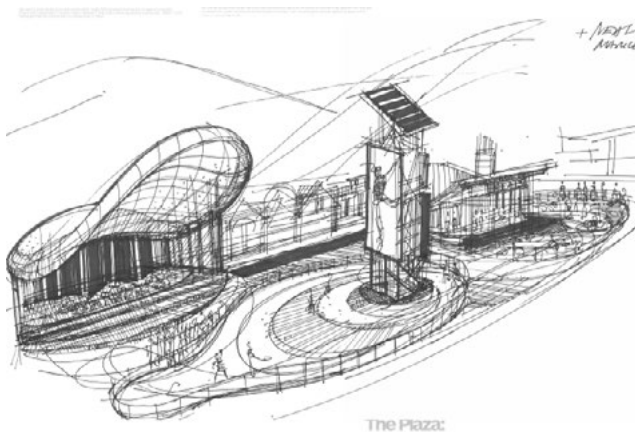
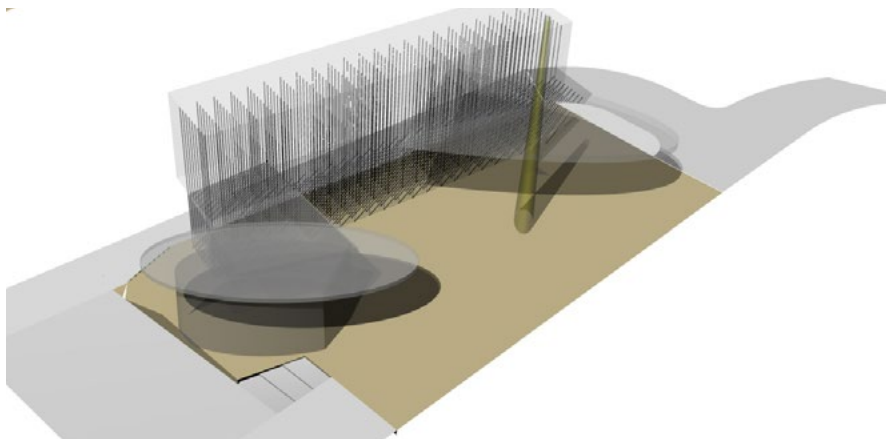
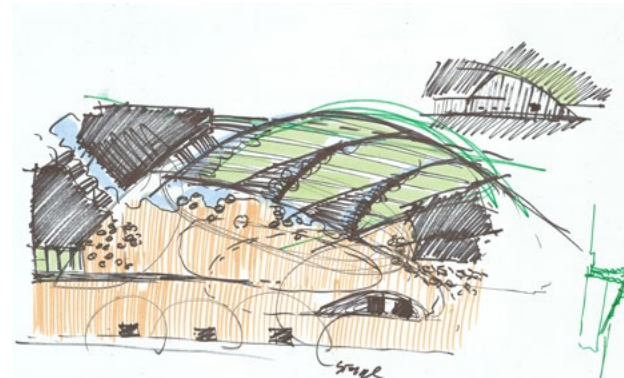
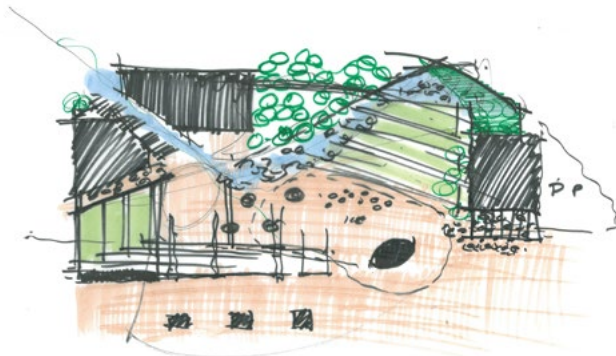
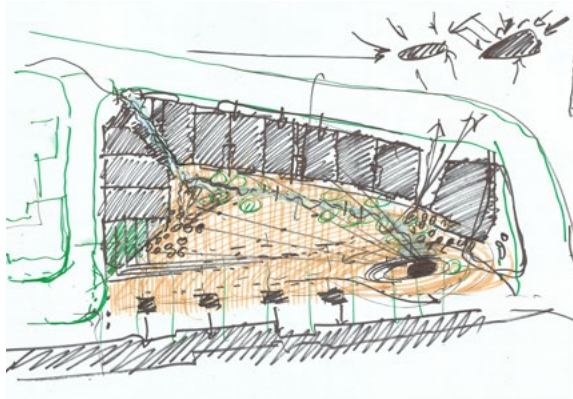
ROAD & PARKING

ALLOW EFFICIENT VEHICLE FLOW
ACTIVATE STREET SCAPE



- Providing Turnaround
- Underground Parking





PHASE 1

NEW ROAD
ICON
PARKING
PARK
PLAZA
EVENT/STAGE

PHASE 2

HOUSING
MAKER SPACE
RETAIL

PHASE 3

ICE RINK

PHASING

Park Main is an amazing opportunity to develop a terminus and transition at the apex of Main Street and that opportunity cannot be missed. Many projects are limited by their budget and schedule and often those limitations kill a project before it begins. Creative solutions, flexibility and phasing of work can mean the difference between a destination and a dead end for Park City's retail, entertainment and dining axis. Nearly any project can be phased. Very rarely are physical limitations of construction the reason that phasing is infeasible however phasing cannot result in an unfinished space hinging on the final phases for success. Park Main must be a successful space at the end of Phase 1 in order to be considered a successful project. We have identified the defining aspects that can create a successful public space for Park City and are confident that, even at the end of Phase 1, we can create a thriving place that is an asset to the city even if no additional phases could be completed. This space is only limited by what we can imagine for it.



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

Executive Summary:

In 2014, the City Council identified the following "Top", and "High" priorities for the City to focus:

2014 Top Priorities:

- Middle Income/Affordable/Attainable Housing
- Citizen Involvement
- Historic Preservation
- Lower Park Avenue
- Transportation/Congestion Reduction; local and regional plans

2014 High Priorities:

- Green Building
- Open Space Acquisition
- Water Conservation
- Renewable Energy
- Clean Soils
- Regional Collaboration

Following a mid-year review of the 2014 City Council Priorities, "Transportation" and "Housing" were escalated to "Critical Priorities", which are issues that could have a significant negative impact on our community if not addressed expeditiously. As such, Council has directed staff to provide monthly updates to the Council and community on the overall Transportation Program, specifically the accelerated implementation of the 2011 "TTMP" and action elements from other related transportation plans/studies.

This report has been prepared to serve as the monthly Transportation Planning update and includes updates from Public Works on Transit and Parking Planning and from Sustainability on Walkability Projects.

No action is requested.

Respectfully:

Alfred Knotts, Transportation Planning Manager



City Council Staff Report

Subject: Monthly Update on Accelerated Transportation Program

Author: Alfred Knotts, Transportation Planning Manager
Blake Fannesbeck, Public Works Director
Brooks Robinson, Senior Transportation Planner
Heinrich Dieters, Trails & Open Space Program Manager

Department: Transportation Planning

Date: August 20, 2015

Type of Item: Informational

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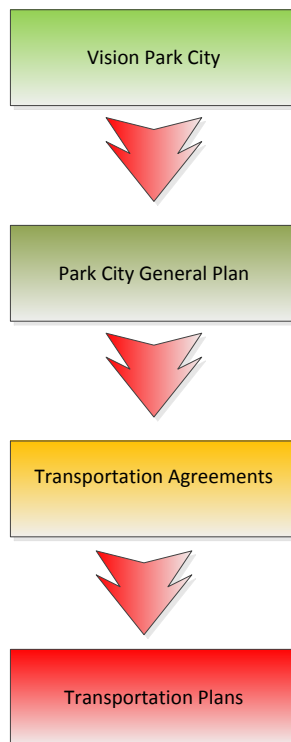
Acronyms used in this report:

AVL – Automated Vehicle Locator
CIP- Capital Improvement Program
HB – House Bill
JTAB - Joint Transit Advisory Board

PCSD – Park City School District
SRTDP - Short Range Transit Development Plan
TDM – Transportation Demand Management
TTMP –Traffic and Transportation Master Plan
UDOT – Utah Department of Transportation

Background:

The City’s transportation planning process follows the guidance set forth in a number of formal documents. The graphic below depicts that relationship.



This report will:

1. Summarize each of the documents depicted in the graphic above
2. Provide a monthly status update

Vision Park City

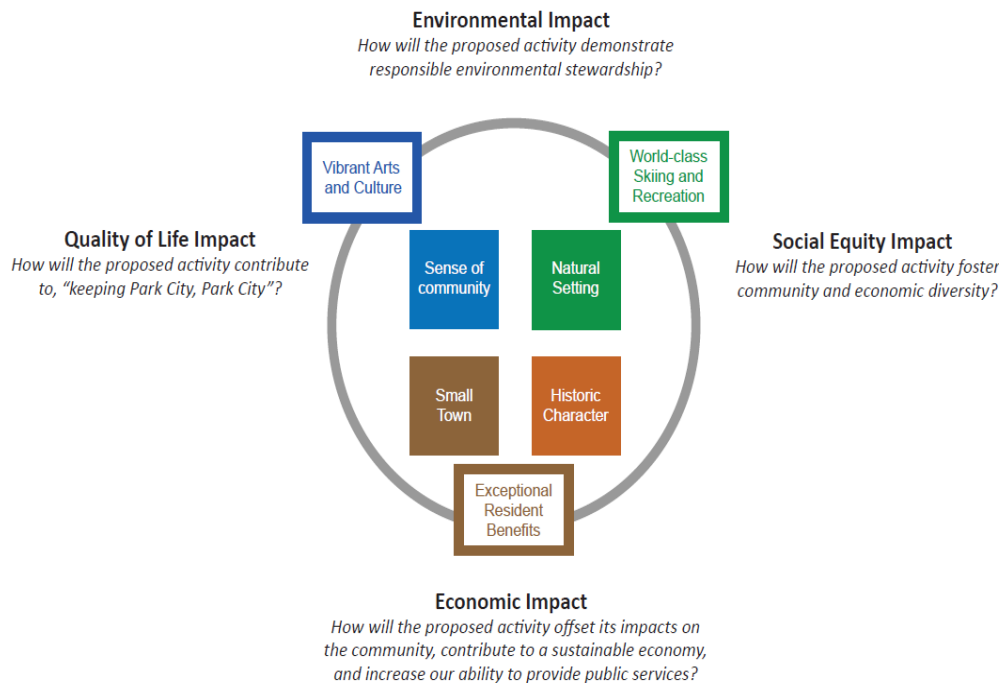
This visioning effort was conducted by the City in 2009. The results of the visioning effort were:

- an articulation of the City’s residents that captured the elements of Park City that attracted and holds them here,
- Identification of the unique qualities that enhance the Park City quality of life and attractiveness in the marketplace,
- Identification of the four levers that Park City must pay close attention to in order to ensure decisions keep the Park City ecosystem in balance.

A copy of the “Vision Park City” final report can be found at:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=5933>

The graphic below provides a visual representation of the findings of the Visioning 2030 effort.



Park City General Plan

Park City's General Plan builds on the four community Core Values identified by the Vision Park City effort by providing Goals, Objectives and Strategies for each of the four community values. This policy document provides a foundation for the Land Management Code and a blueprint for future growth and redevelopment within the community.

The General Plan is a guiding document utilized by the City to make decisions regarding key elements of the community, including; land use, housing, transportation, open space, parks and recreation, resource conservation, historic preservation, community facilities and economic development.

Park City Council formally adopted the General Plan on March 6, 2014. A copy of the City's General Plan can be accessed via the link below:

<http://www.parkcity.org/index.aspx?page=541&parent=12042>

Transportation Agreements

The City, in the interest of regional and interagency collaboration, has negotiated and executed a number of transportation agreements that provide further guidance regarding the City's transportation plans and projects. These agreements are summarized below.

- Summit County and Park City Entry Corridor Transit-Transportation Letter of Intent.

This non-binding letter of Intent was executed by the County and City in 2006 and set forth 6 principles by which the parties would work cooperatively and in good faith to communicate, interact to address transit service, transportation management and infrastructure needs on SR-224 & SR-248.

A summary of the 6 conditions follows:

1. Ongoing monitoring of traffic volume and patterns on the entryway corridors.

2. Use of Transportation Demand Management (TDM) techniques to ensure existing road capacity is utilized effectively (e.g., signal coordination, special event traffic planning, improved travel information systems).
3. Reduce the number of single occupant vehicles utilizing the network through expanded transit, vanpool and rideshare programs and promotion of alternative modes of transport.
4. Formation of a joint planning task force to review and make recommendations on annexations and developments that will impact traffic demand along corridors.
5. Determination of any road projects that are appropriate for joint funding. Including coordinated efforts to pursue State and Federal funding for these projects.
6. Agreement to provide advance notice to the other if a different course of action contrary to the above is contemplated.

A full copy of the “Summit County and Park City Entry Corridor Transit-Transportation Letter of Intent” can be accessed via the link below:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11505>

- SR-248 Corridor Preservation Plan

This plan was developed working with UDOT and Summit County. The parties executed the agreement which sets forth where access to SR-248 will be allowed and which intersections can be signalized. These joint planning efforts and resulting agreements enable the City to play an active role in State Corridor planning and operations.

A copy of the “SR-248 Corridor Preservation Plan” can be accessed via the link below:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11504>

Current Transportation Plans

The City has a number of adopted transportation plans as well as some that are under development. These are summarized in the table below which also includes a brief descriptions and status update:

<u>Current Transportation Program Efforts</u>	<u>Adopted</u>	<u>Planning Horizon</u>
○ SR-248 Corridor Plan	2011	2040
○ SR-224 Corridor Study	2012	2020
○ TTMP	2011	2030
○ Short Range Transit Plan	Update Under development	
○ Trails Master Plan Update	2008	2020
○ Parking Management Plan	Under development	
○ Bonanza Park/Lower Park Ave. Transportation and Parking Siting Study	Under development	

- SR-248 Corridor Plan

This plan covers the SR-248 corridor from its intersection with US-40 west to SR-224. The plan required close coordination between City and County staff as well as extensive stakeholder and public input.

Plan elements include:

- HAWK Beacon at school crossing (complete),

- Pedestrian tunnel at Comstock (complete),
- Removal of median east of Wyatt Earp (complete)
- Bike lanes from Wyatt Earp to US 40 (complete),
- Improvement and signalization of Richardson Flat road (intersection improved & ready for signal when warranted)
- Reprogramming of existing roadway from 2 lane + 2 emergency lane between Richardson Flat Road and Wyatt Earp to 2 lane + 2 HOV-Bus lane (not completed).
- Widening to 4 lanes from Wyatt Earp to Sidewinder (not complete)
- Operation of Richardson Flat Park & Ride when improvements complete.

The corridor plan was reviewed and formally adopted by Council on February 12th, 2009. A copy of the “SR-248 Corridor Plan” can be accessed via the link below:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=8433>

August 2015 Status Update:

A recalibration of the SR 248 Corridor Plan assumptions and associated traffic projections has been completed. Staff is in receipt of the Administrative Draft Technical Memorandum which is currently under staff review. Following internal review and incorporation of comments, staff will submit Draft Technical Memorandum to UDOT staff for review and comment and ultimately, evaluation and consideration of preferred alternative with the intent of giving preference to transit, including the utilizing of the Richardson Flat Park and Ride. Staff is also working cooperatively with the PCSD to enhance access and addressed peak congestion on the SR 248 Corridor as part of the Schools District Master Plan. This matter was discussed in detail with the Council as part of the August 6, 2015 City Council meeting.

• SR-224 Corridor Study

This study and resulting improvement plan covers the SR-224 corridor from Snow Creek Drive to Bonanza Drive. The study involved significant coordination amongst City staff, UDOT, stakeholders and the general public.

Phase 1 Plan elements include:

- 10' wide trail west side Kearns Blvd to Deer Valley Drive (Under Construction)
- 8' wide trail east side from Kearns Blvd to Deer Valley Drive (Under Construction)
- Reprogramming of lanes and signal at Empire-Park Ave (completed)
- Pedestrian Tunnel at Park Ave-Empire (on-hold)
- Elimination of five curb cuts between Bonanza Drive and Kearns (not complete)
- Traffic and Trail way-finding (on-going)
- Re-alignment of Lame Dog-Homestake intersection (concept designs complete)
- Landscape improvements (Under Construction)

The corridor study was formally adopted by City Council on July 26, 2012. A copy of the “SR-224 Corridor Study” can be accessed via the link below:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=9803>

August 2015 Status Update:

The west side trail from Kearns Blvd. to Deer Valley Drive is currently under construction and scheduled for completion in October 2015. The east side portion of the trail is also included in the construction contract and is scheduled to be completed this construction season, weather permitting. Other capital improvements listed above have not been programmed within the existing CIP. Staff will continue to evaluate the remaining projects within the study to

determine the highest priority projects for funding within the City's CIP for inclusion in FY 2016/2017 as well as future years.

- Traffic Transportation Master Plan

The TTMP was completed in 2011 and involved close coordination among City Staff, City Council, Planning Commission, stakeholder groups and the general public.

The Master Plan includes the following elements:

- Establishment of congestion management goals and performance measures to track City's progress towards achieving those goals (annual reporting ongoing)
- Establish Car Sharing Program (initial implementation complete)
- Establish a local Transportation Management Association (in-process)
- Dedicated Bus lane on SR-224 (completed)
- Intersection Improvement Deer Valley Drive North and South (not completed)
- Intersection Improvement Silver King Drive & Empire (not completed)
- Intersection Improvements Deer Valley Drive & Empire (partially complete)
- Implementation of Intelligent Transportation System (ITS) (ongoing)
- Ongoing commitment to Transit, Trails, & Trails Maintenance (ongoing)

The Master Plan was formally adopted by City Council on October 6, 2011. A copy of the City's "Transportation Master Plan" can be found at the link below:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=8296>

August 2015 Update:

Staff is in the process compiling data identified in the TTMP, also known as the "Annual Report Card", required to track reasonable progress toward the 2040 targets. Staff anticipates presenting the findings of the "Annual Report Card" as part of the forthcoming monthly reports. Development and implementation of TDM "Best Practices" is also identified in the TTMP as an action element and is currently underway. The TDM Plan is currently under development and baseline data is being collected, including intercept surveys of both residents and visitors during peak and non-peak times. Successful strategies from peer communities are also being collected and compiled. At the time of preparing this report, a Stakeholder Committee meeting comprised of private and public sector entities is scheduled to meet on August 12, 2015. An update on this meeting will be provided by staff at the August 20, 2015 meeting.

Another TDM related effort currently underway is the development of a "Transportation/Trip Alternative Marketing Program." The goal of this cooperative effort between the City and County is to convert 10% residents of Park City and the Snyderville Basin who do not currently use alternative forms of transportation or who are infrequently users of alternative transportation to users of an alternative mode of transportation at least once a week. An initial meeting has been conducted with the Steering Committee and final Scope of Work is being negotiated.

Lastly, City and County staff have had initial discussion on the development of a joint regional long range transportation plan that would serve as an update to both the TTMP and the County's "Snyderville Basin Long Range Transportation Plan. The intent is to identify comprehensive regional projects and associated cost in anticipation of a 2016 ballot measure related to transportation and transit funding authorized under HB 362.

- Short Range Transit Development Plan

The existing Summit County and Park City Short Range Transit Development Plan (SRTDP) was completed in 2011. This planning effort required close coordination amongst City\County Staff, The Joint Transit Advisory Board (JTAB), City and County Councils as well as the general public. This seven year business plan set forth, within a confined budget, development plans for transit through 2018.

Elements of the plan include:

- Park City-Salt Lake Service (completed)
- Kimball Junction Transit Center (final design)
- Extend winter service in County to 11pm (completed)
- Implement AVL system (completed)
- Ongoing Bus stop enhancement program (ongoing)
- Implement Winter Kamas Service (planning)
- Establish and fill Equipment Coordinator, Marketing Coordinator and Data Analyst positions (completed)
- Implement 20 minute headways on SR-224 (planning)
- Implement Kimball Junction circulator (planning)
- Procure 16 replacement buses (bid and award)

The existing SRTDP was formally adopted by City Council on September 29, 2011. A copy of the City's Short Range Transit Development Plan can be found at the link below:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=8441>

August 2015 Update:

The 2011 Plan is currently in the process of being updated and will develop a new seven year business plan related to capital and operations improvements. Staff and the consultant team are in the process of collecting and compiling data while initial outreach efforts have also been initiated. An internal kick-off meeting is scheduled for August 18th.

In regards to the Kimball Junction Transit Center, the County is in the process of completing final design with bid and award expected over the next 2-3 months. Initiation of construction will be weather dependent but the goal is to have the transit center online in spring 2016. It is important to note that utilization of the Transit Center will be incorporated into any recommendations that are a result of the Short Range Transit Development Plan update.

- Trails Master Plan Update

The Trails Master Plan is intended to facilitate the development of a recreation and alternative transportation system for all non-motorized forms of transportation and to help support the motorized and transit system. This plan is a reference document for planning and securing a city-wide trail system. It is not intended to set forth strict standards, but to present sound guidelines for the location, policies, type, and construction of trails. The plan includes the following elements:

- Goals and Objectives
- Sample Policies
- Trail Types Descriptions
- Construction Standards
- Signs and Maps Standards

- Trail Head Development Policy
- Pedestrian Network
- Trail System Benefits and Safety
- Trails Master Plan Map
- Walk-ability\Bike-ability Update

The Trails Master Plan Update was formally adopted by City Council on October 16, 2008. A copy of the City's Trails Master Plan Update can be found at the link below:
<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=8729>

August 2015 Update:

In addition to the trail construction outlined under the SR 224 Update, "Sharrows" have also been installed on Park Avenue as part of the repaving work completed this summer, while several bike racks have been installed in and around the Old Town area.

- Parking Management Plan

In June 2015, staff embarked in the development of a Parking Management Plan. The goal of this study is to develop strategies to reduce employee demand of existing parking spaces within the Main Street commercial area during peak demand times, thereby preserving availability for customers. A second goal is to find parking locations and alternative modes of transportation suitable for employees and reduce the number of employee vehicles parked for long periods of time. An additional goal of the study is recommendations to mitigate impacts to Main Street residents and surrounding residential neighborhoods.

August 2015 Update

Since the issuance of the Notice to Proceed, the staff and the Consultant team have conducted the first internal kick-off meeting and are currently in the process of collecting initial data related to parking utilization and inventory. Staff is also in the process of identifying appropriate Stakeholders to be engaged in this effort and developing outreach and engagement tools. Updates on this effort will be included in forthcoming monthly reports.

- Bonanza Park/Lower Park Ave. Transportation and Parking Siting Study

A critical element of Transportation's Five Year Plan is the completion of a parking siting and transportation study. The intent of this study is conduct research and develop a parking-transportation plan for the Bonanza Park neighborhood, Lower Park Avenue neighborhood, and the Park City Mountain Resort area. The Parking Siting and Transportation plan will analyze transportation-parking options for the neighborhoods and resort seeking the following objectives:

- Provide for resort visitor parking in a location served with adequate auto infrastructure to efficiently and effectively serve peak season auto demand;
- Provide for convenient non-automotive transportation links (transit, pedestrian bicycle) between Bonanza Park, Lower Park Avenue, Park City Mountain Resort and Historic Main Street;
- Explore various transit modes (aerial, rail, rubber tired) to determine most attractive, efficient and effective mode to serve City needs in the short, mid and long range time horizons;
- Enhance remote parking to serve special event and Main Street peak period parking needs;

- Facilitate enhanced economic development in Bonanza Park and Park City Mountain Resort; and
- Develop a transportation-parking siting and feasibility plan that includes Engineer's Estimate of probable construction and Operations and Maintenance cost over a 15 year period.

August 2015 Update:

This effort has been underway since May 2015 and staff is in receipt of the first deliverable in the form of an "Administrative Draft Project Briefing Report." In addition to receiving the first deliverable, several outreach efforts have been completed, including but not limited to, a public open house, intercept surveys, and online surveys. The public open house was held on August 5, 2015 at the Park City Library Community Room and was very well attended. All of the information obtained as part of these outreach efforts will be considered and/or utilized in the development of the draft and final plan(s). Updates on this effort will be included in forthcoming monthly reports.



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

This report summarizes the progress on the four key housing areas discussed during the February 2015 Housing Retreat: 1) Regulatory Tools, 2) City Sponsored Development, Land Acquisition and 3) Disposition and the Neighborhood Preservation Pilot Program. Specifically, staff discusses the status of the 1450/60 housing project and the Housing Resolution update.

Respectfully:

Phyllis Robinson, Public & Community Affairs Manager



City Council Staff Report

Subject: Affordable Housing Update
Author: Phyllis Robinson, Community Affairs Manager
Rhoda Stauffer, Housing Specialist
Department: Community Affairs
Date: August 20, 2015
Type of Item: Work Session: Affordable Housing

Summary Recommendations:

Staff is requesting Council discussion on the affordable housing updates and strategies outlined in this report. This report is a progress update on the City Council critical priority of Affordable, Attainable and Middle Income Housing. No Council action is requested.

Executive Summary

This report summarizes the progress on the four key housing areas discussed during the February 2015 Housing Retreat: Regulatory Tools, City Sponsored Development, Land Acquisition and Disposition and the Neighborhood Preservation Pilot Program. Specifically staff discusses the status of the 1450/60 housing project and the Housing Resolution update.

Acronyms Used in This Report:

NONE

Background:

In December 2014 City Council identified Affordable, Attainable and Middle Income Housing as a critical priority. Council also similarly designated Transportation during that meeting.

On February 5, 2015 the City's Community Affairs Manager, and its Housing Specialist, presented a report on the current state of housing in Park City, 2014 accomplishments, a one-year action plan and five year targets.

On March 5, 2015 Council provided direction to proceed with city-sponsored housing development at 1450/60 Park Avenue.

On April 23, 2015 staff refined the housing action plan to reflect actions taken through that date, and actions planned through June 30, 2019 in each of the program areas: Housing Regulatory & Compliance, Housing Development, Land Acquisition and Disposition and Neighborhood Preservation. All areas were on schedule with the timeline proposed during the Council Retreat, staff and Council also discussed income targeting for city-sponsored projects. Staff presented a summary of existing housing affordability levels and anticipated housing targets for proposed projects.

On June 4, 2015 staff had an extended study session with City Council to provide a housing update and specifically to ask City Council for approval to

- (1) establish a Blue Ribbon Commission on Housing as we work through Housing Resolution changes,
- (2) consider housing feasibility on all city-owned parking lots, and
- (3) conduct a feasibility analysis to rehabilitate the historic home owned by the city located at 664 Woodside Avenue.

Analysis

Staff has updated the housing action plan to the current status of the city's housing program and actions planned in the upcoming months. The program areas remain on schedule consistent with the timeline presented in February 2015. Below are the highlights in the past 60 days.

Regulatory Tools

- Council approved an amendment to the Housing Resolution on July 9, 2015 to allow developers to bank units toward future housing obligations. Units can be built and deed restricted in advance of the market construction project that triggers a housing obligation. The number of square footage and/or unit equivalents is based on the formulas in the housing resolution in place at the time the triggering project seeks approval of the project plat.
- Staff is taking a holistic look at the housing resolution, current regulatory approaches as well as the challenges of our existing systems. On July 9, 2015 the City Council approved a contract with Economic & Planning Systems, Inc. (EPS) based in Denver, Colorado for a comprehensive review of the city's housing resolution and other regulatory tools. The scope of work includes reviewing regulatory tools as well as potential barriers to the development of affordable housing. It includes review of existing documents and studies, completion of employee generation data collection and examination of in-lieu formula as well as basis for housing obligation calculations and triggers. Staff is currently completing the contract documents. The expected time frame for this project is August 15 – December 15, 2015.
- Intermountain Health Care's Housing Mitigation Plan was approved on June 4. The Housing Authority approved a request to satisfy up to 12.5 Affordable Unit Equivalents through a land lease to Peace House for the development of a new shelter and transitional housing campus. It is a 40 year lease at \$1 per year.
- Staff has a preliminary Housing Mitigation Plan from the developers of Central Park Condominiums – located on Lot 25-B of Park Lot F at 1897 Prospector Square. It is

a 10-unit Master Planned Development approved by Planning Commission in July 2015 pending approval of the housing plan by the Housing Authority. Staff will bring the plan before the Housing Authority for discussion and approval in the next month. The Housing Obligation will be for 1.5 affordable unit equivalents or 1,350 square feet. The developer proposes to locate the affordable unit(s) on site within the project.

- Staff is finalizing application materials for the Blue Ribbon Commission. This was deferred to coincide with the selection of the firm for the Housing Resolution update.

City Sponsored Development

1450/60 Park Avenue Status

At the March 5, 2015 City Council meeting, Council directed staff to move forward with a city-sponsored, single-family affordable housing project at this site. The property is zoned Historic Residential Medium density. There are two lots each .21 acres.

- City Council approved a contract with the architectural firm Caddis of Boulder, Colorado on June 25, 2015 for Phase I of the architectural design work. Staff has weekly meetings with the principals of Caddis to prepare site plan options to be reviewed by Council by late October.
- Under the guidance of the City's Historic Preservation Planner and Chief Building Official, parts of interior drywall and exterior siding from the two historic homes on this property will be removed the week of August 10 in order to assess the condition of the base structure. Staff has posted signs on the property with contact information for further information. The results of these evaluations will be presented to Council for a decision on the best way forward for preservation of the historic homes.
- Staff will be consulting with City Council, in its role as Owner, as the design and regulatory processes move forward. Staff anticipates returning to City Council in October 2015 with a series of site plans including the historic preservation plan for Council direction. Over the fall and winter staff and the design team will be preparing applications, completing plat amendments, construction drawings and bid documents. The intended sale/move-in for buyers is fall 2016.

Lower Park Avenue Status

At a high level, the Lower Park Avenue area includes a variety of public, private, residential, and resort uses that have the possibility of being woven together. The pockets of Park City owned land provides an opportunity to increase housing in the

community and possibly at the same time, create more community focused areas that connect historic Main Street to the Bonanza Drive area.

- The City hosted a Design Studio for city-owned property in the Lower Park Avenue Redevelopment Area July 13 – July 16.
- This item is scheduled for a separate Council work session on August 20, 2015.

Other City-Owned Property

- At the June 5 City Council meeting the Council provided direction for staff to evaluate the rehabilitation needs and costs for the city-owned house at 664 Woodside Avenue. Staff is beginning this process and will provide an update to Council in September.
- Similarly, Council directed staff to investigate the feasibility of housing on all city-owned land including surface parking lots. Staff is currently looking at the feasibility of constructing above the following city-owned parking lots:
 - Flagpole Lot (Heber and Swede Alley)
 - Sandridge Lots
 - China Bridge (Old/New)
 - Mawhinney Lot and adjacent land

The city's housing consultant Steve Brown is working on this assessment.

Land Acquisition and/or Disposition

Staff continues to investigate opportunities to acquire land for affordable housing development.

Neighborhood Preservation Pilot

Staff continues to research best practices and program models for acquisition and resale of housing for neighborhood preservation.

General Updates

- At the April 23, 2015 meeting, Council asked staff to consider how it can more quickly ramp up its housing program and to return with an evaluation of resource and staffing needs to achieve the aggressive five-year housing program. Staff has been interviewing other housing authorities and municipal housing programs to understanding their staffing levels, housing programs and unit development timelines. On August 13 & 14, Jeanne K. Engel is meeting with staff to assess capacity and resource needs to achieve city housing goals. Ms. Engel has worked with a number of national housing and finance organizations to facilitate staffing transitions and organizational structure changes. A sampling of agencies includes the National Trust for Historic Preservation, National Housing Conference and the United States Department of the Treasury assisting with the Community Development Financial Institutions grant program. Staff will provide a report on the program findings and recommendations in September.
- City Housing Specialist Rhoda Stauffer was invited to assist national housing partners in the merging of two highly respected entities. The National Community Land Trust Network and Cornerstone Partnership – both working on long-term affordable homeownership for low-income communities (recently including regulatory tools such as the City's Housing Resolution as one form of long-term affordable homeownership) – have requested assistance from various members with their consolidation of operations. Rhoda will be participating with organizational leaders in a core planning group that includes a diverse group of shared-equity practitioners who will outline the communities of practice within the new integrated organization and engage in cross-sector problem solving to address field-wide challenges.

Department Review:

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

Funding Source: Activities proposed in this report have existing fund sources.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life	+ Reduced municipal, business and community carbon footprints	+ Residents live and work locally	+ Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Positive 	Very Positive 	Positive 
Comments:				

Summary Recommendations:

Staff is requesting Council discussion on the affordable housing updates and strategies outlined in this report. This report is a progress update on the City Council critical priority of Affordable, Attainable and Middle Income Housing. No Council action is requested.

Moving Forward: The Housing Agenda

Housing Areas of Focus	Regulatory Tools - Housing Nexus Review - Code Barrier(s) Analysis - Housing Resolution Update - Inclusionary Housing Plans - Compliance	City Sponsored Development 1450/1460 Park Avenue - City-owned land in Lower Park Avenue - New city projects	Land Acquisition & Disposition - Parcel Identification - Feasibility Studies - Policy Development	Neighborhood Preservation Pilot Neighborhood Preservation Pilot Program
Actions Taken To Date	✓ Deed restrictions for Park City Heights Recorded ✓ Request for Proposals(RFP) for Housing Nexus Review and Housing Barrier Analysis issued ✓ Award of contract for Housing Nexus Review and Barrier Analysis to EPS ✓ IHC Housing Plan to Housing Authority ✓ Housing Resolution updated to permit banking of affordable units.	<u>1450/60 Park Avenue</u> ✓ Massing studies complete ✓ Request for Proposals for Architecture and Engineering Services issued ✓ Capital budget requests submitted ✓ Architecture and engineering commences ✓ Environmental conditions analysis underway ✓ Community outreach ✓ Design studio presentations <u>Lower Park Avenue</u> ✓ Letter of Intent for Design Studio participants issued ✓ Stakeholder interviews underway ✓ Capital budget request submitted <u>New City Projects</u> ✓ Housing feasibility analysis for brew pub lot begins ✓ Feasibility studies for city-owned parking lots commenced. ✓ 664 Woodside feasibility analysis ✓	✓ Potential for affordable housing incorporated into City Property Master Plan. ✓ Capital budget request submitted ✓ Feasibility analysis and/or implementation as potential sites are identified	✓ Best practices and program model research underway

FY2016: September 1– December 31, 2015	☐ Blue Ribbon Commission formed ☐ Annual compliance review of deed restricted units ☐ Park City Heights sales begin ☐ Housing Resolution Update ☐ Treasure Hill Housing Plan review (potential) ☐ Vail Housing Plan review (potential)	<u>1450/60 Park Avenue</u> ☐ Community Outreach ☐ Entitlement process <u>Lower Park Avenue</u> ☐ Council direction on recommendation on preferred option, development structure and timing ☐ Community engagement on site options <u>New City Projects</u> ☐ Further milestones to be developed, if necessary, based on brew pub lot feasibility ☐ Develop policy parameters for considering affordable housing in city projects. ☐	☐ Feasibility analysis and/or implementation as potential sites are identified	☐ Identify program models and best practices ☐ Draft program parameters ☐ Community outreach/input on proposed program design ☐ Internal coordination with budget and finance
FY2016: January 1 – June 30, 2016	☐ Annual compliance review of deed restricted units ☐ Implement Code Changes, as necessary ☐ Park City Heights sales continue	<u>1450/60 Park Avenue</u> ☐ Construction drawings bid ☐ Construction start May 2016 <u>Lower Park Avenue</u> ☐ Entitlement process begins (scope to be determined) ☐	☐ Feasibility analysis and/or implementation as potential sites are identified	☐ Work session on program design
FY 2017 July 1, 2016 – June 30, 2017	☐ Annual compliance review of deed restricted units ☐ Housing Resolution Review ☐ Park City Heights sales continue	<u>1450/60 Park Avenue</u> ☐ Sale of units Fall 2016 ☐ Project closeout Fall 2016 <u>Lower Park Avenue</u> ☐ Scope to be determined ☐ Development continues <u>New City Projects</u> ☐ Future milestones to be developed	☐ Feasibility analysis and/or implementation as potential sites are identified	☐ Begin implementation, if feasible

FY 2018 July 1, 2017 – June 30, 2019	☐ Housing Resolution Review ☐ Park City Heights sales continue	<u>Lower Park Avenue</u> ☐ Development continues <u>New City Projects</u> ☐ Future milestones to be developed	☐ Feasibility analysis and/or implementation as potential sites are identified	☐ Implementation continues
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DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

The report summarizes the community engagement efforts and findings related to redevelopment of city-owned properties in the Lower Park Avenue Redevelopment Area including the July Design Studio. A set of recommendations are included to advance the Council priority for Affordable, Attainable and Middle-Income Housing: support housing development on city-owned land on Woodside Avenue and the former fire station and support a community engagement process to relocate the Senior Center within the Lower Park Avenue corridor.

Respectfully:

Phyllis Robinson, Public & Community Affairs Manager



City Council Staff Report

Subject: Lower Park Avenue Design Studio Next Steps
Author: Phyllis Robinson, Public Affairs Manager
Kim Clark, Community Engagement Liaison
Department: Communications and Public Affairs
Date: August 20, 2015
Type of Item: Work Session

Summary Recommendations:

- (1) City Council should consider the input gathered through our community engagement processes: a) interviews with known user groups and the Park City Foundation; b) the May 2014 Community Workshop, c) public input received during the Design Studio process, and d) the concepts presented by the Design Studio team at the July 16 City Council Study Session.
- (2) Based upon the input received, staff recommends procuring architectural and engineering services to create a set of housing proposals for City Council consideration.
- (3) Staff further recommends the implementation of a parallel community engagement process to identify need, functional requirements and potential location for a senior center/senior programs, senior housing, and potentially other community services and opportunities.

Executive Summary: The report summarizes the community engagement efforts and findings related to redevelopment of city-owned properties in the Lower Park Avenue Redevelopment Area including the July Design Studio. A set of recommendations are included to advance the Council priority for Affordable, Attainable and Middle-Income Housing including housing on city-owned land on Woodside Avenue, Park Avenue and the former fire station along with a parallel process to identify need, functional requirements and potential location for a senior center/senior programs, senior housing, and potentially other community services and opportunities.

Acronyms Used in This Report: NONE

Background:

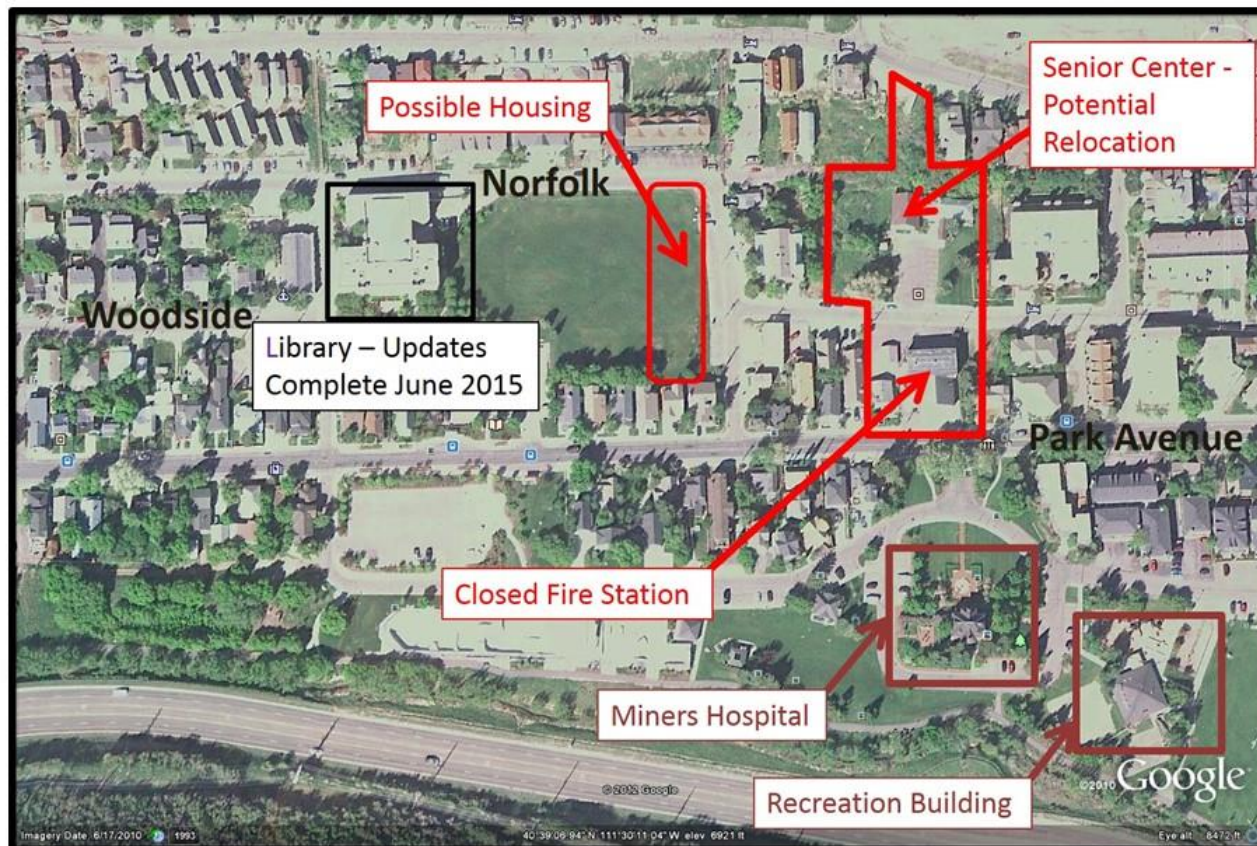
Proposals for redeveloping and/or repurposing city land and buildings in the Park Avenue Redevelopment Area have been discussed by the City Council for several years beginning with the five joint City Council/Planning Commission meetings in 2011 facilitated by Charles Buki of czb. Over the past several years Council has considered several proposals that included public-private partnerships with Powdr Corporation and rejected a number of proposals for use of the old fire station. Along the way we have seen growth in the use Miner's Hospital and City Park Recreation Building, with each of those buildings used to capacity over the last two years.

With the acquisition of the Park City Mountain Resort by Vail Resorts, Council asked staff to take a fresh look at these proposals. Most recently, in February 2015 at its annual Council Retreat Council affirmed moving forward with a robust community engagement process for all city-owned property in the Lower Park Avenue. It is a neighborhood full of history with inspiring views of the mountain and acts as a hub that brings community members together. The

neighborhood includes a variety of public, private, residential, and resort uses that have the possibility of being woven together. The pockets of Park City owned land provides an opportunity to increase housing in the community and possibly at the same time, create more community focused areas that connect historic Main Street to the Bonanza Drive area.

Lower Park Ave Design Studio Areas of Focus

- City-owned Land for Redevelopment
- Possible Enhanced Community Uses
- Project Underway



The Design Studio concept was developed as an innovative approach to bring together planning, architecture and development professionals along with subject matter experts to inform a feasible development program for properties owned by Park City. One of the reasons for hosting the Design Studio is that the Lower Park Avenue area is currently not utilized to its fullest potential. Staff developed a community engagement process that included a Design Studio that was held July 13-16, 2015.

Following the February 2015 Council Retreat staff began a community outreach process in the Lower Park Avenue area. Interviews were held with users of city buildings in Lower Park Avenue to understand how they function and their space needs, as well as Park City Community Foundation to learn more about the physical needs of nonprofits in Park City. This was followed by a community workshop on May 19. A summary of the robust conversation that took place is categorized by common themes and is listed below. A complete meeting report is attached to this report. Information gathered from this outreach informed the Design Studio participants and team members.

May 2014 Workshop Summary

Community Character

- The theme that came to this area - all needs to be easy. Lower Park Avenue is already diverse.
- Heart of Old Town is in Lower Park Avenue - should be full of gathering places
- Amenities that are family based are needed in the area: splash park, water fountain, sledding hill. The recreation building is ugly and should be torn down to accommodate multi-generational uses.
- Miners Hospital is a great place and is used by real people.
- Keep the area to meet the same historical context. The area does not need to recreate history but incorporate sustainable uses of a building.

Access

- The area should improve walkability - access to trails and sidewalks. Create a system of arteries with secondary capillaries: standard sidewalks should be complemented by an extended door-to-door system to facilitate point-to-point travel.
- To minimize traffic - a rail line from SLC Airport to Park City.
- Special attention should be paid to view corridors, walkability, and way finding.
- Traffic should be pushed away from Lower Park Avenue.
- Parking should be underground and expensive.
- Vail parking needs to be phased and a transit center should be incorporated at the PCMR lot.
- Coordinate with school district to use public transit.

Services

- There are many active seniors that need a center in Park City Need senior attainable (affordable) housing that offers a full range - independent, nursing, full service
- Senior Center needs to be on a bus line.
- Senior center needs to be in a central location and a full kitchen is important

Housing

- Promote full time residents. The housing identified on the library field should be flipped to run along Norfolk to minimize impacts to views.
- Small homes could accommodate many users - seniors, skiing and adventure culture, and small businesses.
- Affordable housing currently exists, but in the form of long-term rentals that are essentially stranded assets: owners are trying to sell them, so they remain unoccupied. Could incentivize owners to use long term rentals / family housing.

Forty-eight community members provided input through interviews and the community workshop. The full report is included as Attachment A to this report.

Design Studio

Following the interviews and community workshop, Park City hosted a 3.5 day design studio for the Lower Park Avenue area on July 13 – 16, 2015 to provide a development framework for city-owned properties in this area. The Design Studio participants received briefing materials that included Lower Park Redevelopment planning documents, the current General Plan including the Resort Center area which had specific guidance on existing city buildings, the

Empire Lowell loop and the Lower Woodside area, and community input received through interviews and workshops.

Design Studio Participants

- Chris Retzer, Newpark Property Management
- Cory Shupe, Blu Line Design
- Ehlias Louis, Gigaplex Architects
- Eric Engenolf, AIA LEED AP BD+C, Process Studio, PLLC
- Hank Louis, Gigaplex Architects
- Hans Cerny, Caddis
- Peter E. Federman, NCARB, RA (Ret.), Pete & Company
- Sid Ostergaard, Elliot Work Group
- Soren Simonsen, Community Studio
- Tim Sullivan, InterPlan Co.

Several city staff members participated in developing the Design Studio and materials, briefing the design team and serving as technical resources including former Director Thomas Eddington and former Planning Manager Kayla Sintz, planners John Boehm and Francisco Astorga, Transportation Planning Manager Alfred Knotts, Senior Transportation Planner Brooks Robinson, Economic Development Manager Jonathan Weidenhamer, Housing Specialist Rhoda Stauffer, Community Engagement Liaison Kim Clark, and Capital Budget Manager Nate Rockwood.

The Design Studio began with a walking tour of the area and a physical tour of many of the city-owned properties. A community open house to meet the team was held on Monday evening, July 13. More than eighty community members attended to ask about and provide input into the process. On July 14, following a briefing by planning, transportation, housing, economic development and capital projects, the Design Studio members reviewed all the input received and began brainstorming potential approaches based on this input. The members self-organized into three working groups to develop concepts. Over the next two days the teams developed and refined concepts. A daily wrap-up provided community members the opportunity to see the work progress, ask questions and provide additional feedback.

DESIGN STUDIO OPEN HOUSE July 13, 2015

The following is a list of the most frequent comments. The comments were taken verbatim and the number of agreements based on checkmarks) have been included under concur. The full report is included as Attachment C of this report.

Comments	Concur
Don't neglect the seniors – you will be one sooner than later. Our needs are for a proactive plan for a growing senior center. In addition, housing for the seniors should be a priority – independent residences up to assisted living More important than seasonal worker housing, engaging the seniors in the community makes us a vital part of PC Population – going to Heber or SLC does not cut it.	12
Pedestrian corridor from Park Ave to resort	10
Keep senior center in present location add 30+ studio / 1 BR apts for resident ambulatory center – add living room, game rooms on main floor – provide housing unit for resident manager- flat lot with engagement to city makes lot work	5

Doing something at this time with the library field is foolish, the 5000 lbs. gorilla is not in town (Vail Resorts) and in the next couple years the effect on this town will be unbelievable – sit on your hands for a couple years until you see the full impact of Vail on our little town	4
Aging in a place is part of community. This area is close to services – library, grocery store, pharmacy, etc. and buses and friends – assisted living facilities are not complicated to build or administer – think of age before youth.	4
Park is the living room	3
Park City development needs affordable housing but not on our library park! Pls	3
Senior voice	3
Keep it possible for long time residence who have made PC what it is, able to stay here, and after retirement	3
I worked hard to afford living in old town Now you want to give it away.	3
Large employers (ski resorts) need to be pressured to provide their own housing for seasonal workers on their own land	3

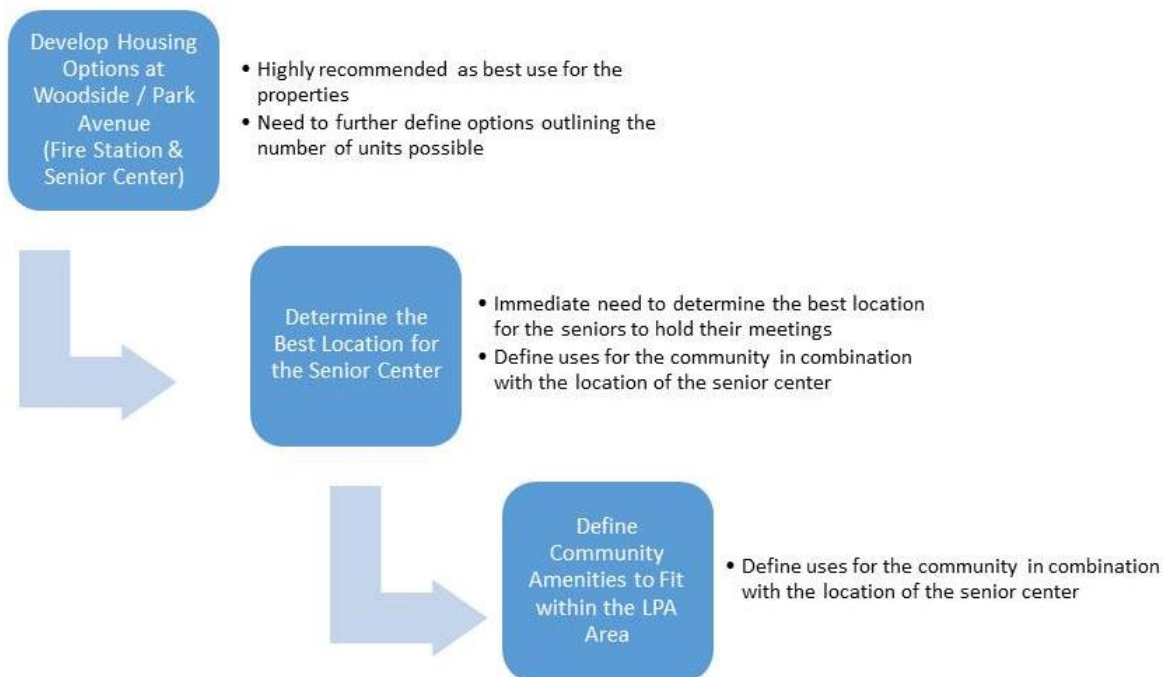
On July 16, the Design Studio concluded with a City Council Study Session. The Design Studio team presented 10 concepts for consideration to address the needs of the Redevelopment Agency, identified city critical priorities of affordable, attainable and middle income housing and transportation. A copy of the presentation is included as Attachment D. A video of this presentation is also available at <https://youtu.be/kUXk689eUyQ>

Analysis

The Design Studio is the second component of the community engagement process for the disposition of city-owned property in the Lower Park Avenue area. Following the Study Session, City staff met to discuss next steps including possible approaches to evaluating the concepts presented by the Design Studio team. We discussed, for example, could we create a matrix that looked at criteria such as constructability, cost, timeline, and consistency with General Plan, consistency with Land Management Code, consistency with the Redevelopment Authority purpose, and return on investment. The more we discussed this and similar approaches we realized that this process was premature.

The purpose of the Design Studio was to develop a range of concepts to help us move forward in our thinking about City-owned properties. The Design Studio members were given a set of parameters and goals including East-West connection, affordable housing, senior center/flex space, and connectivity to Bonanza Park and Main Street. A host of preparatory information, including staff reports for Lower Park Avenue, housing studies, the current General Plan and copies of interview and workshop notes, were provided in advance. While there was a level of discussion that focused on the criteria, the compressed time frame of 3.5 days was not intended to create final plans. The process of moving from concepts to development proposals is an iterative one. Each time a decision is made a new set of opportunities need to be evaluated. For example, choosing to do housing on Woodside Avenue will necessitate a community dialog about the location and function of the space for the Senior Center.

The diagram on the following page outlines the recommended next steps. Staff respectfully requests that all city-owned parcels remain on the table during this investigation phase.



Next Steps (October – December 2015)

The city-owned property in the Lower Park Avenue area can be looked at as three separate but interrelated pods:

- (1) Woodside Avenue/Park Avenue including the Senior Center and the closed fire station extending up to Empire Avenue,
- (2) Miners Hospital campus that includes the Recreation building, and
- (3) Library Center including the library field and the Mawhinney parking lot.

Woodside Avenue/Park Avenue

As staff reviewed the concepts created during the Design Studio, the concept of housing on the city-owned land on Woodside Avenue and the fire station on Park Avenue was presented by each of the three subgroups. Another consistent theme was the creation of an east-west corridor to connect to the resort district as well as a north-south connection to the Library Center.

Given the commonality of proposed uses, together with the prior plans proposed for this property and the Council-identified Critical Priority of Housing, staff recommends procuring professional architectural and engineering services to develop a set of housing proposals for City Council consideration in early December. We believe this is consistent with Council's direction during the April 23, 2015 study session to develop a housing project pipeline.

1. *Does Council support moving forward with preliminary design for housing on these sites?*
2. *Does Council wish to limit the scope of the areas or housing types in this preliminary design phase?*

Miners Hospital & Library campuses

If Council supports staff's recommendation to proceed with planning for housing on the Park Avenue/Woodside Avenue parcels, staff further recommends that we simultaneously address senior programs and housing needs.

Staff proposes a community engagement process to gain a comprehensive understanding of senior programs and services, planned county expansions as well as other identified community space needs. Staff recommends initial outreach to the existing senior center membership followed by expanded inquiry out to a wider audience of potential members in order to understand current and future senior needs.

We would also like to conduct further outreach within the nonprofit community. One item that was identified in earlier outreach was the need for flex space and meeting space. Since that time the Library has re-opened which may remove some of the need for meeting and community spaces. The Design Studio presented multiple options and locations for senior center/program space including the library field, Mawhinney parking lot and Miners Hospital. The concepts included a new freestanding building near Miners Hospital, incorporating as it as part of a larger flex/community space, as well as adapting an existing building such as Miners Hospital or the Recreation building for these uses. In an ideal world we would be able to resolve both issues (housing and senior program locations) without an interim location for senior programs. Unfortunately, until we have completed this engagement process and identified possible solutions we cannot project the time frame.

3. *Does Council agree with the recommendation to conduct a two-month community engagement process to gather additional information and develop possible site locations?*
4. *Does Council wish to limit the scope of the potential uses or locations to be considered?*

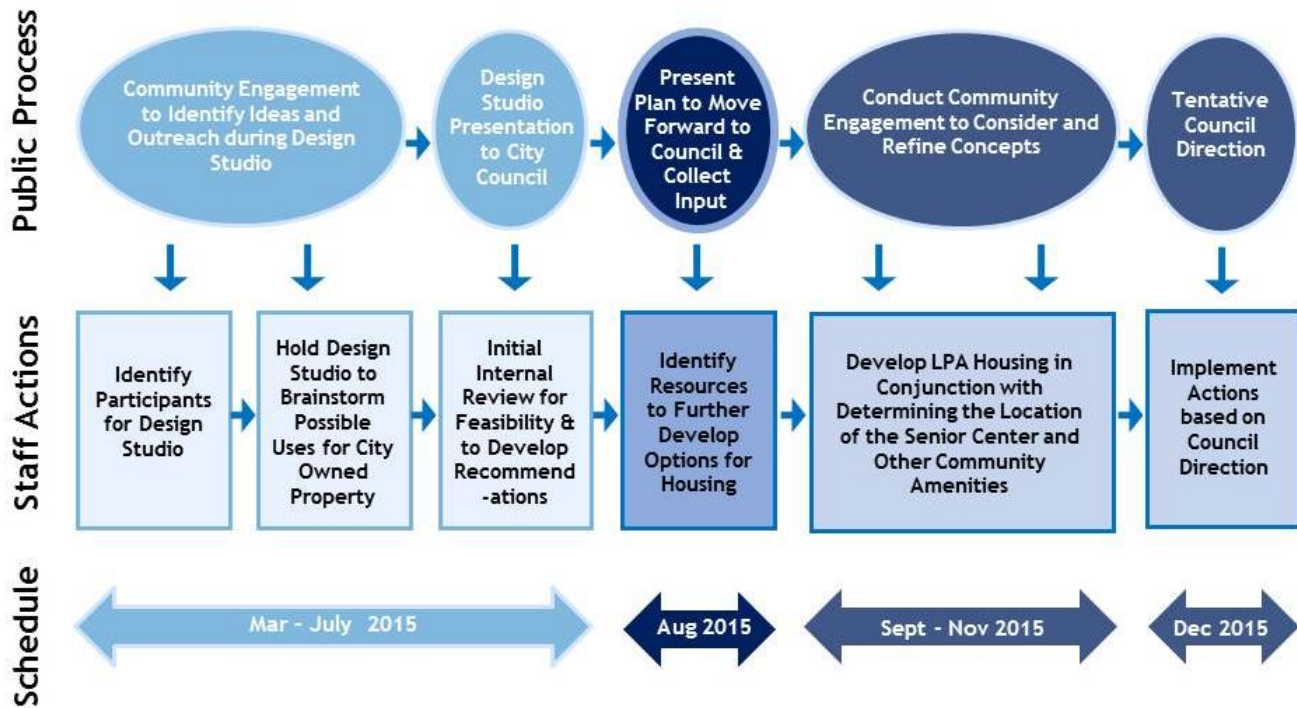
Library Field Amenities

The Design Studio looked at a range of options unrelated to housing and senior programs to enhance community use of the library field and create greater physical connectivity such as a promenade, community gardens, community gathering spaces, free play space, dog space and underground parking. From a timeline perspective staff recommends deferring discussion of these other suggestions until we have established direction on the housing and senior program needs. The resolution of these areas will inform the remaining proposed concepts. From a timeline perspective we would anticipate this process to occur in 2017.

5. *Is Council supportive of the recommendation to defer further investigation of possible enhancements to the Library Field until we have an established direction on housing and senior program needs?*

Finally, the transportation and parking options presented by the Design Studio have been forwarded to the Transportation Planning Department to inform the current studies underway. The proposed options have a longer study and design horizon that can be pursued independent of redevelopment on the city-owned land. The recommendations presented in this report would not prohibit implementation of the transportation concepts.

The timeline below summarizes the recommended engagement process for housing, senior center and related community space.



Department Review:

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

Approve: Council could direct staff to (1) develop alternative development proposals for the Woodside and Park Avenue parcels to meet community housing needs, and (2) direct staff to proceed with a community engagement process that will identify senior and community needs and evaluate opportunities for addressing them within the Lower Park Avenue area. *Staff recommends Council direct staff to proceed with both items.*

Deny: Council could Deny the staff recommendation to develop alternative development proposals for the Woodside and Park Avenue parcels to meet community housing needs. Should Council Deny this request, staff requests Council discussion about whether to proceed with relocation of the Senior Center instead. A decision not to move forward with housing at this time will extend the time frame before housing can be produced to meet the needs of lower and middle income households.

Continue: Council could ask staff to return with further information on one or both of these requests before providing staff direction. Depending on the time frame this could impact the overall program time frame.

Do Nothing: This will have the same impact as denying the request for one or both of the items.

Funding Source: Activities proposed in this report have identified funding sources within the Five Year Capital Improvement Program.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life	+ Reduced municipal, business and community carbon footprints	+ Residents live and work locally	+ Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Positive 	Very Positive 	Positive 
Comments:				

Summary Recommendations: Staff is requesting Council direction on the next step in the redevelopment process for Lower Park Avenue Redevelopment Area.

1. Consider the input gathered through our community engagement processes including: a) interviews with known user groups and the Park City Foundation; b) input gathered at the May 2014 Community Workshop, c) public input received during the Design Studio process, and d) the concepts presented by the Design Studio team at the July 16 City Council Study Session.
2. Staff recommends moving forward immediately with procuring professional architectural and engineering services to create a set of housing proposals for City Council with a goal of bidding in early 2016.
3. Staff further recommends moving forward with a community engagement process to identify the form, function and location for the Senior Center within the Lower Park Avenue area, as well as the feasibility of incorporating housing targeted to seniors.

LIST OF ATTACHMENTS:

Attachment A: May 19 Lower Park Avenue Workshop Report
Attachment B: July 13 Open House & Community Wrap Up Comments
Attachment C: Emails received by Public Affairs Manager
Attachment D: Design Studio Presentation to City Council
Attachment E: Study Session Handout



LOWER PARK AVENUE REDEVELOPMENT COMMUNITY WORKSHOP HELD MAY 19, 2015 MEETING SUMMARY

Park City Municipal Corporation held a community workshop for the Lower Park Avenue Redevelopment area. The goal of the meeting was to give a background of the Lower Park Avenue Redevelopment area and most importantly gain input from community members. The meeting began with an informal gathering and refreshments, followed by presentations and ending with facilitated community discussions.

An array of information was given in a presentation format. A summary of each presentation is below.

- Mayor Jack Thomas began the presentations by welcoming everyone and providing his thoughts on the community and Lower Park Avenue Area.
- Craig Sanchez gave a presentation of the Visioning Check-in Survey Results. The survey was administered through March and April and showed the values that were defined five years ago are still relevant and showed the importance of each of the values.
- Jonathan Weidenhamer provided an overview of the history of the Lower Park Avenue Redevelopment Area. He explained the area of the RDA and summarized the comments that had been received over the past and the designs that were developed over the last few years.
- Kim Clark presented a summary of the Lower Park Avenue Outreach that has taken place and provided information to gain additional information from the attendees in a community discussion format.

The attendees were placed in six facilitated groups to gather information on the following questions:

- What makes Park City Park City?
- What does Park City need to be 'complete'?
- What should be included in Lower Park Ave?

Facilitators recorded the information and each group provided a summary of their discussions. The summary and the recorded discussion notes for each group is listed below.

GROUP 1 - Facilitators - Rhoda Stauffer / Heinrich Deters

SUMMARY

Parking should be underground and expensive

Heart of Old Town is in Lower Park Avenue - should be full of gathering places

Views supporting both high density and low density in Lower Park Ave

DISCUSSION NOTES

Concern: too much housing, too much density, too much affordable in one area

Like the idea of connections, a greenway

Concerned that 2nd home owners will take over the homes

- Change MPD process
- Paid parking
- Color diversity on north side of library (similar to historic homes in upper Old Town)
- Underground paid parking under everything
- Senior housing in library field
- Preserve green space
- Limited retail
- Height limits
- Preserve LPA and connections - community building and gathering places - heart of Old Town
- Transportation to SLC - need more than 2x per day
- Move people into town and make cars expensive (parking, etc.)
- Staff the Municipal Housing Authority
- Underground parking at Ma Winny and affordable housing on top
- Stay residential - keep commercial outside LPA
- Senior living option in LPA

GROUP 2 - Facilitators - Anya Grahn / Elizabeth Quinn Fregulia

SUMMARY

Affordable housing currently exists, but in the form of long-term rentals that are essentially stranded assets: owners are trying to sell them, so they remain unoccupied. Could incentivize owners to use long term rentals / family housing.

Special attention should be paid to view corridors, walkability, and wayfinding.

Amenities that are family based are needed in the area: splash park, water fountain, sledding hill.

Vail parking needs to be phased and a transit center should be incorporated at the PCMR lot.

Senior center needs to be in a central location and a full kitchen is important.

The housing identified on the library field should be flipped to run along Norfolk to minimize impacts to views.

DISCUSSION NOTES

- Use existing housing stock in the area - vacant but for sale (recast as family housing)
- Like eclectic mix of housing (70s, etc.)
- Developer to talk to all condo owners
- Families should use amenities
- Plaza, fountains, water: definable elements that draws families and children
- Pedestrian place making - walkway to downtown (or people movers)
- Long term rentals - huge demand on parking
- RE: PERSPECTIVE Affordable housing exists in the form of rentals (long-term) / 2 parking places per unit puts folks right into town / developer mandated (condos) Example: 70's - 20 unit buildings - 12th & 13th (long term rent empty units like the funky entryway (for sale now)
- Back to back housing in the lot near the library
- Balance parks, open space, and density
- Infill slightly in the E/W corridor
- Sidewalk beautification and maintenance grants for homes along Norfolk
- Vail parking lot: phasing important
- Put bulk of parking at the Canyons and bus everyone over
- PCMR parking lot edge needs to be a continuation of view corridors connecting to Park Ave

People want to walk - Consider green space artery (continuous parks) to connect Lowell to Park Ave
 Create a sledding hill for a family amenity
 Better connectivity to Miners
 Aesthetic / walkability down Park Ave
 Visual preservation of view corridors
 Consider stairway uphill or funicular
 Strong visual connection "Spanish steps" PCMR to miners
 Stairway - Park City Character
 Revitalize old fountain in front of Miners Hospital - fountain splash park, something for children
 Connects to adjacent park - which is already so well used - a beloved family amenity
 Boo Radley music park not maintained but has a great climbing tree
 Strong way finding and view corridors to connect N/S artery - Spanish Steps in Rome
 Density - don't take away green space
 Keep corners open to keep open space feel
 Underground parking @ resort
 Isolated parking to get people point to point safely
 Great idea to have a transit center at PCMR lot
 Be aware of difficulty moving people / kids / families with ski gear
 Question: What is the balance of ski resort needs vs general city needs (special events, etc.) / parking - seasonal events, condos other
 Senior center - relatively flat, important, need full kitchen b/c federal subsidized lunch. Is it possible to add a full kitchen to miners? Need a central location but probably don't need to be near resort.

GROUP 3 - Facilitator - Matt Abbott

SUMMARY

The theme that came to this area - all needs to be easy.
 Small homes could accommodate many users - seniors, skiing and adventure culture, and small businesses.
 Lower Park Avenue is already diverse.
 Traffic should be pushed away from Lower Park Avenue.
 To minimize traffic - a rail line from SLC Airport to Park City.
 The area should improve walkability - access to trails and sidewalks. Create a system of arteries with secondary capillaries: standard sidewalks should be complemented by an extended door-to-door system to facilitate point-to-point travel.

DISCUSSION NOTES

What makes Park City Park City?

Ski bums - don't need a lot of space - we need the staff, they need to live somewhere, it is a cycle, (roommate-"den dad" - more space

Skiing / outdoors - small town with big city amenities (food, arts, culture) Also = urban issues

Lifestyle rich environment (perfect for raising kids)

Transition from 12 month leases to nightly / weekly O.T. especially

What does Park City need to be complete?

Maintain / nurture what has been built
Free parking and no traffic
Rail from Park City to SLC Airport through the intermodal hub in SLC
Continue to diversify our economic base
Opportunities to not commute
Needed in Lower Park Avenue
Sidewalks! Lights!
Walkability - connections to trails capillaries
Park Avenue needs traffic calming / stop signs?
Connections: sidewalks to trails to bus to lift etc.

GROUP 4 - Facilitator - Michelle Downard

SUMMARY

Need senior attainable (affordable) housing that offers a full range - independent, nursing, full service.

Should consider the senior population - many active seniors that need a center in Park City.

Senior Center needs to be on a bus line.

DISCUSSION NOTES

What makes Park City Park City?

Tourism / ski industry

Environment, clean air, and nature

Community and active lifestyles

Transportation

Open space

Aging population

Diversity - natives with history and tourists

Rich history

What does Park City need to be complete?

Senior affordable housing near senior center (with multiple standards of living / levels)

Maintain senior population

Allow populations to be maintained near Old Town or on transportation route

What fits in Lower Park Avenue

Affordable housing - oriented in a manner that it does not limit views coming into town

Senior affordable housing near senior center (with multiple standards of living / levels)

GROUP 5 - Facilitator - Jenny Diersen / Craig Sanchez

SUMMARY

Should increase density.

Miners Hospital is a great place and is used by real people.

The recreation building is ugly and should be torn down to accommodate multi-generational uses.

The area does not need to recreate history but incorporate sustainable uses of a building.

DISCUSSION NOTES

What makes Park City? - Concerns identified were character and authenticity

Design is critical

Authenticity of neighborhood
Character
Green space nearby
Public / private partnership
Smaller retail space
Vibrancy in community space
Non-profit space
Collaborative work space
Affordable day care
Senior center - expand space and move to recreation building (building is gross)
Deed-restricted
Utilize current space
Mixed housing

GROUP 6 - Facilitator - Amanda Angevine / Jonathan Weidenhamer

SUMMARY

Keep the area to meet the same historical context.
Coordinate with school district to use public transit.
Promote full time residents.

DISCUSSION NOTES

Family Housing
Affordable Housing
Scale of buildings (keep similar to historic homes)
Didn't want to constantly revisit codes, guidelines, and policies
Don't want to feel like a resort destination
"feel local" - tweeners between a resort and multi-million homes
Full time residents - could legislate, plenty of nightly / resort related at PCMR base, need voting base
What is missing?
Split on housing at library but N/S connections through field is critical
Lack of any use / PGM of field is great
Tradeoffs to keep field un-programmed? It depends - how many units and where is parking, maybe institutional / public / childcare use at field
Off-site parking and bus rapid express / trains
Transit center at Jess Reid buildings
Ski Lockers (to reinforce bus use)
Questions future of Park Avenue
Use public transit to schools

DESIGN STUDIO OPEN HOUSE**JULY 13, 2015**

This is a list of comments gathered during the Design Studio Open House. The comments were taken verbatim and the number of agreements (based on checkmarks) have been included.

COMMENTS RECEIVED**CONCUR****LIBRARY FIELD**

Library field must remain open space	2
Preserve the library play fields	1
Doing something at this time with the library field is foolish, the 5000 lbs. gorilla is not in town (vail Resorts) and in the next couple years the effect on this town will be unbelievable – sit on your hands for a couple years until you see the full impact of Vail on our little town	4
Park = Meeting Space	2
Keep the parks save open space	2
Park is the living room	3
Concern about view shed from the patio / parking lot library to backyards	1
Just think for not a little luck this library would be a hotel right now..... Please don't make the same mistake again	1
Please don't take away fields and Park City is already crowded	-
Keep some green space – don't destroy the 'dog park'	1
Library park is only community gathering space – unplanned / un-programmed	-
Once you take green space, it is gone forever (i.e. library field)	-
More trees / shade for gathering @ north of library field	-
I am a kid and I play hard – how would you feel if I put homes on your yards	-
Field is unofficial meeting spot for community	1
Library park is sacred	1
Difference between city park green space and library field	1
Connectivity of City Park to library field	-
My dog and I play in the field – don't take it	-
Library park as green space for people – not a dog park but is a sleigh ride area for little ones – use Miner's hospital	-
The field is integral to our neighborhood	-
Turn the library field into a trust never to be developed	1
Would NYC build housing on central park? – I think not	1
You just don't take green space that is the rule! – not some not any	1
There is a park across the street	-
The park across the street is a completely different type of park	-
A "couple" small houses on library field does not make a dent in the real issue... why trash a beautiful field for that.	2
That land is sacred	1

PC has 2 open spaces for the neighborhood – DON'T take it!	1
The library field is “our” open space – it is all we have	-
How do we make library field “permanently” open so we don’t revisit this issue with every new “idea du jour” – Land trust	2
Park City development needs affordable housing but not on our library park! Pls	3
Leave ‘dog park’ open – once gone, gone forever..... more trees would be nice	1
This is public property – development should be for local’s seniors, kids	1
SENIOR CONSIDERATIONS	
Don’t neglect the seniors – you will be one sooner than later. Our needs are for a proactive plan for a growing senior center. In addition, housing for the seniors should be a priority – independent residences up to assisted living More important than seasonal worker housing, engaging the seniors in the community makes us a vital part of PC Population – going to Heber or SLC does not cut it.	12
Recruit a team to help design senior house – learn what has been built right in similar cities	1
Senior voice	3
There is not a woman or limited number of senior citizens represented on this board (women do outlive men in the aging process)	2
Seniors: 75 full time members (most get transportation from “Ability Bus”) Additional summer and winter member raise “full time” number	-
Senior Center needs to be “in town” but not necessarily in old or Lower Park Ave area. Building must have kitchen facilities to provide meals several times per week	-
Is senior center a county service? Does our population justify it? - Answer – Yes 80+ attend senior center in winter	-
Include senior housing	1
Yes – our population justifies a senior center	1
No senior reps	2
Needs assessment (for seniors) prior to this starting?	-
Not enough info on Senior needs	1
There are very few places in the PC area for seniors to live with a continuum of care – we have to leave town	2
The population justifies a senior center	1
Visit senior center / housing in Jackson	-
Senior center – 6000 for demographics	1
Keep it possible for long time residence who have made PC what it is, able to stay here, and after retirement	3
Keep senior center in present location add 30+ studio / 1 BR apts for resident ambulatory center – add living room, game rooms on main floor – provide housing unit for resident manager- flat lot with engagement to city makes lot work	5
The senior center has been communicating its needs with Jonathon and Kim back to 2013 – I’m disappointed this meeting failed to comment on previous information collected.	1

Aging in a place is part of community. This area is close to services – library, grocery store, pharmacy, etc. and buses and friends – assisted living facilities are not complicated to build or administer – think of age before youth.	4
Relocate senior center to rec building, Miner’s hospital, or fire station – build affordable housing on land around senior center	-
AFFORDABLE HOUSING	
Is 1450 / 1460 Subsidized?	-
Do not Ghettoize LPA	2
Work with non-profits to renovate existing restricted deed housing	-
I worked hard to afford living in old town Now you want to give it away.	3
Consider selling property and spending money on affordable housing city wide	-
Fire station – reuse as housing for city / fire department housing. Park Ave has bus service and access to city	-
Affordable housing – community does not want additional density Pressure large employees (ski resorts / to build seasonal housing for their employees on site.	1
Clear public policy goals – define affordable housing	-
Poor quality affordable housing sends the middle class away	-
Fire station building is logical location for “Employee” housing	1
Large employers (ski resorts) need to be pressured to provide their own housing for seasonal workers on their own land	3
This plan ghettoizes affordable housing	2
Half the town is vacant	-
Concern about deed restrictions and enforcement	-
Affordable housing – purchase empty lots, buy homes and put in pool at basin	-
More bang for buck with Affordable housing outside of old town	-
This plan ghettoizes affordable housing	1
Use Knudsen land with resort for employee housing	-
Work force housing should include subsidized rentals	2
PEDESTRIAN PATH	
Prioritize strong east / west pedestrian corridor all the way through PCMR parking lot to base of mountain X2	1
Enhance pedestrian north / south along Woodside to library park area from east west circulation spine referenced above X2	-
Pedestrian corridor from Park Ave to resort	10
13 th street corridor – use buses to stairs	-
Perhaps a pleasant pedestrian open space walking from City Park through to PCMR	-
Provide a walking corridor from the resort to City Park to old town	1
HEIGHT VS WIDTH	
Build tall not wide – focus density in town to avoid sprawl and transportation / traffic issues	-
Build tall not wide, leave us some spare at the human level – the mountains are 3000 above us – we will still see them	-

Build tall not wide	1
GENERAL COMMENTS	
Put in a bocce court or two	2
No transit center	-
Think 1 st class versus World Class	1
Small neighborhood common and cultural community gathering centers feel appropriate to a ?? neighborhood.	-
Buy SE Corner Woodside and 13 th	-
Work with FEMA on Floodplain	1
Improve Park Ave as an entrance to the city	-
Full service, Olympic sized, year round (indoor) community pool	1
Mixed use	-
Repurpose fire station – Daycare, laundry	1
Budget?	-
We have to come to terms with density = more diverse community (generational / age/....)	-
Don't touch Minor's Hospital – PC historical Building	1
Demographics won't allow for density	-
Alternatives to traditional RDA	-
And no one under 30	-
Lower old town working group	1
Are there no woman architects?	2
Representation in workgroup from neighborhood	-
Ask the questions this week..... Innovation? Multigenerational? Economic Diversity?	
How do other cities do this? Can the discussion / exploration include winning examples?	-

DESIGN STUDY ATTACHMENT B - EMAIL COMMUNICATION/PUBLIC INPUT

From: Bill Humbert <recruiterguy@msn.com>
Sent: Friday, July 10, 2015 6:04 AM
To: Phyllis Robinson
Subject: FW: Open House with Lower Park Avenue Design Studio Participants

Hi Phyllis,

We are in Buffalo and Western New York at the beginning of next week.

I'd love to participate in the discussion but obviously cannot from 2000 miles away.

I also don't expect you to set up a conference bridge, nor would I want to attempt it where cell coverage is questionable.

Therefore may I make some suggestions?

- 1) Find a way to include some mixed use housing in addition to any buildings that may be 3 stories of low income housing.
- 2) Set a height restriction of nothing higher than the library - we really do not want the perception of Baltimore's tenement housing.
- 3) Add senior housing to the Senior Center - could even be 50+ year old worker housing for the Senior Center.
- 4) Whatever the use of the old firehouse, include housing above.
- 5) Limit parking to 1 vehicle per unit. Additional parking could be at a lot in Quinn's Junction and available by bus - more frequent in the morning and evening.

Now I will go back to vacation and working on my speaking business.

Have a Wonderful Weekend!

Bill

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LinkedIn: <http://www.linkedin.com/in/recruiterguy> Feel free to invite me to join your LinkedIn network.

Twitter: RecruiterGuy81

Check out RecruiterGuy's recruitment related Thought Leadership -
<http://www.recruitingtrends.com/search-results?searchword=Bill%20Humbert&searchphrase=all>

Bill's first recruitment related book has been released - "RecruiterGuy's Guide to Finding a Job" - read about the book and order it from http://www.amazon.com/RecruiterGuys-Guide-Finding-Job-ebook/dp/B00DR4O8T0/ref=sr_1_1?s=digital-text&ie=UTF8&qid=1373981446&sr=1-1&keywords=recruiterguy%27s+guide+to+finding+a+job Recognized as one of "50 Great Writers You Should Be Reading" by The Authors Show - <http://tinyurl.com/co8xmlp>

Subject: Open House with Lower Park Avenue Design Studio Participants
From: elizabeth.quinnfregulia@parkcity.org
To: recruiterguy@msn.com
Date: Thu, 9 Jul 2015 22:18:31 +0000

Join us for an open house welcoming participants
of the Lower Park Avenue Design Studio.

Dear Community Members,
Park City Municipal Corporation will be conducting a Design Studio for the Lower Park Avenue Area from July 13 to 16.
Please join us in welcoming the Design Studio Participants and communicating your thoughts and ideas.

Monday, July 13, 2015
5:30 - 7:00 pm
Park City Library
1255 Park Avenue, Park City

5:30 – 6:00 pm: Gathering & Refreshments
6:00 – 6:30 pm: Welcome and Participant Introductions
6:30 – 7:00 pm: Conversation

Tell us your ideas for making Lower Park Avenue a vibrant, complete community.

If you are unable to make the open house...
We will also be welcoming members of the public from 4 pm to 5 pm on the 14th and 15th.
Final presentations to City Council will be made Thursday, July 16th.

All events will take place at the library.

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From: Elizabeth Quinn-Fregulia
Sent: Wednesday, July 15, 2015 3:09 PM
To: Phyllis Robinson
Subject: FW: Tomorrow's Lower Park Avenue Design Studio Study Session
Moved to Council Chambers

From: Brian Van Hecke [mailto:bvhutah@gmail.com]
Sent: Wednesday, July 15, 2015 3:09 PM
To: Elizabeth Quinn-Fregulia
Subject: RE: Tomorrow's Lower Park Avenue Design Studio Study Session Moved to Council Chambers

Thanks Phyllis! Great seeing you earlier this week... I appreciate your input and update on the process.

Brian Van Hecke

From: Phyllis Robinson [mailto:elizabeth.quinnfregulia@parkcity.org]
Sent: Wednesday, July 15, 2015 2:41 PM
To: bvhutah@gmail.com
Subject: Tomorrow's Lower Park Avenue Design Studio Study Session Moved to Council Chambers

New Location! July 16th Lower Park Avenue Design Studio
Council Study Session Moved to Council Chambers

Dear Community Members,
Thank you for being so involved in the Lower Park Avenue Design Studio process to-date. Hearing directly from the community always enriches the process.
The Mayor and City Council will hold a study session with the ten design studio participants tomorrow, July 16th. No Council decisions will be made at this meeting.

The study session location has moved! It will now be held in Council Chambers at City Hall.

Lower Park Avenue Design Studio Study Session

Thursday, July 16, 2015

3:30 to 4:30 pm

COUNCIL CHAMBERS

Park City Municipal Corporation

445 Marsac Avenue, Park City

If you are unable to make the study session...

We would still love to hear your thoughts. Email us at parkcitydesignstudio@gmail.com.

Check out the public comments from the July 13 open house.

Read a summary of the May 19 community workshop.

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From: Elizabeth Quinn-Fregulia
Sent: Thursday, July 16, 2015 9:03 PM
To: Phyllis Robinson
Subject: Fwd: Tomorrow's Lower Park Avenue Design Studio Study Session
Moved to Council Chambers

Thanks,
Elizabeth Quinn Fregulia
(c) 415.203.5779

Sent from my iPhone

Begin forwarded message:
From: Michael Witte <mwitte@mac.com>
Date: July 16, 2015 at 8:57:16 PM MDT
To: <elizabeth.quinnfregulia@parkcity.org>
Subject: Re: Tomorrow's Lower Park Avenue Design Studio Study Session
Moved to Council Chambers
Hello Phyllis

I want to thank you and congratulate you on engineering and facilitating a very worthwhile initial design process for Lower Park Avenue. I am certain that you are kicking back this evening and rejoicing in the fact that this is over for now!

As a resident of Lower Woodside and president of our HOA, I believe I can help you and the city evolve an approach to this area which will “thread the needle” by balancing neighborhood concerns with the broader concerns and policy issues the city must deal with. My primary concern is that the city finally ACT on this opportunity. This is a time for courage and leadership if we want to create a “new” community north of the library.

I am always available to you to help where I can. And, don't forget, rental vouchers can and should be a central part of the plan for lower Woodside.

Best,

Michael Witte
On Jul 15, 2015, at 2:40 PM, Phyllis Robinson
<elizabeth.quinnfregulia@parkcity.org> wrote:

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445 Marsac Avenue, Park City

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Read a summary of the May 19 community workshop.

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From: Abby McNulty <amcnulty@pcschoools.us>
Sent: Monday, July 13, 2015 2:59 PM
To: parkcitydesignstudio@gmail.com; Council_Mail; Phyllis Robinson
Subject: Lower Park Avenue Redevelopment

To Whom it May Concern,

For the last 15 years, I have lived in Old Town. I live at 921 Norfolk. Since I moved to Old Town, I have seen the neighborhood change a lot.

The change that really gets me is that people are leaving Old Town. Families, couples, and individual home-owners are packing their bags and moving to other neighborhoods.

With each house that sells, a second home-owner moves in. This has happened to every single house next to me, across the street from me, and behind me. It's sad because my street, Norfolk, used to be a real community. Families - people - used to live on Norfolk.

My husband and I have discussed many times if we should also leave. Seek a neighborhood that has a "neighborhood feel." One where our children can have friends next door. Despite the chatter, we will never move. We love it in Old Town. It's an amazing place to live. We walk everywhere. We love City Park and Main Street and we have always loved the mix of people that are drawn to living in town - the mix of the affluent, the ski bum, the main street worker, and the working families.

We used to be able to mix with these folks right outside our door. That's not possible anymore. As I mentioned, we don't have year-round neighbors.

Why does this matter? Because, the Library Park is where I meet everyone now. The library Park is where our neighbors get together, casually and informally, to catch up. I visit the park with my young kids - to sled, build snowmen, fly kites, and just have a moment laying in the grass. While I'm there, I

connect with friends and strangers. At the park, I run into dog friends, mom friends, tourists, preschool teachers, and our favorite librarians. It's the perfect, impromptu, gathering spot.

The Library Park is a community gathering spot. Do not take away this valuable asset. Do not mess with something that is so key to our community fabric. Do not destroy the last place we have to be neighborly.

I am 100% in support of affordable housing. I am hugely in support of affordable housing that would bring families back to Old Town - units with some elbow room, and 2 or 3 bedrooms. I would love to see the City purchase any remaining lots in town and build housing on them. I would love to see the City purchase existing homes (much like open space is purchased) and include them in the affordable housing pool. I think there are so many more creative strategies that must be explored. And I personally would gladly be taxed a higher rate to support more creative, yet more costly, solutions to the affordable housing issue. I simply do not support you taking away our community gathering spot.

Sincerely,

Abby McNulty

From: Sharon Christiansen <sharonc435@gmail.com>

Sent: Friday, July 17, 2015 5:04 PM

To: Phyllis Robinson

Subject: Dear Phyllis: You did a fabulous job with the Design Team! I just came across some cute micro housing units, #9, 11 & 12. Just FYI. 12 Tiny Dream Homes You Won't Believe | Home Decor | Interior Design

<http://homegardenvibes.com/12-tiny-dream-homes-you-wont-believe/9/>

Sharon Christiansen

From: webmaster@parkcity.org
Sent: Wednesday, July 15, 2015 3:18 PM
To: Phyllis Robinson
Subject: Park City: New Location for tomorrow's Lower Park Avenue Design Studio Study Session

New Location for tomorrow's Lower Park Avenue Design Studio Study Session

Posted Date: 7/15/2015

The Mayor and City Council will hold a study session with the ten Lower Park Avenue design studio participants tomorrow, July 16th. No Council decisions will be made at this meeting.

The study session location has moved! It will now be held in Council Chambers at City Hall.

Final Lower Park Avenue Design Studio Study Session

Thursday, July 16, 2015

3:30 to 4:30 pm

COUNCIL CHAMBERS

Park City Municipal Corporation

445 Marsac Avenue, Park City

If you are unable to make the study session...

We would still love to hear your thoughts. Email us at parkcitydesignstudio@gmail.com.

Check out the meeting summary of the Lower Park Avenue Community Workshop, which was held at The Yarrow Hotel on May 19.

Here is a compilation of the public comments we received at the July 13 Design Studio Open House.

To change your eSubscriptions preferences, click the following link:

<http://www.parkcity.org/index.aspx?page=13&subscriberguid=20aa1faf-7fb5-420e-b1be-8b6d9844d739>

To unsubscribe from all Park City eSubscriptions, please click the following link:

<http://www.parkcity.org/index.aspx?page=13&subscriberguid=20aa1faf-7fb5-420e-b1be-8b6d9844d739&unsubscribe=1>

From: George Goodman <usageorge@yahoo.com>
Sent: Monday, July 13, 2015 4:41 PM
To: Council_Mail; Phyllis Robinson; parkcitydesignstudio@gmail.com
Cc: Abby McNulty
Subject: Re: Lower Park Avenue Redevelopment

To Whom it May Concern,

For the last 15 years, I have lived in Old Town. I live at 921 Norfolk. Since I moved to Old Town, I have seen the neighborhood change a lot.

The change that really gets me is that people are leaving Old Town. Families, couples, and individual home-owners are packing their bags and moving to other neighborhoods.

With each house that sells, a second home-owner moves in. This has happened to every single house next to me, across the street from me, and behind me. It's sad because my street, Norfolk, used to be a real community. Families - people - used to live on Norfolk.

My husband and I have discussed many times if we should also leave. Seek a neighborhood that has a "neighborhood feel." One where our children can have friends next door. Despite the chatter, we will never move. We love it in Old Town. It's an amazing place to live. We walk everywhere. We love City Park and Main Street and we have always loved the mix of people that are drawn to living in town - the mix of the affluent, the ski bum, the main street worker, and the working families.

We used to be able to mix with these folks right outside our door. That's not possible anymore. As I mentioned, we don't have year-round neighbors.

Why does this matter? Because, the Library Park is where I meet everyone now. The library Park is where our neighbors get together, casually and informally, to catch up. I visit the park with my young kids - to sled, build snowmen, fly kites, and just have a moment laying in the grass. While I'm there, I

connect with friends and strangers. At the park, I run into dog friends, mom friends, tourists, preschool teachers, and our favorite librarians. It's the perfect, impromptu, gathering spot.

The Library Park is a community gathering spot. Do not take away this valuable asset. Do not mess with something that is so key to our community fabric. Do not destroy the last place we have to be neighborly.

I am 100% in support of affordable housing. I am hugely in support of affordable housing that would bring families back to Old Town - units with some elbow room, and 2 or 3 bedrooms. I would love to see the City purchase any remaining lots in town and build housing on them. I would love to see the City purchase existing homes (much like open space is purchased) and include them in the affordable housing pool. I think there are so many more creative strategies that must be explored. And I personally would gladly be taxed a higher rate to support more creative, yet more costly, solutions to the affordable housing issue. I simply do not support you taking away our community gathering spot.

Sincerely,

George Goodman
PO Box 3236
Park City, Utah 84060
202.641.7838
usageorge@yahoo.com

From: kittyimskier@aol.com
Sent: Wednesday, June 03, 2015 9:22 AM
To: Phyllis Robinson
Subject: Re: Lower Park Avenue Workshop Notes

Hi Phyllis

Thank you so much for sending the information notes. I have been racking my brain to try to remember how I know you and I think it was working as an Election Judge. Not sure though. I have such a terrible memory and I'm sorry I didn't remember.

My townhouse is at 1475 Park Avenue and I want to make a comment about mixing different age groups into one building as was mentioned by one very young guy who was looking at it from his perspective. Here is my view having lived through hell for nine years. I am the only full-time owner occupant of the six townhouses where I live. The fellow who owns the townhouse behind mine rents to kids on a yearly basis. He had a group of boys who had graduated from high school in his unit when I moved in. They had five trucks for the two parking spaces allowed and were always parking their trucks in my two spaces. They also were running around in the summer in just their briefs on the common deck used by all 6 townhouses. I was the only other occupant. Two years ago it was rented to another large group of high school graduates who started cooking dinner on the deck at 10pm with massive parties but sometimes their parties started at 2am. I don't know who was supplying them with alcohol but they were falling down drunk and throwing up all over the deck and in my driveway. They were yelling and screaming all night long and had loud music. They couldn't get the gas BBQ to work so they piled charcoal that they got at the 7-11 on the gas grill and lit it but they did have enough brains to know to disconnect the gas. I double checked my smoke alarms. I was calling the police on them all the time and finally the police must have told them to move their parties because I read police reports of big parties up the street on Woodside. The group in there now are in their early 30's and I did have to call the police during one of their big parties that started after 10pm but not since then. They had a problem with the BBQ after moving in and I don't know what happened but the flame was up to the third floor (from the 2d floor of the deck) and the renter did pull the gas line out right away but it scorched the building and he was able to put the fire out as I was running with my fire extinguisher. One of my neighbors was in town during the winter and heard a lot of noise in the common hot tub which is right outside her unit at 1am. She is the HOA President and went out to talk with them because the hot tub is closed at 10pm. They were all nude and would not get out when she told them she was calling the police. The police made them get out.

Those are examples of what I have been putting up with while waiting for housing prices to go up to where they were when I bought. I cannot afford a house in another location in Park City which is why I am having to move away from Park City. Some other thoughts I have are that more and more full-time adults are moving out being replaced by people who will be renting their units to whomever will pay so Park City is losing their voting base. There will be more problems needing police services because of nightly, weekly, and work force housing in Old Town. There needs to be affordable housing for full-time resident owners who vote and have a concern about how our town is run. I like the idea that Deer Valley

has of having a lot of their workforce away from town and they provide free bus service. That helps keep our town a real town AND cuts down on traffic. I believe there should be more of that for the workforce.

Also, I am among those that think there needs to be two big free Express Bus access parking areas at the two main Park City entrances. One by the Visitor Center with a lot of parking and a heated building with ski lockers so those from Summit Park to Kimball Junction can park there taking the free bus to the resorts. The bus from that lot would be an Express Bus from that lot to Canyons, then to PCMR, then to Deer Valley. The other free Express Bus access should be another big parking lot with a heated building with bathrooms & lockers from 248. It could be located either near the hospital or east of the Rt 40 exit. That would make it a easy entrance for those who have moved to Kamas and those who have moved to Heber & Midway. The Express Bus would take them from that lot to PCMR and then to Deer Valley. Make it easier than driving, faster than driving, comfortable, convenient and free. I have talked with my friends who have moved outside Park City and that is what they would like.

Thank you for your help with this.
Kitty Imdahl

-----Original Message-----

From: Phyllis Robinson <probinson@parkcity.org>

To: Phyllis Robinson <probinson@parkcity.org>

Sent: Tue, Jun 2, 2015 5:58 pm

Subject: Lower Park Avenue Workshop Notes

Hi,

Thank you again for participating in the Lower Park Avenue workshop. Attached is a copy of all the comments and ideas developed by the small groups. I apologize for the delay. This information has been provided to City Council. It will also be provided to the participants in the July Design Studio.

I will keep you updated on future opportunities to participate in this process. If you have any questions, or suggestions, please feel free to call me.

Thank you again,
Phyllis Robinson

Phyllis McDonough Robinson
Communications & Public Affairs Manager
435-615-5189

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From: Ed Lewis <elewis@snocru.com>
Sent: Tuesday, July 14, 2015 6:37 PM
To: Diane Foster
Cc: Jack Thomas; Phyllis Robinson; Jonathan Weidenhamer; Elizabeth Quinn-Fregulia
Subject: Re: Lower Park Avenue

Thanks Diane.
Maybe not "proposed development" more "potential" in either case I DO NOT approve.
Please take note of all the disparaging remarks toward this potential development of our valuable open space. I say that because after this afternoons meeting it seems as if all the comments that support keeping the park were disregarded by your team and the designers.

Thanks,
Ed

Ed Lewis
www.snocru.com
617-840-6630

On Mon, Jul 13, 2015 at 11:20 PM, Diane Foster <Diane.Foster@parkcity.org> wrote:
Good Evening Mr. Lewis –

Thank you for attending this evening and I am sorry I did not have an opportunity to meet you.

The City Council Study Session happening at the Library's Santy Auditorium starts at 3:30pm on Thursday. Here is a link to the agenda: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=15241>

One clarification that both Phyllis and I have mentioned and that was reiterated by the Mayor this evening: There is no proposed park development – there are no proposals at all. There is not yet ANY specific plan for development of ANY of the municipal properties in this area. The community meetings to date, including this evening have been focused on gathering public input so that the City Council and community may begin to consider options on municipal properties in this area. Some of the needs that we have heard expressed over the years, including this year, have included both affordable housing and senior needs. The Design Studio is intended to take the community input received to date and begin to propose designs for how the community needs might be furthered. After the Design Studio, and after the City Council and the community have had a chance to consider some of the ideas that come out of the Design Studio, Phyllis will work with the City Council – in a series of open and public meetings – to

begin to understand which concepts from the Design Studio deserve further exploration.

Thanks again for participating in the process.

Regards-

Diane

From: Ed Lewis [mailto:elewis@snocru.com]

Sent: Monday, July 13, 2015 10:44 PM

To: Diane Foster

Cc: Jack Thomas; Phyllis Robinson; Jonathan Weidenhamer; Elizabeth Quinn-Fregulia

Subject: Re: Lower Park Avenue

Thanks Diane. Sorry for the delay, just seeing this.

Great turnout this evening, it was almost overwhelming how much the community was against the proposed park development. Which makes me a bit less concerned.

Is the Thursday council meeting 3:30PM or 6PM?

Thanks

Ed Lewis

www.snocru.com

617-840-6630

On Mon, Jul 13, 2015 at 10:45 AM, Diane Foster <Diane.Foster@parkcity.org> wrote:

Good morning Mr. Lewis –

A “final decision” timeline has not been set. The City Council will need to hear from the public and the Design Studio team. Thereafter, in the coming months, staff will further discuss the topic with Council and the public and will get some initial direction on high level concepts and uses for the area from the City Council.

I have copied the Mayor on this email. His contact information is:

jack.thomas@parkcity.org

435-615-5010

Hope you have an opportunity to participate this evening.

Regards-

Diane

From: Ed Lewis [mailto:elewis@snocru.com]

Sent: Monday, July 13, 2015 9:58 AM

To: Diane Foster

Cc: Elizabeth Quinn-Fregulia; Jonathan Weidenhamer; Phyllis Robinson

Subject: Re: Lower Park Avenue

Hi Diane,

Nice to e-meet you. Hope you had a great weekend.

If I am considered a "stakeholder" then so are my neighbors, but none of them knew about this either. We are the most affected with this proposed project. All of this is brand new to us and we've been in the area for well over 5 years (my wife and I 3+ yrs), some much longer. All that being said we do now and what's done is done.

If Thursdays meeting is not going to be a meeting in which a decision will be made regarding 13th St then when might that be?

Also can you please provide me the mayor's direct email and phone number?

Thanks,

Ed

Ed Lewis

www.snocru.com

617-840-6630

On Sun, Jul 12, 2015 at 6:55 PM, Diane Foster <Diane.Foster@parkcity.org> wrote:

Good Evening Mr. Lewis –

Phyllis has a huge week ahead of her, so I am not sure if she will see this email this evening, so I thought I would jump in. My name is Diane Foster and I am the City Manager for the City of Park City. Stakeholders are generally considered anyone who might somehow be affected by or who have an interest in a particular project. In this specific case, you would be considered a stakeholder. A Park City taxpayer could also consider himself or herself a stakeholder.

Jonathan Weidenhamer, the City's Economic Development Manager, is the overall project leader for the Lower Park Avenue Redevelopment Authority and Phyllis Robinson, our Public Affairs Manager who oversees both public engagement and housing is the project leader on this particular aspect of the project. "This particular aspect" is the Design Studio that will be conducted this week, as well as all of

the City's efforts to gain public input regarding what could be done with property that the City owns in this area. Phyllis will also oversee any future housing project that could be done in this area, as she has done in the past with other municipal project. The exact parcels that the City owns can be seen on the map below. Jonathan and Phyllis are two of the three peer leaders of the City's Sustainability team and work quite closely together. While Phyllis, Jonathan and I are all accountable for this project and the multiple public processes that have come before the one happening this week, the City Council is the ultimate decision maker.

As Phyllis stated in her email, no formal vote or other City Council action will be taken this week with regard to this project. The process has taken many years to get to this point and has included many, many opportunities for public input. On May 19, 2015 a Community Workshop focused on these same properties in this same area was held at the Doubletree/Yarrow Hotel. You can find the input collected from a number of community members in attendance starting on page 6 of this report to City Council that was presented on June 4,

2015: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=15040>

We are by no means done with the process. There will be future opportunities for public participation and public input. Your Mayor and City Council members are also available for you to speak with and I think you will find them quite accessible and they care very much about hearing from residents. You can find their contact information here: <http://www.parkcity.org/index.aspx?page=58> If you would like to email the Mayor and City Council all at the same time, you can send an email to

Council_Mail@parkcity.org A news story about that event and a photo can be found here:

http://www.parkrecord.com/city/ci_28172909/ideas-and-ideals-considered-along-park-city-street

You mentioned that you recently purchased your home on Park Ave & 13th – how long ago did you move to town? If you moved here recently, you may not be aware of two of the best sources for local information: KPCW Radio and The Park Record. Here are some recent articles from the Park Record regarding your neighborhood:

* July 10, 2015: Design studio focused on important Park City street

http://www.parkrecord.com/city/ci_28466437/design-studio-focused-on-important-park-city-street

* May 22, 2015: Ideas, and ideals, considered along Park City street

http://www.parkrecord.com/city/ci_28172909/ideas-and-ideals-considered-along-park-city-street

* May 15, 2015: City Hall considers future of important stretch of Park

Avenue http://www.parkrecord.com/city/ci_28126088/city-hall-considers-future-of-important-stretch-of-park-avenue

* February 3, 2015: Park City seeks 'bold commitment' to housing options

http://www.parkrecord.com/city/ci_27451623/park-city-seeks-bold-commitment-to-housing-options

* February 3, 2015: Study planned to map route around Park City traffic

http://www.parkrecord.com/city/ci_27451619/study-planned-to-map-route-around-park-city-traffic

And some stories from KPCW Radio:

* July 10, 2015: Park City mayor Jack Thomas and City Spokeswoman Phyllis Robinson have updates from Thursday's City Council meeting and Monday's kick off to the Lower Park Avenue Charette

<http://kpcw.org/post/local-news-hour-friday-july-10-2015>

* May 14, 2015: Library Is Currently In Development Including Lower Park

Avenue <http://kpcw.org/post/library-currently-development-including-lower-park-avenue>

Additionally, Phyllis has already added you to the email list she has developed for people expressing a specific interest in Lower Park Avenue. If you would like to receive emails with information about upcoming City Council meetings or other types of community news, you can sign up for various City email publications here: <http://www.parkcity.org/index.aspx?page=335>

Please do let me know if Phyllis, Jonathan or I can answer any other questions. And I do hope you can attend the Design Studio event on Monday (tomorrow) from 5:30pm to 7:30pm at the Library near your home. More information on that event is below.

Regards-

Diane

Diane Foster
City Manager
Park City Municipal

p 435.615.5151
c 435.901.2802
w www.parkcity.org

<http://www.parkcity.org/index.aspx?page=23&recordid=992&returnURL=%2findex.aspx>

From: Ed Lewis [mailto:elewis@snocru.com]
Sent: Sunday, July 12, 2015 5:57 PM
To: Phyllis Robinson
Cc: Elizabeth Quinn-Fregulia; Jonathan Weidenhamer; Diane Foster
Subject: Re: Lower Park Avenue

Hi,
Thanks for getting back to me.

What qualifies someone as a "stakeholder"?

I hate to repeat myself, but who is accountable for this project? Who is the project manager? Is it Jonathan? Is it you?

Also will there be a vote by the town/neighborhood? And when will it be, is that Thursday?

Please let me know as I DO NOT want this happening.

I live on the corner of 13th and Park Ave.

Thanks,
Ed

Ed Lewis
www.snocru.com
617-840-6630

On Fri, Jul 10, 2015 at 6:00 PM, Phyllis Robinson <probinson@parkcity.org> wrote:

Hi Ed,

Thanks for your email. For the past several years we have been looking at possible redevelopment options for city-owned property in the Lower Park Avenue area with City Council. This spring we began a community outreach process that has included stakeholder interviews and a community workshop to gather additional information about community needs in Park City and more specifically what's missing in Lower Park Avenue. I'm attaching the community workshop notes from the May meeting.

Next week we have invited a group of design and planning professionals to take a look at all of the information that has been compiled over the past several years and develop several alternative concepts for consideration by the City Council and the community. This stage we are in a planning exercise to help winnow down options that might merit further consideration. We have included an open house on Monday, June 13, for the community to share ideas directly with the design team. The community is invited to join the team on Tuesday and Wednesday at 4p for each day's wrap up. The team will present their concepts to City Council in a study session on July 16. The final time for the Council meeting will not be set until Monday and will be posted on the city's website at www.parkcity.org. I expect it to be late afternoon.

I want to be clear that no Council action will be taken on Thursday. This is scheduled as a "study session" or informational session only. The design team will walk through their process and present concepts to City Council on Thursday. We are recording the process and presentations, as well, and will have them posted to our website once editing is complete. Our next step would be to return to City Council in work session to discuss the concepts presented and community input and ask Council how they would like us to proceed.

I hope you can join us on Monday or stop by to see the work in progress. All of the meetings will occur in the Park City Library 3rd Floor Community Room. If you have specific ideas for what's needed in the Lower Park Avenue area, we'd love to hear them. If you cannot attend the meeting, you can share your thoughts directly with the design team at parkcitydesignstudio@gmail.com.

I've added you to the mailing list to ensure you receive direct email information on this planning exercise. Should there ever be an application for a development proposal that abuts your property that would set in place a complete set of legal noticing requirements. What is your property address?

Thank you, again, for your email. I look forward to meeting you.

Enjoy the weekend.

Phyllis

Phyllis McDonough Robinson
Communications & Public Affairs Manager
435-615-5189

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Like us on Facebook www.facebook.com/parkcitygovt

From: Ed Lewis [mailto:elewis@snocru.com]
Sent: Friday, July 10, 2015 5:17 PM
To: Phyllis Robinson; Elizabeth Quinn-Fregulia; Jonathan Weidenhamer
Subject: Lower Park Avenue

Hey guys,

Happy Friday.

My name is Ed Lewis, my wife and I just recently bought a 2 family home on the corner of Park Ave and 13th St. Immediately adjacent to your proposed development.

I would like to know who is responsible for this potential Lower Park Ave development?

I would also like to know why as a direct abutter and a friend to several direct abutters we were not notified? It seems as if you are operating with total disregard to the neighbors, our opinions, our quality of life, and our property values...hopefully I am mistaken.

Looking forward to hearing back from you.

Ed Lewis
www.snocru.com
617-840-6630

From: Ed Lewis <elewis@snocru.com>
Sent: Saturday, July 18, 2015 1:01 PM
To: Phyllis Robinson
Subject: Re: Next meeting on Lower Park Avenue

OK thank you

Ed Lewis
www.snocru.com
617-840-6630

On Fri, Jul 17, 2015 at 7:49 PM, Phyllis Robinson <probinson@parkcity.org> wrote:
Hi,
Just checked the city website. It is a Board of Adjustment meeting on the 21st.
P.

Phyllis McDonough Robinson
Public Affairs Manager
Park City Municipal

Sent from a mobile device. Please excuse misspellings and unfortunate autocorrects.

----- Original message -----

From: Ed Lewis <elewis@snocru.com>
Date: 07/17/2015 6:16 PM (GMT-07:00)
To: Phyllis Robinson <probinson@parkcity.org>
Subject: Re: Next meeting on Lower Park Avenue

Hi,
Nice to meet you too.
I heard something on the radio regarding a city meeting Tuesday July 21st. Hence my email...

Ed

Ed Lewis
www.snocru.com

617-840-6630

On Fri, Jul 17, 2015 at 5:39 PM, Phyllis Robinson <probinson@parkcity.org> wrote:

Hi Ed,

It was nice meeting you yesterday. Thanks for attending the City Council Study Session. Our next meeting on Lower Park Avenue is Thursday, August 20th. It is scheduled for public input.

Have a good weekend,

Phyllis

Phyllis McDonough Robinson

Public Affairs Manager

Park City Municipal

Sent from a mobile device. Please excuse misspellings and unfortunate autocorrects.

From: Abby McNulty <amcnulty@pcschoools.us>
Sent: Monday, July 13, 2015 7:10 AM
To: Phyllis Robinson
Subject: Re: Open House with Lower Park Avenue Design Studio Participants

Thanks Phyllis. I'll be at the meeting tonight.

Abby McNulty
Executive Director
Park City Education Foundation
(o) 435-615-0235
(c) 435-659-6946

www.pcef4kids.org

On Thu, Jul 9, 2015 at 4:50 PM, Phyllis Robinson <probinson@parkcity.org> wrote:

Hi Abby,

No Council action will be taken on Thursday. This is scheduled as a “study session” in our terms which is an informational session only. The team will walk through the concepts and recommendations with Council for their consideration. We are recording the process and presentations, as well, and will have them posted to our website once editing is complete. We’re looking for a place to post the concepts for folks to look at following the presentations, as well.

The next step would be to return to City Council – likely mid August – in work session to discuss how they would like to proceed. At that point we could receive direction to issue a request for proposals for architectural services for a specific project or set of projects or to proceed with a public private partnership, for example.

Looking forward to seeing you at our noon meeting on Monday.

Take care,
Phyllis

Phyllis McDonough Robinson
Communications & Public Affairs Manager
435-615-5189

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From: Abby McNulty [mailto:amcnulty@pcschoools.us]
Sent: Thursday, July 09, 2015 4:32 PM
To: Phyllis Robinson
Subject: Fwd: Open House with Lower Park Avenue Design Studio Participants

Thanks for this info. Will there be a vote in the design ideas at city council on July 16?

Sent from my iPhone

Begin forwarded message:

From: "Phyllis Robinson" <elizabeth.quinnfregulia@parkcity.org>
Date: July 9, 2015 at 4:18:40 PM MDT
To: amcnulty@pcschoools.us
Subject: Open House with Lower Park Avenue Design Studio Participants
Reply-To: elizabeth.quinnfregulia@parkcity.org

Join us for an open house welcoming participants
of the Lower Park Avenue Design Studio.

Dear Community Members,
Park City Municipal Corporation will be conducting a Design Studio for the Lower Park Avenue Area from
July 13 to 16.

Please join us in welcoming the Design Studio Participants and communicating your thoughts and ideas.

Monday, July 13, 2015

5:30 - 7:00 pm

Park City Library

1255 Park Avenue, Park City

5:30 – 6:00 pm: Gathering & Refreshments

6:00 – 6:30 pm: Welcome and Participant Introductions

6:30 – 7:00 pm: Conversation

Tell us your ideas for making Lower Park Avenue a vibrant, complete community.

If you are unable to make the open house...

We will also be welcoming members of the public from 4 pm to 5 pm on the 14th and 15th.

Final presentations to City Council will be made Thursday, July 16th.

All events will take place at the library.

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Park City , UT | 84060 US
This email was sent to amcnulty@pcschoools.us.
To continue receiving our emails, add us to your address book.



LOWER PARK AVENUE DESIGN STUDIO

ATTACHMENT D

LOWER PARK AVENUE DESIGN STUDIO OVERVIEW

*Park City Council Study Meeting
Thursday, June 16th*



LOWER PARK AVENUE DESIGN STUDIO

Community Engagement to Identify Ideas and Opportunities (SPRING 2015)

- Interviews
- Let's Talk Park City – Visioning and Lower Park Ave
- Community Workshop



Design Studio (July 13-16, 2015)

- Open House – Gather Comments and Introduce Participants
- Develop Concepts
- Present Concepts



Initial Internal Review (July/August 2015)

City Council Work Session (August 20, 2015)



Community Engagement to Consider and Refine Concepts (Fall 2015)

Council Work Sessions
Community Conversations
Workshops & Neighborhood Presentations
Neighborhood Meetings



Tentative Council Direction (December 2015)



LOWER PARK AVENUE DESIGN STUDIO

IDEAS GENERATED DURING THE LOWER PARK AVENUE DESIGN STUDIO HELD JULY 13-16, 2015

By:

Chris Retzer, Newpark Property Management

Cory Shupe, Blu Line Design

Ehlias Louis, Gigaplex Architects

Eric Egenolf, Process Studio PLLC

Hank Louis, Gigaplex Architects

Hans Cerny, Caddis

Peter E. Federman, Pete & Company

Sid Ostergaard, Elliot Workgroup

Soren Simonsen, Community Studio

Tim Sullivan, InterPlan Co.



LOWER PARK AVENUE DESIGN STUDIO

AGENDA

Introduction - Peter E. Federman

East West Connection - Chris Retzer, Ehlias Louis, Hans Cerny, Tim Sullivan

Library Park - Cory Shupe, Eric Egenolf

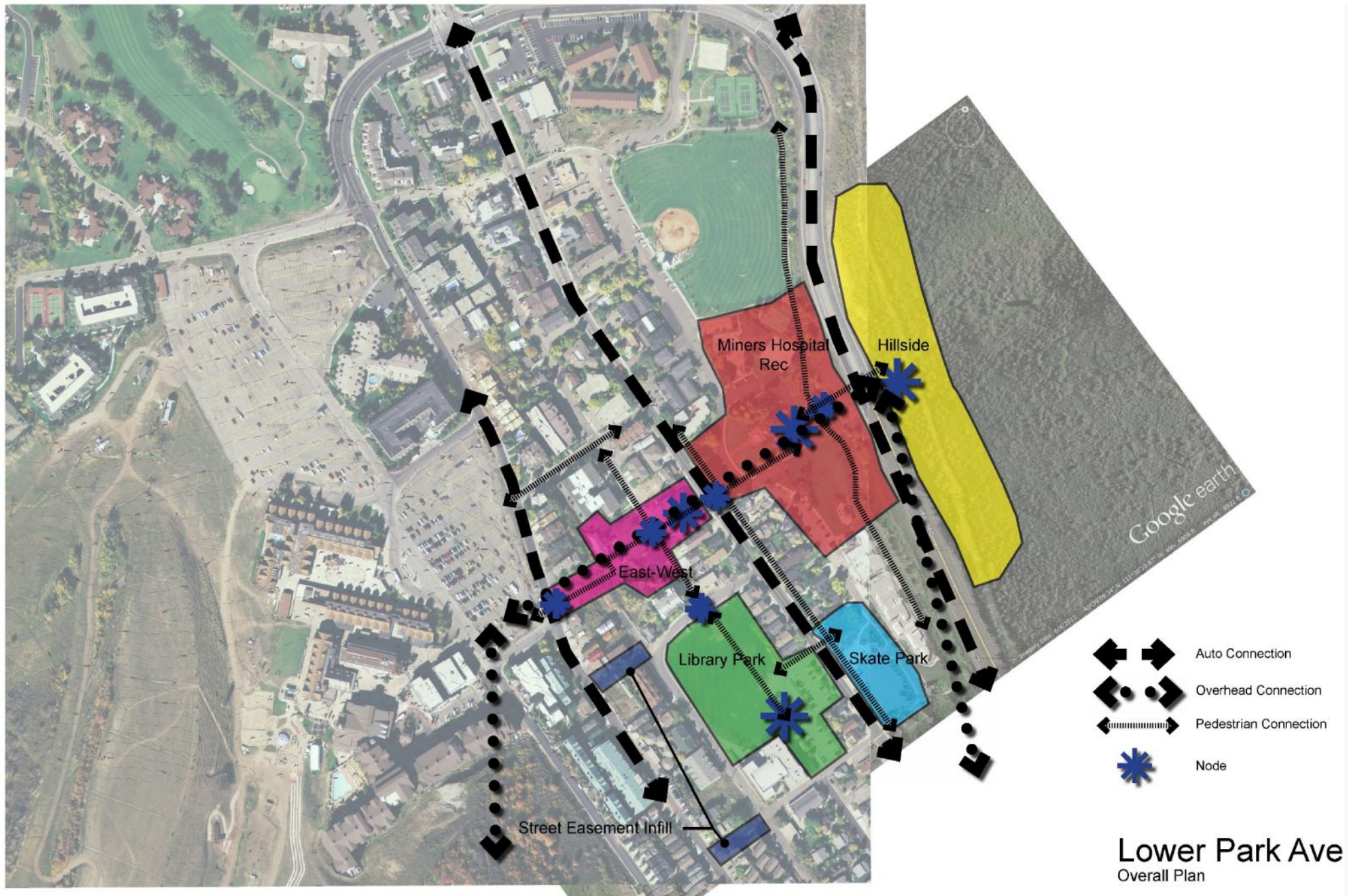
Miner's/Recreation/Deer Valley Drive - Hank Louis, Sid Ostergaard, Soren Simonson

Skate Park - Hank Louis, Hans Cerny

Street Easement Infill - Soren Simonson

Conclusion - Soren Simonson

Discussion and Questions



East West Corridor

Introduction / Big Idea

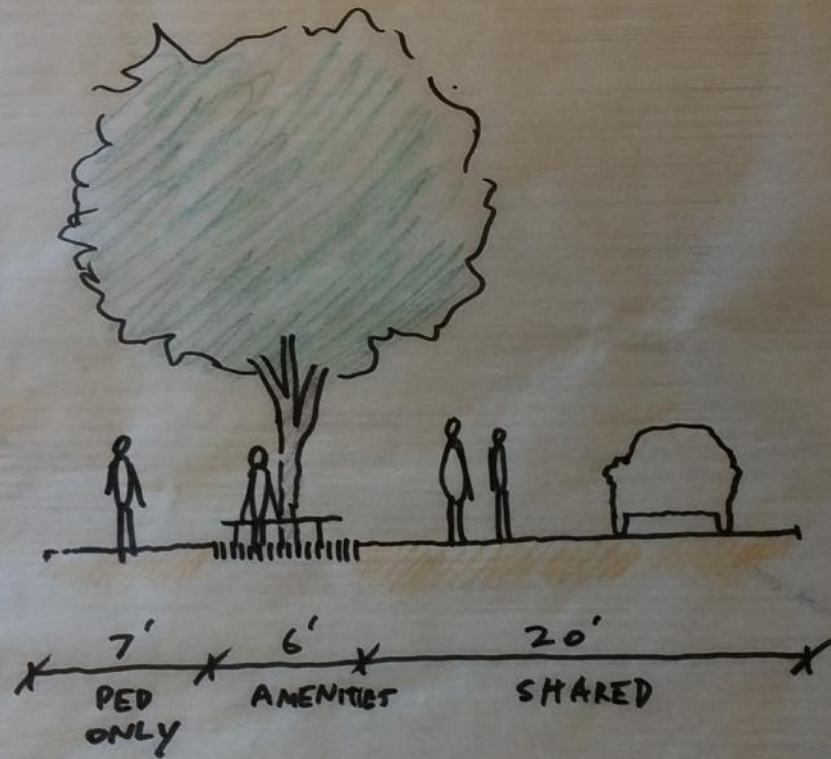
- Capitalize on the potential of city property to revitalize and serve the community
- Priorities
 - Neighborhood Core
 - Connectivity
 - Mixed Use
- Common Themes
 - East – West: Pedestrian Corridor from Empire to Park Avenue
 - North – South: Transform Woodside into a Shared Street
 - Scrape the Park Ave Fire Station
 - Re-locate the Senior Center

Woodside

- North-South Pedestrian Connectivity to Library Park
- Maximize the Narrow Right of Way
- Street as Public Space
- Local Vehicle access



Shared Street



WOODSIDE -
SHARED STREET CONCEPT



East / West – Low Density



Low Density

- Surface Parking (~16 stalls)
- Greenbelt Corridor: Two community gardens, sledding hill, bike bath,
- No Flex or Light Commercial
- Height: Historic scale (two stories)
- Core Housing: 14 townhomes (~1,250 sf)

Mid Density

- Surface Parking (~48 stalls)
- Height: Historic scale on Empire, Park Ave and in Center
- Empire Housing: 11 cottages (~1500 sf)
- Core Housing: 24 cottage flats (~750 sf) in 12 two-story cottages
- Park Ave Housing: 2 duplex units (~1000 sf)
- Core Commercial: Flex and light commercial on eastside of Woodside (~4,000 sf)
- Community Garden

East / West – High Density



High Density

- Underground Parking (~135 – 175 stalls)
- Height: Historic scale on Empire & Park Ave with height in Center
- Empire Housing: 11 cottage (~1500 sf), 6 accessory units (~650 sf)
- Core Housing: 74 apartments (~750 sf) in 3-story buildings
- Core Commercial: Flex and light commercial on first level with set backs at Woodside and Park Ave (~11,000 sf)

East / West – High Density Bridge



East / West – High Density Parking Garage



Micro-Units (exhibit)

- At-Grade Parking (~60 stalls)
- Height: Four Stories (3 levels residential above parking)
- Housing: 84 micro-apartments (~300 sf)
- Smaller units encourage single occupancy, fewer cars, upgrading housing, etc.

Micro-Units

- At-Grade Parking (~60 stalls)
- Height: Four Stories (3 levels residential above parking)
- Housing: 84 micro-apartments (~300 sf)
- Smaller units encourage single occupancy, fewer cars, upgrading housing, etc.

Live Work

- At-Grade Parking under building (~18 stalls = 2/unit)
- Height: Three Stories (2 levels residential above office and parking)
- Live-Work Units: 9 units (~2,000 sf residential above ~1,000 sf office)

Library Field

Library Option #1



Library Option #1



Library Up Close



Library Option #2



Library Option #2



Library Option #3



Library Option #3



Library Option #4



Library Option #4



Miner's / Recreation / Deer Valley Drive

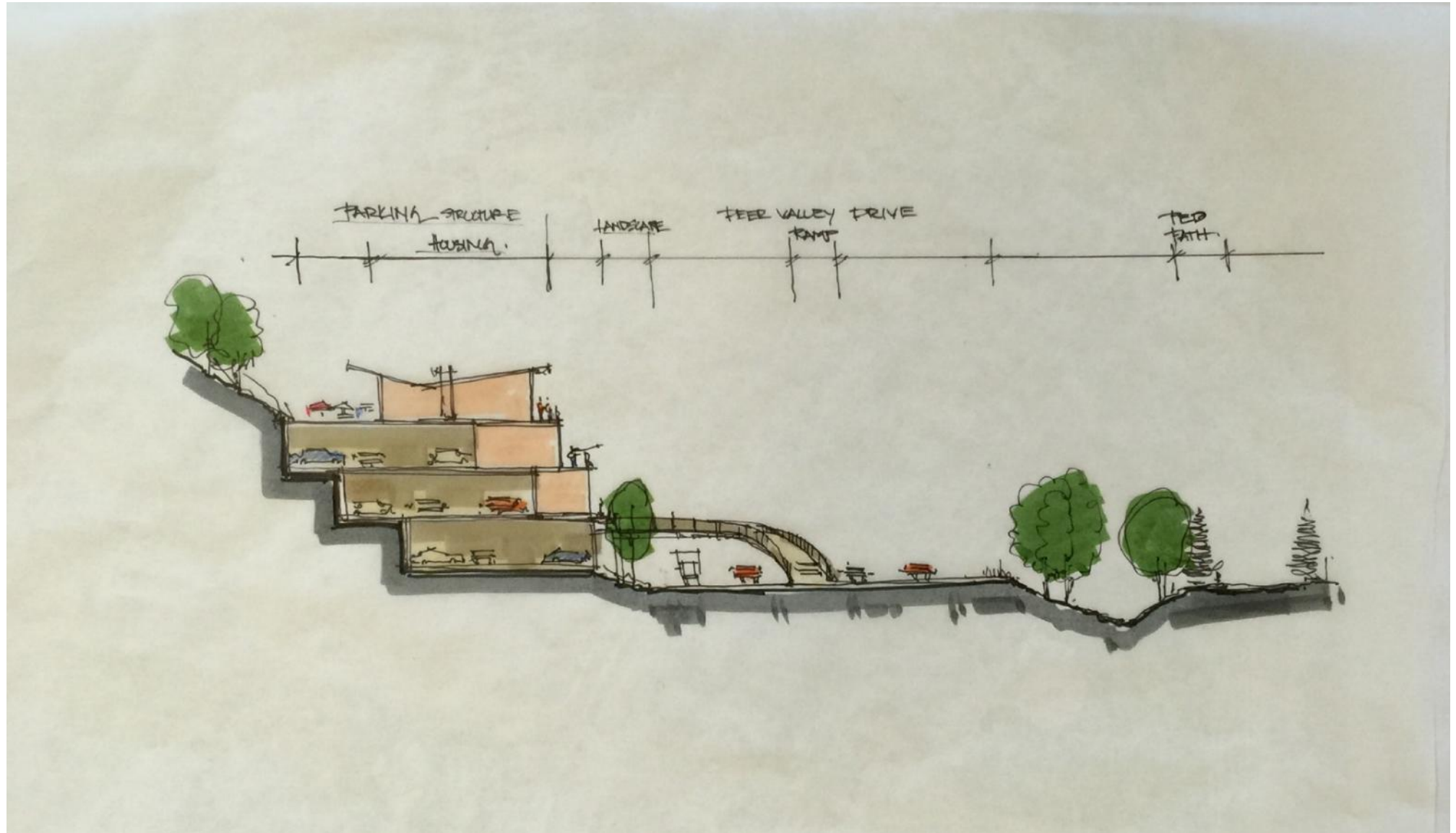
Miner's / Recreation / Deer Valley Drive - #1



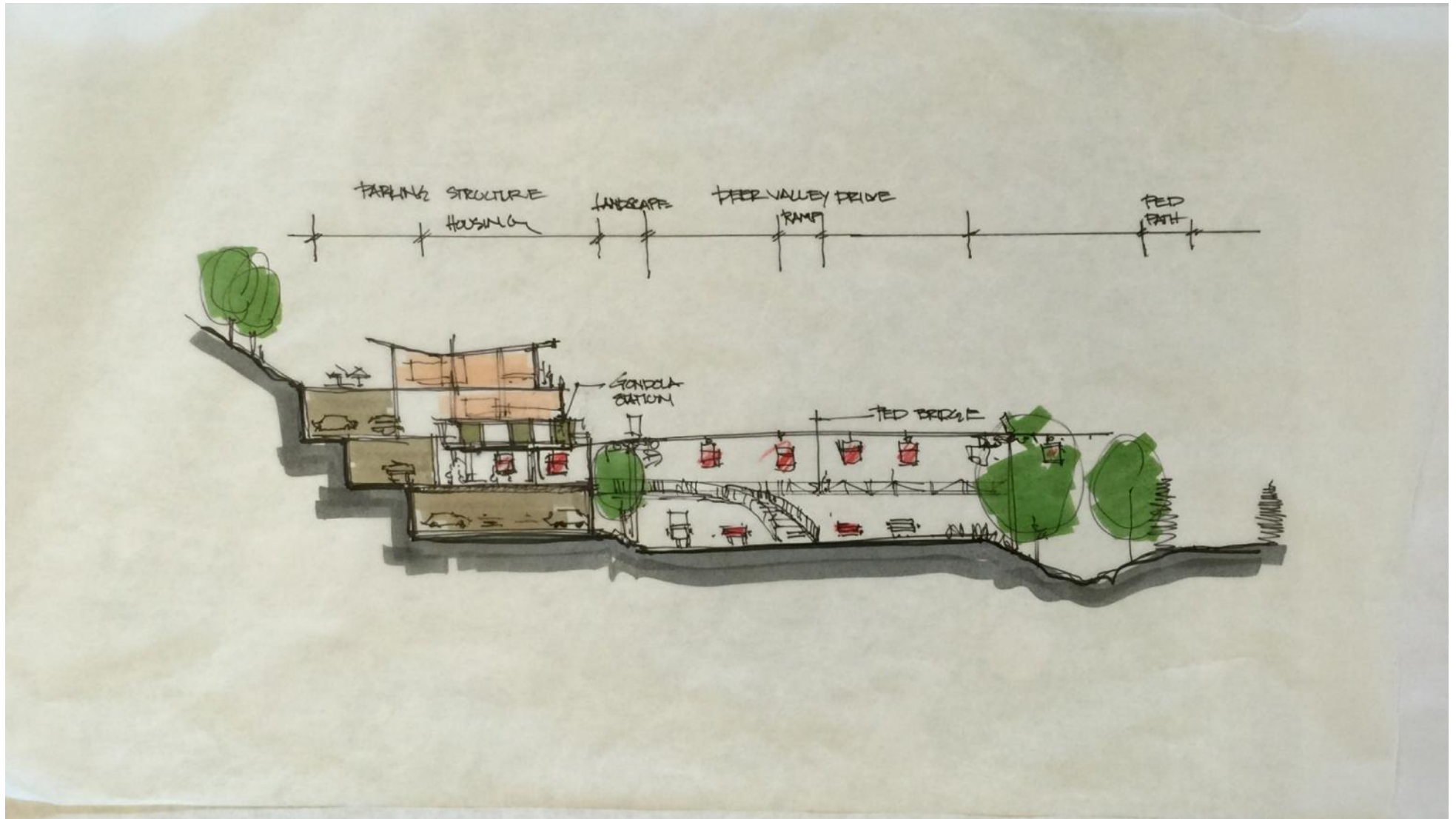
Miner's / Recreation / Deer Valley Drive - #2



Deer Valley Drive Section



Deer Valley Drive Section



Skate Park Parking

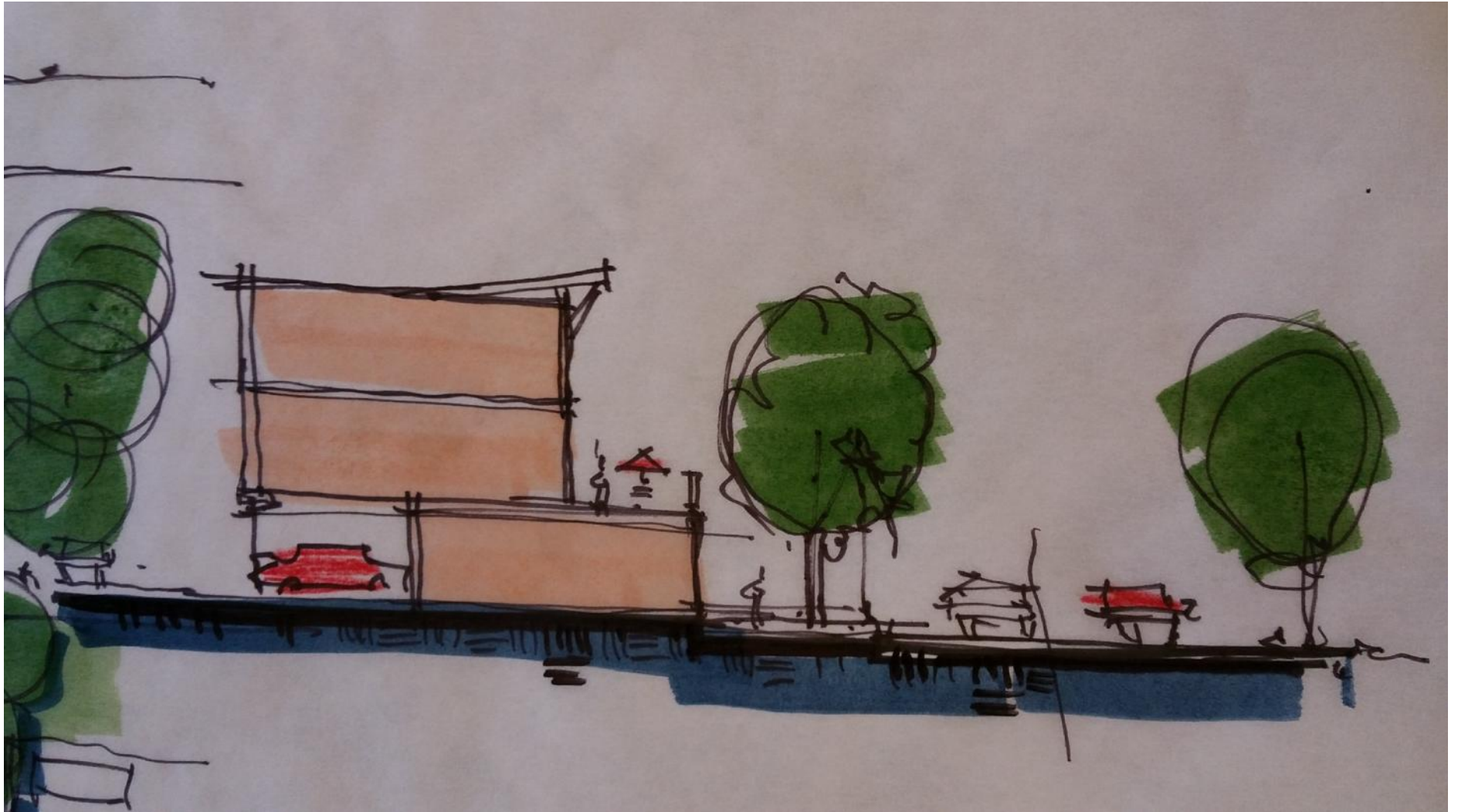
Skate Park Parking – Option #1



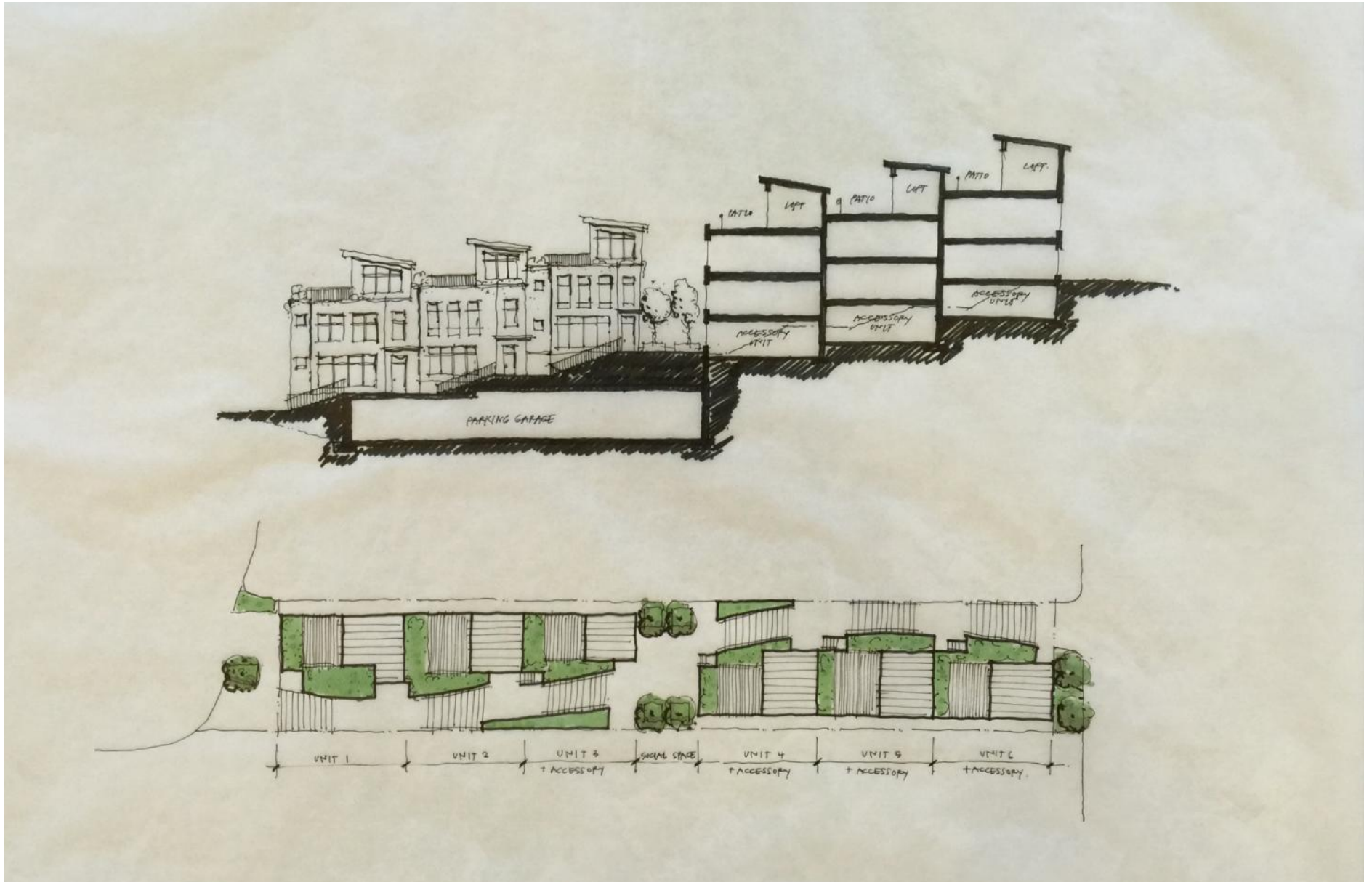
Skate Park Parking – Option #2



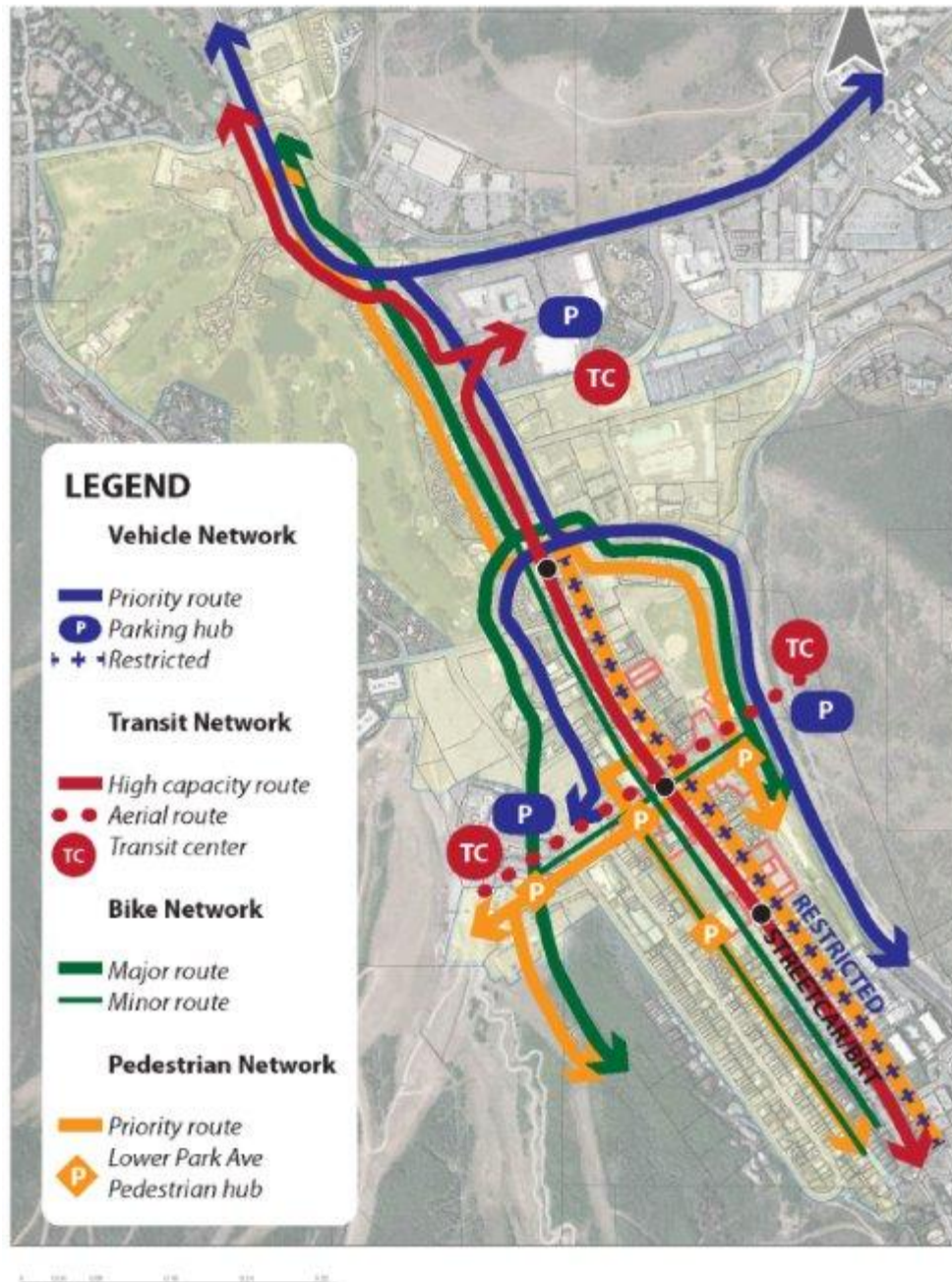
Skate Park Parking Section



Woodside Drive



Lower Park Avenue-centric Transportation Concept



Park Avenue Transit Concept



Transportation





Lower Park Avenue Study Session

Park City has three types of formats for Council items: Study Session, Work Session or Regular Session. Today's Lower Park Avenue Council Item is a Study Session. The format includes a presentation by staff and consultants, information sharing among Council members and discussion among Council, staff and consultants. The purpose of the Study Session is to present information and concepts and develop knowledge for future decision making by City Council. While Study Sessions are open to the public, as observers, the public does not participate in the Council-staff dialogue. No formal action or vote is taken during a Study Session. Ordinarily a study session would be held in the back of the Council Chambers. Our format is slightly different today to allow for additional seating in the Council Chambers. Below is a summary of the three types of Council items.

	Study Session	Work Session	Regular Session
Purpose	Discussion Only	Direction	Decision
Staff Report	Short staff report, background material, no recommendation	Staff report with background, analysis, recommendation & specification of direction needed	Staff report with background, analysis, recommendation & specification of decision needed
Public Input	None	If noticed for public input or if Mayor decides to take public input	If noticed for Public Input

How to Keep In Touch on the Lower Park Avenue Process

- Sign in and leave your name and email on the sheet in the hallway. If you attended Monday's evening meeting and provided your name and email you do not need to do so again.
- Register for electronic notification on www.parkcity.org. Select News Releases.
- Join LetsTalkParkCity.com
- Follow us on Facebook at City Government of Park City, Utah
- Follow us on Twitter @parkcitygovt
- Leave a comment at parkcitydesignstudio@gmail.com
- Tune in to KPCW 91.9 FM for Public Service Announcements and news reports. City Manager Diane Foster provides a preview of the upcoming Council agenda every Wednesday at 8:30a. Mayor Jack Thomas and members of the City Council take turns providing a weekly wrap up on Fridays at 8:30a following City Council meetings.
- Read the Park Record for advertisements and articles on upcoming meetings

Community Engagement to Identify Ideas and Opportunities (SPRING 2015)

- Interviews
- Let's Talk Park City – Visioning and Lower Park Ave
- Community Workshop



Design Studio (July 13-16, 2015)

- Open House – Gather Comments and Introduce Participants
- Develop Concepts
- Present Concepts



Initial Internal Review (July/August 2015)

City Council Work Session (August 20, 2015)



Community Engagement to Consider and Refine Concepts (Fall 2015)

Council Work Sessions
Community Conversations
Workshops & Neighborhood Presentations
Neighborhood Meetings



Tentative Council Direction (December 2015)



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

Respectfully:

Matthew Abbott, Environmental Program Manager



City Council Staff Report

Subject: Letters Signed by the City: Office of Sustainability
Author: Matt Abbott
Department: Sustainability
Date: August 20, 2015
Type of Item: Administrative

Summary Recommendations:

Staff is seeking comment and approval for a proposed letter signing process as it relates to the Office of Environmental Sustainability. Staff is also seeking comment and approval for participation in The Climate Reality Project's I am Pro Snow Letter for COP21.

Executive Summary:

During the July 30, 2015 Park City Council Meeting, City Council requested that staff present [The Climate Reality Project's I am Pro Snow Letter: The Winter Sports Community Calls for Bold Climate Action at COP21 to Save our Winters](https://www.climaterealityproject.org/content/i-am-pro-snow-letter) (<https://www.climaterealityproject.org/content/i-am-pro-snow-letter>) for review. Staff is presenting the process that the Office of Environmental Sustainability currently takes when signing any letter.

Acronyms:

COP21 21st yearly session of the Conference of Parties
MNCAA Mayor's National Climate Action Agenda
USDN Urban Sustainability Director's Network

Background:

Park City has cultivated a respected, recognizable, and powerful brand. This brand recognition accompanied by staff and Council level activism results in the opportunity to sign letters with varying degrees of importance/consequence. This report focuses on letters that are widely distributed, well-publicized, broadly circulated, or with state/federal implications. Staff receives approximately ten requests at this level annually.

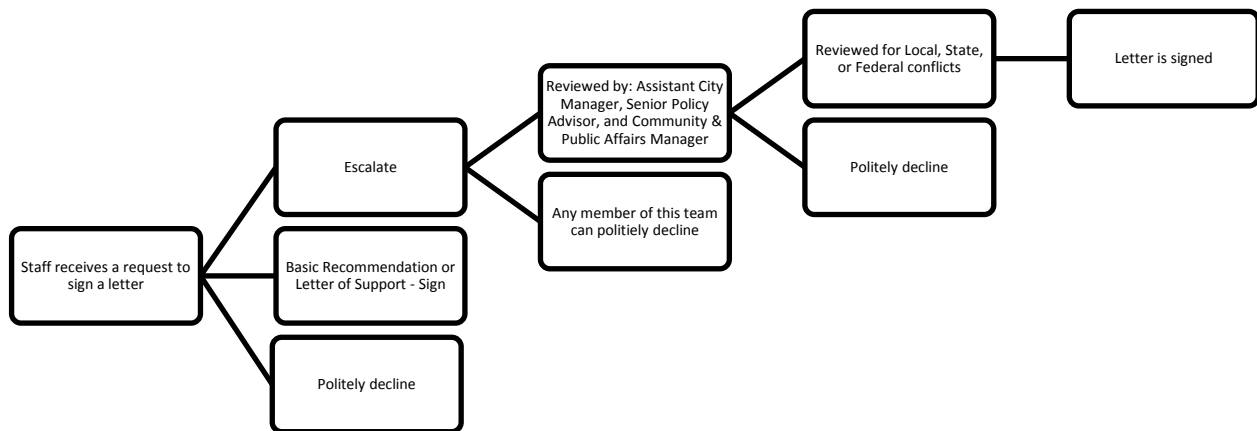
Letters can be requested to be signed by:

- At the staff level
- By the City Manager
- By the Mayor
- By the City, often with an accompanying logo

While staff has, in the past, brought some letters to City Council for approval, this process can sometimes result in not signing a letter that has a short timeframe – and this can often be for legitimate reasons such as a boxcar bill introduced late in the

Legislative session. Staff would like to establish, with Council approval, a new process for signing letters of support:

1. Staff will continue to sign local letters of support or recommendation (e.g. grant applications or letters of recommendation).
2. Any letter that is signed by the City Manager, Mayor, or the City would go through the following process:



Additionally, staff will check to see if trusted partners are also signing these letters (e.g. Utah Clean Energy, The City of Aspen, Salt Lake City, Deer Valley or Park City Mountain Resort). Co-signers increase credibility and dilute direct criticism.

Analysis:

The proposed process filters requests through multiple perspectives in a timely manner. Approval from the Environmental Project Manager, Senior Policy Advisor, Community & Public Affairs Manager, and our DC lobbyist balance competing commitments internally and externally. We see this process as fair, efficient, and representative.

If Council or City staff receives requests for participation in letters that do not fit within in current policy directives, staff will bring the letter to City Council for discussion.

Additionally, staff will forward to City Council letters that get approved though this process so that City Council is aware of letters that have the City's name on them.

The Climate Reality Project's I am Pro Snow letter: [The Winter Sports Community Calls for Bold Climate Action at COP21 to Save our Winters](https://www.climate realityproject.org/content/i-am-pro-snow-letter) (<https://www.climate realityproject.org/content/i-am-pro-snow-letter>) is the letter that

triggered this report. Staff has taken this letter through the proposed process and has received approval at all levels.

Staff has been exceptionally thorough in reviewing this letter and its underlying strategy due to the number of requests staff has already received for COP21. Numerous climate related organizations are focusing their year on COP21 activism, resulting in high expectations and high levels of activism leading into December. [The Climate Reality Project](#)'s letter is one of two COP21 letters that staff is assessing. The second letter is being sponsored by [USDN](#) and MNCAA and staff has yet to receive a draft to review.

Staff is seeking Council feedback on the proposed process and The Winter Sports Community Calls for Bold Climate Action at COP21 to Save our Winters.

Department Review:

Sustainability, Legal, and Executive.

Alternatives:

A. Approve:

Approve staff's internal letter signing process as it relates to the Office of Sustainability. Approve City participation in The Climate Reality Project's I am Pro Snow Letter for COP21. **[STAFF RECOMMENDATION]**

B. Deny:

Deny all or parts of staff's internal letter signing process as it relates to the Office of Sustainability. Deny City participation in The Climate Reality Project's I am Pro Snow Letter for COP21.

C. Modify:

Modify all or parts of staff's internal letter signing process as it relates to the Office of Sustainability. Modify City participation in The Climate Reality Project's I am Pro Snow Letter for COP21.

D. Continue the Item:

Continue all or parts of the Item with specific direction for next steps. This action may delay or deny participation The Climate Reality Project's I am Pro Snow Letter for COP21.

E. Do Nothing:

Do nothing, resulting in no action taken.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	~ Internationally recognized & respected brand + Every City employee is an ambassador of first-class service	+ Managed natural resources balancing ecosystem needs + Reduced municipal, business and community carbon footprints		+ Fiscally and legally sound + Engaged, capable workforce + Engaged and informed citizenry + Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Positive 	Positive 	Neutral 	Positive 
Comments: Park City has a strong brand . This brand can help or hurt initiatives and participation may have local, state, or federal consequences. A strategic and balanced approach to signing letters can result in positive, long-term outcomes. A good internal process can help generate the best possible outcomes.				

Funding Source:

No new or additional funding is required.

Consequences of not taking the recommended action:

Not taking staff's recommended action may result in a delayed or denied participation The Climate Reality Project's I am Pro Snow Letter for COP21.

Recommendation:

Staff is seeking comment and approval for a proposed letter signing process as it relates to the Office of Environmental Sustainability. Staff is also seeking comment and approval for participation in The Climate Reality Project's I am Pro Snow Letter for COP21.



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

The School Board recently finalized their prioritized projects to be included in a public bond scheduled for the November 3, 2015 ballot. Included in that language and project list was a willingness to explore partnership opportunities around transportation solutions, as well as an overture to explore partnership opportunities for recreational facilities. Staff wishes to provide and update and recommends direction moving forward.

Respectfully:

Ann Ober, Community Relations



City Council Staff Report

Subject: School District Bond
Author: Ann Ober
Department: Executive
Date: August 20, 2015
Type of Item: Direction

Summary Recommendations:

This report also serves as an update on the transportation amenities associated with the Kearns campus. Staff is also looking for direction from Council specific to interests expressed by the School Board for partnership on athletic amenities.

Executive Summary:

The School Board prioritized projects to be included in a bond for the November 3, 2015 ballot. Included in that language and project list was a willingness to explore partnership opportunities around transportation solutions, as well as an overture to explore partnership opportunities for recreational facilities.

Acronyms in this Report:

SR – State Road

Background:

On August 11, 2015, the School Board met to discuss the project list for a bond on the ballot in November 2015. Included in that list are the following items:

Park City High School Expansion including gymnasium remodel - \$27,500,000
New 5/6 School at EHMS Campus - \$24,800,000
McPolin Student Safety Improvements - \$1,400,000
Treasure Mountain Junior High Demolition - \$606,336
Athletic Facilities Improvements - \$12,000,000

In addition, the board agreed to add specific language in the Bond Resolution that includes a commitment toward community partnerships to explore transportation solutions for student safety.

Policy discussions also occurred on transportation solutions not requiring additional funds. Board members referenced an interest in reducing curb cuts along SR 248, as well as a possible partnership with the church located to the west of the High School for ingress and egress onto Monitor Drive.

Analysis:

Staff believes that the City will be contacted in the coming months with a request for further partnerships specific to athletic services. Staff is requesting Council direction on

your interest in entering those discussions and partnering in the coming months and years.

Department Review:

Executive, Sustainability, Legal

Alternatives:

A. Approve:

That city staff receive direction from Council to enter discussions with the School district specific to partnership opportunities around various athletic needs for the community.

B. Deny:

Council signal now that the City is not interested in partnering on athletic facilities.

C. Modify:

Council express areas where they would be willing to partner and direct staff accordingly.

D. Continue the Item:

This issue is not pressing and could be moved to a further Council meeting once the school district makes a proposal on partnership opportunities.

E. Do Nothing

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings		+ Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings	~ Fiscally and legally sound ~ Ease of access to desired information for citizens and visitors
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Neutral 	Very Positive 	Neutral 
Comments:				

Consequences of not taking the recommended action:

None at this time, but relationships could be impacted should the City decide not to partner.

Recommendation:

This report also serves as an update on the transportation amenities associated with the Kearns campus. Staff is also looking for direction from Council specific to interests expressed by the School Board for partnership on athletic amenities.



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

City Council directed Planning Staff to develop a plan to identify candidates for historic preservation, including mine sites, and what recommendations would come forward regarding need and use of funding, should the Council decide to provide funding resources. The City Council further asked for recommendations on additional changes to the Historic District Guidelines and concurrent changes to the Land Management Code to provide additional layers of protection for historic sites and neighborhood character in the Historic Districts.

Respectfully:

Anya Grahn, Planner II

Staff Report

Subject: Historic Preservation Update
Author: Bruce Erickson, Interim Planning Director
 Anya Grahn, Historic Preservation Planner
Date: August 20, 2015
Type of Item: Administrative – Historic Status

Summary Recommendation

Staff recommends that the City Council consider the following Historic District and Mine Sites Identification and Protection Strategy and direct staff to proceed with all possible alacrity.

Executive Summary

City Council directed Planning Staff to develop a plan to identify candidates for historic preservation, including mine sites, and what recommendations would come forward regarding need and use of funding, should the Council decide to provide funding resources. Finance and Planning are prepared to discuss this item separately. The City Council further asked for recommendations on additional changes to the Historic District Guidelines and concurrent changes to the LMC to add layers of protection for historic sites and neighborhood character in the Historic Districts.

List of Acronyms:

LMC Land Management Code
 HSI Historic Site Inventory
 HPB Historic Preservation Board
 MPD Master Planned Development
 CUP Conditional Use Permit

Background:

On July 30, 2015, Council directed the Planning team to develop a plan for identifying, protecting, and possible funding for historic building, structures and mine sites. Council also made a request for recommendations to the LMC and Historic Preservation Board (HPB) project review functions.

Council identified multiple challenges within the Historic Districts that they would like to see addressed:

- Historical mining sites on resort property are at risk of demolition by neglect.
- Since the adoption of the Design Guidelines in 2009, the Historic Districts have seen greater demand for newer architectural styles and flat roofs as primary roof form on new buildings.
- Those structures that are designated as historic by the Historic Sites Inventory (HSI) have been protected from demolition through provisions in the LMC that encourage panelization and reconstruction. Those structures not designated by the HSI have not been protected from demolition, and some perceived historic structures have been lost due to the lack of protection.

- Neighborhood character has been degraded by zoning ordinances which allow for larger buildings on combined lots.

Analysis:

The following is a strategy framework for addressing the requests of City Council. It is structured as a numbered list for ease of reference and order of priority. Planning will regularly update Council in Work Session or other means at the direction of Council. The suggested interval is every two weeks.

Certain elements of the Framework were identified by Planning in early August and are currently being structured or implemented, including the August 6, City Council Pending ordinance regarding designation of historic sites and extending HPB review of demolitions.

1. Determine status of mine site report being prepared by Vail, acquire and review immediately.
2. Meet with Historical Society and Museum and identify their view of most threatened mine structures – create “red flag” immediate action list; follow with recommendations based on ownership, liability and practicality of stabilization, preservation, interpretation.
3. Complete internal review of City Historic Site Inventory (HSI) and “red flag” items needing immediate attention.
4. Propose a stronger “demolition by neglect” section in the LMC to protect all identified mining structures and historic commercial and residential buildings
5. Require HPB review of demolition of designated historic properties. Correct perceived deficiencies in public notice, information during demolition and improved regulation of de-construction methods.
6. Make recommend changes to LMC to include showing all mining era structures (not just ones listed on the HSI) in subdivision, MPD and CUP applications.
7. Brief HPB and designate a Task Force (HPB, citizen, HPB Liaison) for review and action on above for completion of above.

Missing from the above list is possible further discussion with the City Council and HPB on the twin, but separate goals, of maintaining historic neighborhood character and maintaining Historic Landmark and Significant structures regulation integrity.

All of the above link to changes in our Historic zones including, corrections to the LMC for roof decks, and restrictions of flat roofs.

Summary Recommendation

Staff recommends that the City Council consider the following Historic District and Mine Sites Identification and Protection Strategy and direct staff to proceed with all possible alacrity.



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

To conduct an informational meeting with City Council and the Public Art Advisory Board.

Respectfully:

Jennifer Diersen,



City Council Staff Report

Subject: City Council
Author: Jenny Diersen
Department: Sustainability – Special Events
Date: 8/20/2015
Type of Item: Informational – Joint Council/PAAB Meeting

Summary Recommendations:

To conduct an informational meeting with City Council and the Public Art Board.

Background:

The Public Art Advisory Board and Public Art Policy were established by Resolution 36-03 in December 2003. The Board has seven members who are appointed by the Mayor and Council and chosen from the citizens of Park City at large. They serve without compensation and are appointed for two year terms. Terms are staggered and members serve no more than two successive full terms.

Current Board Members

- Bryan Markkanen,
Chair, reappointed for second term in July of 2014. His term will expire in 2016.
- Vickie Anderson –
Reappointed in July of 2014. Her term will expire in 2016.
- Judy Horowitz –
Appointed in July of 2014. Her term will expire in 2016.
- Holly Erickson,
Reappointed for second term in July of 2015. Her term will expire in 2017.
- Kathy Kahn,
Appointed in July of 2015. The term will expire in 2017.
- Stephanie Bass,
Appointed in July of 2015. The term will expire in 2017.
- Jocelyn Scudder,
Appointed in July of 2015, she is fulfilling an early vacancy expiring after June of 2016.
- Jane Rider Tomlinson,
Student Liaison (Sophomore), appointed in July of 2015 as a non-voting member for 1 year, expiring June of 2016.
- Samantha Bush,
Student Liaison (Senior), appointed in July of 2015 as a non-voting member for 1 year, expiring June of 2016.

Analysis:

The primary functions/responsibilities of the Public Art Advisory Board are:

1. Review a cultural assessment of the Park City cultural community.

2. Create a strategic public art plan that would include public art policy refinements and recommendations of expenditures of the Public Art Fund. Ensure that public art is safe, accessible, durable, and compatible with community standards.
- 2a. Upon completion of the strategic public art plan and review of the cultural assessment, the Public Arts Advisory Board shall meet with City Council in a work session to obtain approval.
3. Establish guidelines for implementation of the Public Art Policy, including methods of selecting artists and commissioning works of art. Process must be consistent with City purchasing procedures.
4. Process public art proposals submitted to Park City Municipal and make recommendations regarding appropriations for works of art and art projects to the City Manager.
5. Review, on an annual basis, the artwork projects of the Public Art Policy as a reflection of the program's intent, and recommend appropriate maintenance requirements.
6. Make recommendations for future funding of the Public Art Fund.
7. Make recommendations for the establishment of a contribution percentage for art based on construction cost of public and private development.
8. Make annual updates to the City Council on the progress of the Public Art Policy.

The Public Art Advisory Board presented an update to City Council in October, 2013 which included discussions about the Strategic Plan update and a Communications Plan.

Current and Future Projects

- Library Expansion – In the Spring of 2015 artist Danielle Wyckoff was chosen to create a piece for the entry hall. Danielle collected stories from our community to create the landscape in her imagery. The project is near completion with a few finishing elements such as signage, story collection archive and adding to our inventory.
- Quinn's Junction Public Art Project.
Last August this project was approved by Council. Winter months postponed the artist's time frame. Currently construction is set to begin on August 27th and will take an estimated 2 weeks. The project will take place at the parcel to the North of the dog park.
- Poison Creek Tunnel Mural
This project was donated by 3 student artists from the University of Utah. The community driven project allowed people to stop and spray paint a part of the mural as the walk, ride and run on the Poison Creek path. Project completion is expected by mid-September at latest.

Policies and Inventory

Current policies are in need of updating. Staff anticipates returning to Council in October to address possible changes in the policies. The Board is working on reviewing multiple policies including:

- Education and Communication – this includes community outreach, website and social media.
- Donation – Current donation policy addresses donations of physical works. The Board has been approached about monetary donations.
- Maintenance – Maintenance is an ongoing concern for the pieces in the collection. The goal is to set a maintenance policy that helps to preserve the works before they get into a state of disrepair.
- Deaquisition/Deassessioning Policies -
The Board and Staff continue to work on developing Strategic Plan as well as a look at our inventory. The board wishes to continue to diversify and strengthen the connectivity of the works in the collection.

Future Projects – High Priority

- Main Street / Swede Alley Projects. The Board is excited to develop public art projects during the Main Street Enhancement Projects. They have identified two possible project areas including Bear Bench Walk Way and Bob Wells Plaza.
- China Bridge Parking Garage. The Board has been talking about adding way-finding murals on different levels of the interior of China Bridge Parking garage.
- Brew Pub Plaza. The Board anticipates that they will have significant involvement with the Brew Pub Plaza. Staff will continue to involve the Board in this project as things progress.
- PCMARC. With the installation of the Solar Panels on the PC MARC this past Spring, the Board is currently discussing the possibility of a mural or project inside the PCMARC. Possible locations include the Track, Game Room and Outside of the Gymnasium.
- Utility Projects. Staff is investigating the possibilities of using art to cover some of our utilities around town. This would include power boxes. Other possibilities may include parking meters.

Site visits to all of the Current and Future Project areas were conducted on 8/10/2015.

Possible Topics for Discussion

- Continued Funding.
The Public Art Advisory Board greatly appreciates the funding that was recently allocated towards public art in the amount of \$100,000 per year for the next three years. Many of the upcoming projects may require large budgets and the Board is interested in continuing discussions of additional funding through partnerships (both with Departments and Community Organizations) and possible monetary donations.
- Partnerships – City and Community
City - The Board will be meeting with several City Departments in the near future to combine efforts on Public Art Projects. Possible Departments include

Transportation and Recreation Departments. Does Council have any other suggestions on Departments within the City that we could partner with in developing Public Art Projects and Strategies?

Community - The Board would like to explore additional opportunities for additional funding for public art projects through partnerships with both nonprofit and for profit organizations. Does Council have suggestions on partnerships with local non-profits or for profit organizations?

- Public Art Opportunities.
Are there any specific locations Council would like to see public art?
- Bus Stop Shelter Projects.
Does Council have an interest in reviving this program? This would include upgrading current locations and locating new locations.
- Lighting.
Is Council interested in lighting public art projects?

Funding Source:

The Public Art Advisory Board funding comes from the CIP General Fund as well as 1% (one percent) of the costs of construction on City projects.



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

The applicant requests to combine their land consisting of portion of Lots 21, 22, 23, and 24, Block 72, Millisite Reservation to Park City Plat. The applicant desires to unify the property into one (1) lot of record.

Respectfully:

Francisco Astorga, Senior Planner

City Council Staff Report

Subject: Thomas Replat
Author: Francisco J. Astorga, Senior Planner
Project Number: PL-15-02663
Date: August 20, 2015
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Thomas Replat located at 147 Grant Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Staff reports reflect the professional recommendation of the Planning Department. The City Council, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant: Kathleen and Jamie Thomas
Location: 147 Grant Avenue
Zoning: Historic Residential-2
Adjacent Land Uses: Residential
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Proposal

The applicant requests to combine their land consisting of portion of Lots 21, 22, 23, and 24, Block 72, Millisite Reservation to Park City Plat. The applicant desires to unify the property into one (1) lot of record.

Background

On May 8, 2015, the City received a completed Plat Amendment application for the Thomas Replat. The property is located at 147 Grant Avenue. The property is in the Historic Residential-2 District. The subject property consists of a portion of Lots 21, 22, 23, and 24, Block 72, Millisite Reservation to Park City Plat. The entire area is recognized by the County as Parcel PC-587 (Tax ID) and is 3,634 square feet. Currently the site is vacant.

During the July 22, 2015, Planning Commission meeting, the Commission forwarded a positive recommendation to the City Council; the vote was unanimous (5-0). The item was placed on the Planning Commission consent agenda.

Purpose

The purpose of the Historic Residential-2 District is to:

- A. allow for adaptive reuse of Historic Structures by allowing commercial and office Uses in Historic Structures in the following Areas:
 - (1) Upper Main Street;
 - (2) Upper Swede Alley; and
 - (3) Grant Avenue,
- B. encourage and provide incentives for the preservation and renovation of Historic Structures,
- C. establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A,
- D. encourage the preservation of Historic Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height, and
- F. provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Structures on Upper Main Street, Swede Alley, and Grant Avenue,
- G. ensure improved livability of residential areas around the historic commercial core,
- H. encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the historic character of the surrounding residential neighborhood,
- I. encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives,
- J. minimize visual impacts of the automobile and parking by encouraging alternative parking solutions,
- K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

Analysis

The proposed plat amendment creates one (1) lot of record from the existing lot portions consisting of 3,634 square feet. A single-family dwelling is an allowed use in the Historic Residential-2 District. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lot meets the minimum lot area for a single-family dwelling. A duplex dwelling is a conditional use in the Historic Residential-2 District. The minimum lot area for a duplex dwelling is 3,750 square feet. The proposed lot does not meet the minimum lot area requirements for a duplex dwelling. The minimum lot width allowed in the Historic Residential-2 District is twenty-five feet (25') measured fifteen feet (15') back from the front lot line. The proposed lot is approximately forty-five feet (45') wide. The proposed lot meets the minimum lot width requirement. The following table shows applicable development parameters in the Historic Residential-2 District:

LMC Requirements	Requirements
Building Footprint	1,482.4 square feet, maximum based on lot size.
Front/Rear Yard Setbacks	10 feet, minimum.
Side Yard Setbacks	5 feet minimum, 10 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery [...].
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate [...].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required [...].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

Legal Description

The legal description as indicated on the survey, title report, and proposed plat, has specific language tied to two (2) fence lines. In order to ensure appropriate property boundaries, Staff has been advised by the City Engineer to add a Condition of Approval that would have a Utah licensed surveyor address and resolve any possible discrepancies. The drafted condition is as follows:

The Applicant shall submit appropriate documentation prepared by a Utah licensed Surveyor regarding property boundary to ensure that no discrepancies exist on the proposed Plat Amendment. The documentation may include reconciling quit claim deeds, warranty deeds, adjacent recorded Plat Amendments, etc. The City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

City Stairs

The site is located adjacent to City stairs to the North. As indicated on the certified survey, these City stairs are not on the subject site. The City stairs are located on 206 Grant Avenue property, which was re-platted in 2013 with a City easement of approximately ten feet (10') -.

Construction Impacts

The applicant has been notified that the City is planning on building on the site known as the Brew Pub lot directly across the street from the subject site. Construction is anticipated to begin in 2016.

Soils Ordinance

The subject site is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance), and is required to meet to Soils Ordinance capping

requirements.

Past Applications

In 2008, the applicant submitted the same Plat Amendment application to the City. That application was denied due to inactivity.

Good Cause

Staff finds good cause for this plat amendment as the existing lot portions, remnant parcels, will become part of a legal lot of record. Staff finds that the plat amendment will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code § 1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may approve Thomas Replat; or
- The City Council may deny Thomas Replat and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on Thomas Replat; or
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.
-

Significant Impacts

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

Consequences of not taking the Planning Department's Recommendation

The site would remain as is. No construction would take place over any of the lot lines.

Summary Recommendation

Staff recommends the City Council hold a public hearing and consider approving the

Thomas Replat located at 147 Grant Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat

Exhibit B – Survey

Exhibit C – Applicant Project Description

Exhibit D – County Plat Map

Exhibit E – Aerial Photograph

Exhibit F – Site Photograph 1

Exhibit G – Site Photograph 2

Exhibit A: Draft Ordinance

Ordinance No. 15-XX

AN ORDINANCE APPROVING THE THOMAS REPLAT LOCATED AT 147 GRANT AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 147 Grant Avenue have petitioned the City Council for approval of the Plat Amendment; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on July 22, 2015, to receive input on Plat Amendment; and

WHEREAS, the Planning Commission, on July 22, 2015, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 20, 2015, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Thomas Replat.

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

SECTION 1. APPROVAL. Thomas Replat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 147 Grant Avenue.
2. The property is in the Historic Residential-2 District.
3. The subject property consists of a portion of Lots 21, 22, 23, and 24, Block 72, Millisite Reservation to Park City Plat.
4. The site is currently vacant.
5. The proposed plat amendment creates one (1) lot of record from the existing lot portions consisting of 3,634 square feet.
6. A single-family dwelling is an allowed use in the Historic Residential-2 District.
7. The minimum lot area for a single-family dwelling is 1,875 square feet.
8. The proposed lot meets the minimum lot area for a single-family dwelling.

9. A duplex dwelling is a conditional use in the Historic Residential-2 District.
10. The minimum lot area for a duplex dwelling is 3,750 square feet.
11. The proposed lot does not meet the minimum lot area requirements for a duplex dwelling.
12. The minimum lot width allowed in the Historic Residential-2 District is twenty-five feet (25'), measured fifteen feet (15') back from the front lot line.
13. The proposed lot is approximately forty five feet (45') wide measured fifteen feet (15') back from the front lot line.
14. The proposed lot meets the minimum lot width requirement.
15. The maximum building footprint for a lot this size, 3,634 square feet, is 1,481.4 square feet.
16. The legal description as indicated on the survey, title report, and proposed plat, has specific language tied to two (2) fence lines.
17. In order to ensure appropriate property boundaries, Staff has been advised by the City Engineer to add a Condition of Approval that would have a Utah licensed surveyor address and resolve any possible discrepancies.
18. The site is located adjacent to City stairs to the North.
19. As indicated on the certified survey, these City stairs are not on the subject site.
20. The site is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance, and is required to meet to Soils Ordinance capping requirements.
21. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A ten foot (10') wide public snow storage easement will be required along the front of the property.
4. The Applicant shall submit appropriate documentation prepared by a Utah licensed Surveyor regarding property boundary to ensure that no discrepancies

exist on the proposed Plat Amendment. The documentation may include reconciling quit claim deeds, warranty deeds, adjacent recorded Plat Amendments, etc. The City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

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

PASSED AND ADOPTED this 20th day of August, 2015.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

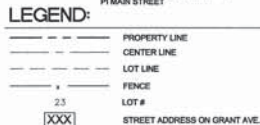
Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

FERRARI
SURVEYING, LLC
P.O.B. 688001 PARK CITY, UT
(435) 640-0412



I, GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5400908. THIS PLAT AMENDMENT WAS PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL CORPORATION. I FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEYED PROPERTY.

GREGORY J. FERRARO, P.L.S. 5045508 EXPIRES
MARCH 31, 2017



147 GRANT AVENUE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



KNOW ALL MEN BY THESE PRESENTS THAT **JAMIE G. THOMAS** AND **KATHLEEN THOMAS AS JOINT TENANTS**, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE **THOMAS REPLAT**, DOES HEREBY CERTIFY THAT THEY HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED. **JAMIE THOMAS** HEREBY CONSENTS TO THE RECORDED OF THIS PLAT AMENDMENT.

ALSO, THE OWNERS, OR HIS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY ALL THE STREETS, LAND FOR LOCAL GOVERNMENT USES, EASEMENTS, PARTS AND INTERESTS OF THE TRACT OF LAND, AND THE CONSTRUCTION DRAWINGS, IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____, 2015

JAMES G. THOMAS

KATHLEEN THOMAS

STATE OF UTAH:)
COUNTY OF SUMMIT:) SS

ON THIS ____ DAY OF _____, 2015, _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY. HAVING BEEN DULY SWORN, _____ ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____

ALL OF LOT 1, THOMAS REPLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 21, 22, 23 AND 24, BLOCK 72, MILLSITE RESERVATION TO PARK CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 72, MILLSITE RESERVATION TO PARK CITY, AND RUNNING THENCE NORTH 1°34'05" WEST 23.14 FEET ALONG THE WEST LINE OF SAID BLOCK 72, THENCE NORTH 1°22'02" EAST 4.8 FEET, THENCE NORTH 28°11'48" EAST 14.7 FEET, THENCE NORTH 22°10'00" EAST 23.54 FEET, THENCE NORTH 22°16'40" EAST 7.30 FEET TO A POINT ON A FENCE LINE, THENCE SOUTH 1°52'22" EAST 48.59 FEET ALONG SAID FENCE LINE TO A POINT ON ANOTHER FENCE LINE, THENCE SOUTH 85°51'41" EAST 26.08 FEET ALONG SAID FENCE LINE, THENCE SOUTH 5°48'16" EAST 55.48 FEET, THENCE NORTH 76°48'35" WEST 65.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 3634 SQ.FT. #

STATE OF UTAH
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT

BY _____
 AUTHORIZED OFFICIAL _____
 THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
 2015 BY _____
 MY COMMISSION EXPIRES _____

 NOTARY PUBLIC
 RESIDING IN _____

1. MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION AS REQUIRED BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF REVIEW OF THE BUILDING PERMIT SUBMITTAL.

2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE OF 14-08

APPROVED AS TO FORM THIS _____ DAY OF _____, 2015 A.D.
BY _____
PARK CITY ATTORNEY

I CERTIFY THIS RECORD OF SURVEY MAP WAS
APPROVED BY PARK CITY COUNCIL THIS ____ DAY
OF _____, 2015 A.D.
BY _____
PARK CITY RECORDER

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____, 2015 A.D.
BY _____
MAYOR

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

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT STANDARDS ON
THIS _____ DAY OF _____, 2015 A.D.
BY: _____
S.B.W.R.C.

APPROVED BY THE PARK CITY PLANNING
COMMISSION
THIS _____ DAY OF _____, 2015
BY: _____
CHAIRPERSON

I FIND THIS PLAT TO BE IN ACCORDANCE WITH
INFORMATION ON FILE IN MY OFFICE
THIS ____ DAY OF ____, 2015 A.D.
BY _____
PARK CITY ENGINEER



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.18'	N38°12'00"E
L2	39.14'	N28°11'48"E
L3	23.64'	N23°15'00"E
L4	7.30'	N23°18'48"E

RECORD OF SURVEY & TOPOGRAPHICAL MAP

147 GRANT AVENUE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



LEGAL DESCRIPTION:

A PORTION OF LOTS 21, 22, 23 AND 24, BLOCK 72, MILLSITE RESERVATION TO PARK CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 12, MILLBSTE RESERVATION TO PARK CITY, AND RUNNING THENCE NORTH 13°34'00" WEST 23.14 FEET ALONG THE WEST LINE OF SAID BLOCK 12, THENCE NORTH 38°12'00" EAST 8.18 FEET, THENCE NORTH 20°11'48" EAST 39.54 FEET, THENCE NORTH 23°15'00" EAST 25.54 FEET, THENCE NORTH 23°14'48" EAST 3.50 FEET TO A POINT ON A FENCE LINE, THENCE SOUTH 1°52'20" EAST 49.50 FEET ALONG SAID FENCE LINE TO A POINT ON ANOTHER FENCE LINE, THENCE SOUTH 60°51'18" EAST 26.08 FEET ALONG SAID FENCE LINE, THENCE SOUTH 5°48'18" EAST 55.48 FEET, THENCE NORTH 76°48'30" WEST 65.27 FEET TO THE POINT OF BEGINNING.

LEGEND:

—	PROPERTY LINE	●	FOUND REBAR & CAP L5154491
—	MAJOR CONTOUR	○	FOUND REBAR & CAP L5159213
- - -	MINOR CONTOUR	○	FOUND REBAR & CAP L544661
- - -	FENCE	⌘	FOUND REBAR & CAP L5359305
- - -	PUBLIC UTILITY EASEMENT	⌘	FOUND 1/4" REBAR NO CAP L5525504
- - -	OVER HEAD UTILITY	⊙	FIRE HYDRANT
- - -	BUILDING SETBACK	⊙	WATER VALVE
- - -	LOT LINE	⊙	SEWER MAN-HOLE
23	LOT #	⊙	LIGHT POST
⊙	STREET MONUMENT	⊙	GAS METER
		⊙	POWER POLE

PROJECT INFORMATION:

CLIENT:	JAMIE THOMAS P.O.BOX 2275 PARK CITY, UT 84060
PROJECT ADDRESS:	147 GRANT AVENUE PARK CITY, UT 84060
SERIAL NO:	PC-587
RECORD INFORMATION:	BOOK 1636 PAGE 1108

NOTES:

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF JAMES THOMAS.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM MILLSITE RESERVATION TO PARK CITY SUBDIVISION.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK MARCH 8, 2015.
7. VERTICAL DATUM IS ASSUMED.
8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
10. BASIS OF BEARING SHOWN HEREON.

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5406908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HERON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI P.L.S. 5046908 EXPIRES
MARCH 31, 2011

INITIAL	REVISIONS	DATE	REV
P.O. BOX 683001 PARK CITY, UT 84068			
RELEASE OF DOCUMENTS THIS DOCUMENT & THE DESIGN & DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE COPIED, REPRODUCED OR IN ANY MANNER OTHER THAN THAT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.			
RECORD OF SURVEY AND TOPOGRAPHICAL MAP 147 GRANT AVENUE PC-587 JAMIE THOMAS		UTAH SUMMIT COUNTY PARK CITY	
C 1 MARK IS ONE INCH ON GRID. DIMENSIONS IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY			
SURVEY BY: SURVEY DATE: DESIGN BY: DRAFTING BY: CHECKED BY:		SHEET 1 OF 1 PC-587 3-8-15 GF GF GF	
DRAWING DATE: SCALES 1"=10' HORIZONTAL 2"=200' VERTICAL		PROJECT NO. 9015.10	

147 Grant Ave Replat

April 30, 2015

To whom it may concern

General Description

The property is currently Located at 147 Grant Ave, is vacant land comprising portions of lots 21,22,23&24 of Subdivision #1 of the Millsite Reservation.

Reason for Replat.

Combine existing lots by erasing internal lot lines to create 1 single lot.

Sincerely

Jamie Thomas
435 962 1122

NOTE: # REFERS to STREET ADDRESS

BOOK	PAGE
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PARK CITY - BLOCKS 21,70,72,SECTION 16,T2S R4E,S.L.B.&M.



SUMMIT COUNTY, UTAH

SCALE

ONE INCH	40	FEET
BOOK	PAGE	

Approved	REVISIONS - DATE AND INITIAL (In Pencil)
----------	--

Utah State Tax Comm	Sept 5 74 KTB
---------------------	---------------

Date	By	
Engineering Associates Inc.		

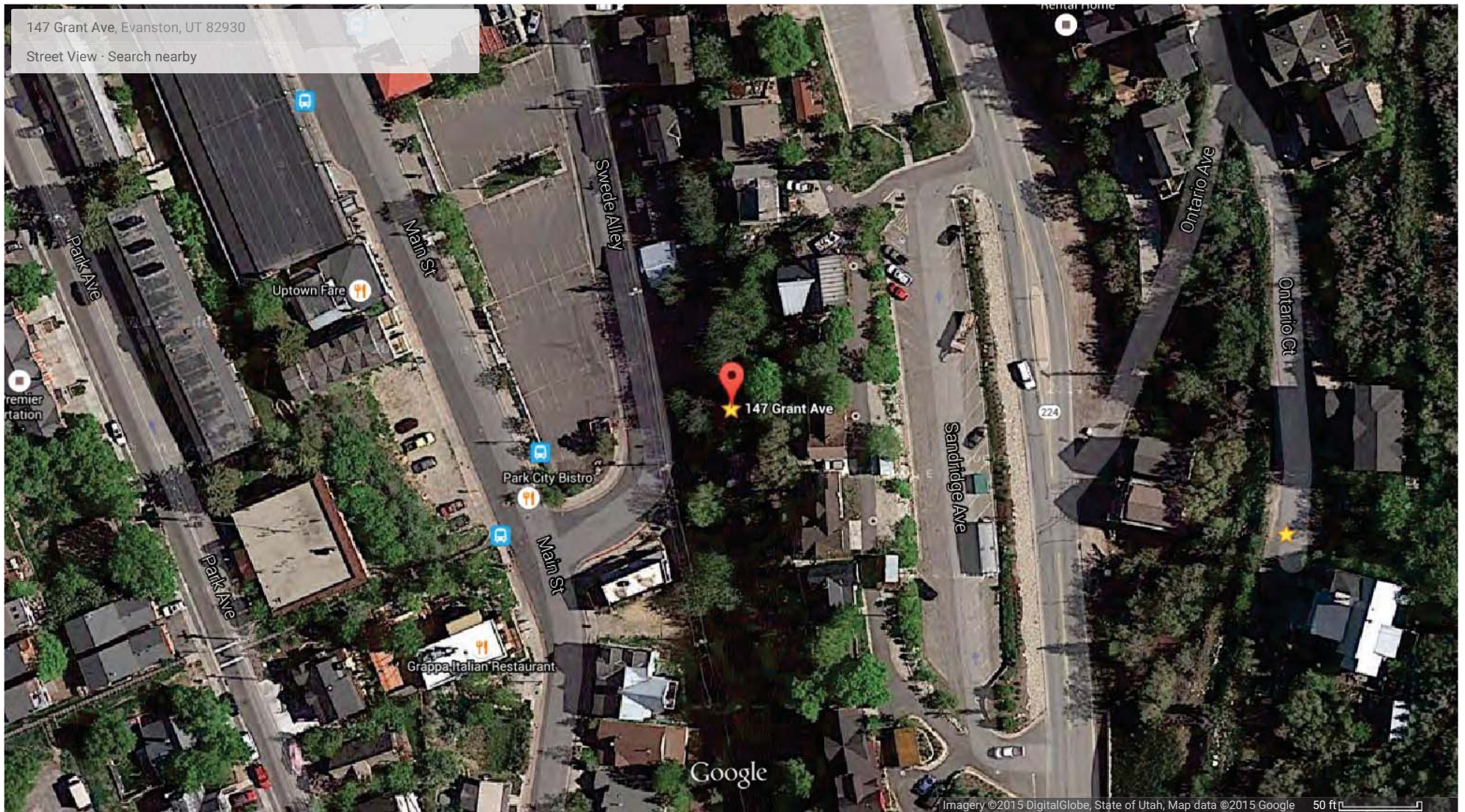


Exhibit E – Aerial Photograph

Exhibit F –Site Photograph 1



Exhibit F –Site Photograph 1





DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

Respectfully:

Heinrich Deters, Trails and Open Space Program Manager



City Council Staff Report

Subject: Ted Sommer Property Purchase
Author: Heinrich Deters
Department: Sustainability Department
Date: August 20, 2015
Type of Item: Administrative- Property Purchase

Summary Recommendations:

Council should approve the Sommer Parcel Real Estate Purchase Contract (REPC) as attached, in a form approved by the City Attorney, in the amount of \$500,000 (Attachment I)

Executive Summary:

Council should consider entering into a Real Estate Purchase Contract for the 14.35 acre Sommer Parcel in the amount of \$500,000

Background:

Representatives of Ted Sommer have approached the City several times over the past two years inquiring about a possible property transaction for the 14.35 acres, located adjacent to the Rail Trail, Chatham Crossing and above the Prospector commercial district. (Exhibit A- Map) The Citizens Open Space Advisory Committee (COSAC) has identified and recommended the Sommer Parcel to City Council as a possible open space acquisition, due to its acreage and visible view shed above the Prospector area.

Analysis:

Purchasing the Sommer Parcel: (PCA-3-3000)

Ted Sommer owns a 14.3 acre parcel above Prospector, near Chatham Crossing, that he has previously expressed interest in listing publically for around \$750,000. The parcel is zoned Estate which provides for up to 4 single family units provided all zoning provisions are met.

After several years of negotiations, a price of \$500,000 has been agreed to, with the City covering all closing costs associated with the transaction.

The parcel holds significant open space value, as it is one of the remaining large parcels within City Limits and has significant hillside acreage visible throughout much of town. The property may also provide acreage for a small affordable housing project or local neighborhood park.

Due Dilligence

Staff procured a Phase I Environmental Assessment that meets the CERCLA standard of "All Appropriate Inquiry" as part of the City's due diligence. This will help ensure the City is a "bona fide prospective purchaser" of this property, which means the City would

not be responsible to EPA for any contamination under CERCLA. The property is within the City's soils ordinance boundary and will be regulated within the existing ordinance parameters.

A Real Estate Purchase Contract allows the City to proceed with additional due diligence on the property associated with acquisition and proceed with 'closing' or purchasing the property at a later date.

Department Review:

This report has been reviewed by the Budget, Sustainability, Legal and Executive Departments and their comments have been included.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Internationally recognized & respected brand + Balance between tourism and local quality of life	+ Abundant preserved and publicly-accessible open space + Managed natural resources balancing ecosystem needs		
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Positive 	Very Positive 	Neutral 	Neutral 
Comments:				

Funding Source:

Funding for the purchase will come from monies associated with the Resort City Sales Tax.

Recommendation:

Council should approve the Sommer Parcel Real Estate Purchase Contract (REPC) as attached, in a form approved by the City Attorney, in the amount of \$500,000 (Attachment I)

Exhibit A
Attachment I

Sommer Parcel Map
Real Estate Purchase Contract and Addendum

Exhibit A- Sommer Parcel Map

Sommer Parcel



REAL ESTATE PURCHASE CONTRACT FOR LAND

This is a legally binding Real Estate Purchase Contract ("REPC"). If you desire legal or tax advice, consult your attorney or tax advisor.

OFFER TO PURCHASE AND EARNEST MONEY DEPOSIT

On this 2nd day of August, 2015 ("Offer Reference Date") Park City Municipal Corporation ("Buyer") offers to purchase from Ted Sopmmer ("Seller") the Property described below and ☐ delivers to the Buyer's Brokerage with this offer, or ☐ agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23), Earnest Money in the amount of \$5,000 in the form of Check. After Acceptance of the REPC by Buyer and Seller, and receipt of the Earnest Money by the Brokerage, the Brokerage shall have four (4) calendar days in which to deposit the Earnest Money into the Brokerage Real Estate Trust Account.

Buyer's Brokerage INTEGRATED TITLE INSURANCE SERVICES LLC Phone: 801-858-1070
Received by: _____ on _____

(Signature above acknowledges receipt of Earnest Money)

(Date)

OTHER PROVISIONS

1. PROPERTY: Summit County Parcel Number PCA -3-3000

also described as: 14.35 acres vacant land near Lower Horse Loop Road

City of Park City, County of Summit State of Utah, Zip 84060 (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, and 1.3.

1.1 Included Items. (specify) _____

1.2 Excluded Items. (specify) _____

1.3 Water Service. The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/water shares, if applicable, are specifically excluded from this sale: _____

2. PURCHASE PRICE. The Purchase Price for the Property is \$ _____. Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2(a) through 2(d) below. Any amounts shown in 2(b) and 2(d) may be adjusted as deemed necessary by Buyer and the Lender.

\$5,000 (a) Earnest Money Deposit. Under certain conditions described in the REPC, this deposit may become totally non-refundable.

\$ _____ (b) New Loan. Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer.

\$ _____ (c) Seller Financing. (see attached Seller Financing Addendum)

\$495,000 (d) Balance of Purchase Price in Cash at Settlement

\$500,000 PURCHASE PRICE. Total of lines (a) through (d)

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents

(except for the proceeds of any new loan) have been delivered by Buyer or Seller to the other party, or to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Prorations. All prorations, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section 24(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The provisions of this Section 3.2 shall survive Closing.

3.3 Greenbelt. If any portion of the Property is presently assessed as "Greenbelt" the payment of any roll-back taxes assessed against the Property shall be paid for by: ☐ Seller ☒ Buyer ☐ Split Equally Between Buyer and Seller ☐ Other (explain)

3.4 Special Assessments. Any assessments for capital improvements as approved by the HOA (pursuant to HOA governing documents) or as assessed by a municipality or special improvement district, prior to the Settlement Deadline shall be paid for by: ☐ Seller ☐ Buyer ☐ Split Equally Between Buyer and Seller ☐ Other (explain) _____

The provisions of this Section 3.4 shall survive Closing.

3.5 Fees/Costs/Payment Obligations. Unless otherwise agreed to in writing, Seller and Buyer shall each pay one-half (1/2) of the fee charged by the escrow/closing office for its services in the settlement/closing process. Tenant deposits (including any prepaid rents) shall be paid or credited by Seller to Buyer at Settlement. Buyer agrees to be responsible for homeowners' association and private and public utility service transfer fees, if any, and all utilities and other services provided to the Property after the Settlement Deadline. The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to pay off on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. The provisions of this Section 3.5 shall survive Closing.

3.6 Closing. For purposes of the REPC, "Closing" means that: (a) Settlement has been completed; (b) the proceeds of any new loan have been delivered by the Lender to Seller or to the escrow/closing office; and (c) the applicable Closing documents have been recorded in the office of the county recorder. The actions described in 3.6 (b) and (c) shall be completed within four calendar days after Settlement.

4. POSSESSION. Seller shall deliver physical possession of the Property to Buyer as follows: ☐ Upon Closing; ☒ 1 Hours after Closing; ☐ Calendar Days after Closing; ☐ Other (explain)

Any contracted rental of the Property prior to or after Closing, between Buyer and Seller, shall be by separate written agreement. Seller and Buyer shall each be responsible for any insurance coverage each party deems necessary for the Property. Seller agrees to deliver the Property to Buyer free of debris and personal belongings. The provisions of this Section 4 shall survive Closing.

5. CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the REPC:

Seller's Agent Paul Zakis, represents ☐ Seller ☐ both Buyer and Seller as a Limited Agent;

Seller's Brokerage Realty Brokers, represents ☐ Seller ☐ both Buyer and Seller as a Limited Agent;

Buyer's Agent N/A, represents ☐ Buyer ☐ both Buyer and Seller as a Limited Agent;

Buyer's Brokerage N/A, represents ☐ Buyer ☐ both Buyer and Seller as a Limited Agent.

6. TITLE & TITLE INSURANCE.

6.1 Title to Property. Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer does agree to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 7, and as reviewed and approved by Buyer under Section 8. Buyer also agrees to accept title to the Property subject to any existing leases rental and property management agreements affecting the Property not expiring prior to Closing which were provided to Buyer pursuant to Section 7(e). The provisions of this Section 6.1 shall survive Closing.

6.2 Title Insurance. At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment, the most current version of an ALTA standard coverage owner's policy of title insurance. Any additional title insurance coverage desired by Buyer shall be at Buyer's expense.

IT IS AGREED THAT INTEGRATED TITLE INSURANCE SERVICES, LLC WILL BE USED.

7. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":

- (a) a written Seller Property Condition Disclosure (Land) for the Property, completed, signed and dated by Seller as provided in Section 10.2;
- (b) a Commitment for Title Insurance as referenced in Section 6.1;
- (c) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;
- (d) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
- (e) a copy of any lease, rental, and property management agreements affecting the Property not expiring prior to Closing;
- (f) evidence of any water rights and/or water shares referenced in Section 1.3;
- (g) written notice of any claims and/or conditions known to Seller relating to environmental problems; and violation of any CC&R's, federal, state or local laws, and building or zoning code violations; and
- (h) Other (specify) _____

8. BUYER'S CONDITIONS OF PURCHASE.

8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: ☒ IS ☐ IS NOT conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.

(a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the Property; the costs and availability of flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

(c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition.

8.2 APPRAISAL CONDITION. Buyer's obligation to purchase the Property: ☐ IS ☒ IS NOT conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.

(a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2(a), Buyer shall be deemed to have waived the Appraisal Condition.

8.3 FINANCING CONDITION. Buyer's obligation to purchase the property: ☐ IS ☒ IS NOT conditioned upon Buyer obtaining the Loan referenced in Section 2(b). This condition is referred to as the "Financing Condition." If checked in the affirmative, Sections 8.3(a) and 8.3(b) apply; otherwise they do not. If the Financing Condition applies, Buyer agrees to work diligently and in good faith to obtain the Loan.

(a) Buyer's Right to Cancel Before the Financing & Appraisal Deadline. If Buyer, in Buyer's sole discretion, is not satisfied with the terms and conditions of the Loan, Buyer may cancel the REPC by providing written notice to Seller no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Buyer's Right to Cancel After the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline referenced in Section 24(c), Buyer fails to obtain the Loan, meaning that the proceeds of the Loan have not been delivered by the Lender to Seller or to the escrow/closing office as required under Section 3.6 of the REPC, then Buyer or Seller may cancel the REPC by providing written notice to the other party; whereupon the Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further written authorization from Buyer.

In the event of such cancellation, Seller agrees to accept as Seller's exclusive remedy, the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages. Buyer and Seller agree that liquidated damages would be difficult and impractical to calculate, and the Earnest Money Deposit, or Deposits, if applicable, is a fair and reasonable estimate of Seller's damages in the event Buyer fails to obtain the Loan.

8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously cancelled by Buyer as provided in Sections 8.1, 8.2 or 8.3(a), then no later than the Due Diligence Deadline referenced in Section 24(b), or the Financing & Appraisal Deadline referenced in Section 24(c), whichever is later, Buyer: ☐ WILL ☐ WILL NOT deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of \$ _____. The Earnest Money Deposit and the Additional Earnest Money Deposit, if applicable, are sometimes referred to herein as the "Deposits". The Earnest Money Deposit, or Deposits, if applicable, shall be credited toward the Purchase Price at Closing.

9. ADDENDA. There ☒ ARE ☐ ARE NOT addenda to the REPC containing additional terms. If there are, the terms of the following addenda are incorporated into the REPC by this reference: ☐ Addendum No. 1 ☐ Seller Financing Addendum ☐ Other (specify) _____

10. AS-IS CONDITION OF PROPERTY.

10.1 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property.

10.2 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written Seller Property Condition Disclosure (Land) as stated in Section 7(a); and (c) deliver the Property to Buyer in substantially the same general condition as it was on the date of Acceptance, as defined in Section 23. The provisions of Sections 10.1 and 10.2 shall survive Closing.

11. FINAL PRE-SETTLEMENT INSPECTION.

11.1 Pre-Settlement Inspection. At any time prior to Settlement, Buyer may conduct a final pre-Settlement inspection of the Property to determine only that the Property is "as represented", meaning that the items referenced in Sections 1.1, 1.3 and 8.1(b)(ii) ("the items") are respectively present, repaired or corrected as agreed. The failure to conduct a pre-Settlement inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented. If the items are not as represented, Seller agrees to cause all applicable items to be corrected, repaired or replaced (the "Work") prior to the Settlement Deadline referenced in Section 24(d).

11.2 Escrow to Complete the Work. If, as of Settlement, the Work has not been completed, then Buyer and Seller agree to withhold in escrow at Settlement a reasonable amount agreed to by Seller, Buyer (and Lender, if applicable), sufficient to pay for completion of the Work. If the Work is not completed within thirty (30) calendar days after the Settlement Deadline, the amount so escrowed may, subject to Lender's approval, be released to Buyer as liquidated damages for failure to complete the Work. The provisions of this Section 11.2 shall survive Closing.

12. CHANGES DURING TRANSACTION. Seller agrees that from the date of Acceptance until the date of Closing, none of the following shall occur without the prior written consent of Buyer: (a) no changes in any leases, rental or property management agreements shall be made; (b) no new lease, rental or property management agreements shall be entered into; (c) no substantial alterations or improvements to the Property shall be made or undertaken; (d) no further financial encumbrances to the Property shall be made, and (e) no changes in the legal title to the Property shall be made.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The REPC cannot be changed except by written agreement of the parties.

15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: ☐ SHALL ☒ MAY AT THE OPTION OF THE PARTIES first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute

must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

16. DEFAULT.

16.1 Buyer Default. If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law.

16.2 Seller Default. If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.

17. ATTORNEY FEES AND COSTS/GOVERNING LAW. In the event of litigation or binding arbitration to enforce the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.

18. NOTICES. Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.

19. NO ASSIGNMENT. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

20. INSURANCE & RISK OF LOSS.

20.1 Insurance Coverage. As of Closing, Buyer shall be responsible to obtain such casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.

20.2 Risk of Loss. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, Buyer may elect to either: (i) cancel the REPC by providing written notice to the other party, in which instance the Earnest Money, or Deposits, if applicable, shall be returned to Buyer; or (ii) proceed to Closing, and accept the Property in its "As-Is" condition.

21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in the REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such non-party.

22. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of the REPC, any addenda and counteroffers, and the retransmission of any signed electronic transmission shall be the same as delivery of an original. The REPC and any addenda and counteroffers may be executed in counterparts.

23. ACCEPTANCE. "Acceptance" occurs only when all of the following have occurred: (a) Seller or Buyer has signed the offer or counteroffer where noted to indicate acceptance; and (b) Seller or Buyer or their agent has communicated to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to the REPC:

(a) Seller Disclosure Deadline August 18, 2015 (Date) 2/
(b) Due Diligence Deadline August 18, 2015 (Date) 9/1/1
(c) Financing & Appraisal Deadline N/A (Date)
(d) Settlement Deadline August 28, 2015 (Date) 9/25

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by: 5 : [] AM [X] PM Mountain Time on August 10, 2015 (Date), this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

(Buyer's Signature) (Offer Date) (Buyer's Signature) (Offer Date)

(Buyer's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

(Buyer's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

[] ACCEPTANCE OF OFFER TO PURCHASE: Seller Accepts the foregoing offer on the terms and conditions specified above.

[X] COUNTEROFFER: Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. 1.

[] REJECTION: Seller rejects the foregoing offer.

[Signature] 8-3-15
(Seller's Signature) (Date) (Time) (Seller's Signature) (Date) (Time)

(Seller's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

(Seller's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

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UAR FORM 19



ADDENDUM NO. 1
TO
REAL ESTATE PURCHASE CONTRACT



THIS IS AN ☐ **ADDENDUM** ☐ **COUNTEROFFER** to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 29th day of July, 2015 including all prior addenda and counteroffers, between Park City Municipal Corporation as Buyer, and Ted Somnmer as Seller, regarding the Property located at Lower Horse Loop Road. The following terms are hereby incorporated as part of the REPC:

Section 6.2 Buyer to pay for Title Insurance as referenced in this section.

IT IS AGREED TO USE INTEGRATED TITLE INSURANCE SERVICES, LLC.
Park City Municipal Corporation will pay fees associated with escrow/closing office
services in the settlement/closing process.

Park City Municipal Corporation will pay Sellers commission fee of 3% of the sale price.

BUYER AND SELLER AGREE THAT THE CONTRACT DEADLINES REFERENCED IN SECTION 24 OF THE REPC (CHECK APPLICABLE BOX): ☒ **REMAIN UNCHANGED** ☐ **ARE CHANGED AS FOLLOWS:** _____

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. ☐ **Seller** ☒ **Buyer** shall have until 5 : __ ☐ **AM** ☒ **PM** Mountain Time on August 10, 2015 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

☐ Buyer ☐ Seller Signature (Date) (Time) ☐ Buyer ☐ Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

☒ **ACCEPTANCE:** ☐ **Seller** ☒ **Buyer** hereby accepts the terms of this ADDENDUM.

☐ **COUNTEROFFER:** ☐ **Seller** ☐ **Buyer** presents as a counteroffer the terms of attached ADDENDUM NO. _____

Ted Somnmer 8-2-15 (Signature) (Date) (Time) (Signature) (Date) (Time)

☐ **REJECTION:** ☐ **Seller** ☐ **Buyer** rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE AUGUST 5, 2003. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.

SELLER'S PROPERTY CONDITION DISCLOSURE (LAND)

This is a legally binding contract. If not understood, consult an attorney.



LISTING AGENT - COMPLETE THIS SECTION ONLY!

SELLER NAME Ted Sommer ("Seller")
 PROPERTY ADDRESS Summit County Parcel Number PCA-3-3000 ("Property")
 LISTING BROKERAGE Realty Brokers ("Company")

NOTICE FROM COMPANY

Buyer and Seller are advised that the Company and its agents are trained in the marketing of real estate. Neither the Company nor its agents are trained or licensed to provide Buyer or Seller with professional advice regarding the physical condition of any property or regarding legal or tax matters. The Company and its agents strongly recommend that in connection with any offer to acquire the Property, Buyer retain the professional services of legal and/or tax advisors, property inspectors, surveyors, and other professionals to satisfy Buyer as to any and all aspects of the physical and legal condition of the Property. BUYER IS ADVISED NOT TO RELY ON THE COMPANY, OR ON ANY AGENTS OF THE COMPANY, FOR A DETERMINATION REGARDING THE PHYSICAL OR LEGAL CONDITION OF THE PROPERTY, including, but not limited to: the cost, location, availability and quality of water and water service; the cost, location and availability of utility services; the cost of all utility service connection fees; any environmental issues associated with the Property; the boundaries of the Property; any planning, zoning and building restrictions; any private deed restrictions or other restrictive covenants; or the size or acreage of the Property.

INSTRUCTIONS TO SELLER

SELLER IS OBLIGATED UNDER LAW TO DISCLOSE TO BUYERS DEFECTS IN THE PROPERTY KNOWN TO SELLER THAT MATERIALLY AND ADVERSELY AFFECT THE VALUE OF THE PROPERTY THAT CANNOT BE DISCOVERED BY A REASONABLE INSPECTION BY AN ORDINARY PRUDENT BUYER. This disclosure form is designed to assist Seller in complying with these disclosure requirements. Please thoroughly disclose your actual knowledge regarding the condition of the Property. The Company, other real estate agents, and buyers will rely on this disclosure form.

- Complete the remainder of this form.
- Please be specific when describing any past or present issues or defects (location, nature of problem, etc.). Use additional addendum if necessary.
- If a question does not apply to your Property, WRITE "N/A" NEXT TO THE QUESTION.

1. NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV

Please describe, to your knowledge, the approximate location of the nearest following utility service lines:

- A. Natural Gas: ☐ Located in _____ (Name of Street/Road) ☐ Stubbed to Lot Line
☐ Other (specify) _____
- B. Electricity: ☐ Located in _____ (Name of Street/Road) ☐ Stubbed to Lot Line
☐ Other (specify) _____
- C. Telephone: ☐ Located in _____ (Name of Street/Road) ☐ Stubbed to Lot Line
☐ Other (specify) _____
- D. Cable TV: ☐ Located in _____ (Name of Street/Road) ☐ Stubbed to Lot Line
☐ Other (specify) _____

2. SEWER/SEPTIC TANK

A. To your knowledge, sewer service for the Property will be provided by (check applicable box):

- ☐ Public Sewer
☐ Septic Tank

B. If Public Sewer, who is the Public Sewer provider: _____

C. If sewer service is Septic Tank, to your knowledge has a percolation test been conducted on the Property?

☐ Yes ☒ No

D. If a percolation test was conducted, to your knowledge, did the Property pass the test?

☐ Yes ☒ No

3. **CULINARY WATER**

A. To your knowledge, culinary water service for the Property will be provided by (check applicable box):

- ☐ **Public Water** (Name of water service provider): _____
☐ **Private Water Company** (Name of water service provider): _____
☐ **Private Well**

NOTE: IF WATER SERVICE WILL BE PROVIDED BY PUBLIC WATER, SKIP TO SECTION 4

B. Private Water Company

(1) To your knowledge, what is the approximate location of the nearest private water company water service line?

- ☐ **Located in** _____ (Name of Street/Road) ☐ **Stubbed to Lot Line**
☐ **Other (specify)** _____

(2) Are the water share certificates in your possession? If yes, please attach a copy.

☐ **Yes** ☒ **No**

(3) To your knowledge, are water share assessments paid in full?

☐ **Yes** ☒ **No**

C. Private Well

(1) Is a well presently located on the Property?

☐ **Yes** ☒ **No**

(2) To your knowledge, is your water right for the well represented by a contract with a special improvement or water conservancy district? If "Yes", what is the number of the district contract? _____

☐ **Yes** ☒ **No**

(3) If your water right for the well is not based on a contract with a special improvement or water conservancy district, to your knowledge, what is the State Engineer "Index Number" for your water right? _____ - _____

4. **IRRIGATION WATER**

A. Are there any irrigation water rights with the Property?

☐ **Yes** ☒ **No**

B. If irrigation water is delivered to you by an irrigation water company, what is the name of the company?

C. Do you have in your possession water share certificates representing your right to receive and use irrigation water? If "Yes", please attach a copy of any such share certificates.

☐ **Yes** ☒ **No**

D. If the irrigation water rights are other than shares in an irrigation water company, to your knowledge, what is the State Engineer "Index Number" or numbers for your irrigation water rights? _____ - _____

E. Is there an irrigation water source and distribution facility in place for the Property such as canals, ditches or pressurized sprinkler system? If "Yes", what is the name of the water source:

☐ **Yes** ☒ **No**

5. **SOILS**

A. Are you aware of any settlement or heaving of soil on the Property (collapsible or expansive soils, poorly compacted fill)? If "Yes", please describe, to your knowledge, the nature and location of any settlement or heaving of soil:

☐ **Yes** ☒ **No**

B. To your knowledge, is there any fill located on the Property? If "Yes", please describe, to your knowledge, the nature and approximate location of any fill:

☐ **Yes** ☒ **No**

C. Are you aware of any sliding or earth movement on the Property or on any adjoining property (landslides, falling rocks, debris or mud flows)? If "Yes", please describe the nature and location of the sliding or earth movement:

☐ **Yes** ☒ **No**

D. To your knowledge, does any portion of the Property contain any subsurface, man-made debris that has been buried, covered or abandoned, including without limitation, any discarded or abandoned construction materials, concrete footings or foundations, trash, etc? If "Yes", please describe the nature and location of such subsurface debris:

☐ **Yes** ☒ **No**

E. Please describe, to your knowledge, any action taken to repair or mitigate any of the issues described 5A, 5B, 5C or 5D:

F. Are you aware of any geologic, soils, engineering, or environmental reports that have been prepared for the Property? If "Yes", please attach a copy of any such reports in your possession. ☐ Yes ☒ No

6. BOUNDARIES & ACCESS

A. To your knowledge, is there anything on your Property (such as a fence or any other improvement) that encroaches (extends) onto any adjoining property? If "Yes", please describe, to your knowledge, the nature and approximate location of any such encroachment: ☐ Yes ☒ No

B. To your knowledge, is there anything on any adjoining property (such as a fence, deck, or any other improvements) that encroaches (extends) onto your Property? If "Yes", please describe, to your knowledge, the nature and approximate location of any such encroachment: ☐ Yes ☒ No

C. Are you aware of any boundary disputes or conflicts involving your Property and any adjoining property or properties? If "Yes", please describe, to your knowledge, the nature of any such boundary disputes or conflicts: ☐ Yes ☒ No

D. Are you aware of any survey(s) that have been prepared for the Property or any adjoining property or properties? If "Yes", please provide a copy of any such survey(s) in your possession. ☐ Yes ☒ No

E. Are you aware of any unrecorded easements, or claims for easements, affecting the Property? If "Yes", please describe, to your knowledge, the nature and approximate location of any such easement(s): ☐ Yes ☒ No

F. To your knowledge, is there direct access to the Property from a public street/road? ☐ Yes ☒ No

G. If direct access to the Property is not from a public street/road, to your knowledge, is there direct access to the Property through (check applicable box): ☐ Private Easement ☐ Private Street/Road ☒ Yes ☒ No

7. FLOODING/DRAINAGE

A. Are you aware of any flooding or lot drainage issues on the Property? If "Yes", please describe, to your knowledge, the nature and approximate location of any flooding or lot drainage issues: ☐ Yes ☒ No

B. If there are flooding or lot drainage issues, are you aware of any work done at the Property to mitigate or to prevent any recurrence of any flooding or lot drainage issues? If "Yes", please describe, to your knowledge, any work done at the Property to mitigate or prevent flooding or lot drainage issues: ☐ Yes ☒ No

C. Are you aware of any wetlands located on the Property? ☐ Yes ☒ No

D. If you are aware of wetlands on the Property, to your knowledge, has the Property been mapped for wetlands? If "Yes", please provide a copy of any wetlands maps and wetlands permits in your possession. ☐ Yes ☒ No

E. Are you aware of any action taken to mitigate any wetland issues through the Army Corps of Engineers? If "Yes", please describe, to your knowledge, the nature of any mitigation work done at the Property: ☐ Yes ☒ No

8. ENVIRONMENTAL ISSUES

A. Are you aware of any past or present hazardous conditions, substances, or materials on the Property, such as methane gas, radioactive material, landfill, mineshaft, buried storage tanks and lines, or toxic materials? If "Yes", please describe, to your knowledge the nature of any such hazardous conditions: ☐ Yes ☒ No

B. If you are aware of any past or present hazardous conditions, substances, or materials on the Property, are you aware of any work done at the Property to mitigate any such hazardous conditions? If "Yes", please describe, to your knowledge, the nature of any mitigation work: ☐ Yes ☒ No

C. Are you aware of any environmental reports that have been prepared for the Property? If "Yes", please attach copies of any such reports in your possession. ☐ Yes ☒ No

9. HOMEOWNERS ASSOCIATION

A. To your knowledge, is the Property part of a Homeowner's Association (HOA)? ☐ Yes ☒ No

B. If the Property is part of an HOA, does the HOA levy dues or assessments for maintenance of common areas and/or other common expenses? ☐ Yes ☒ No

C. For questions regarding the HOA, including past, present or future dues or assessments, or regarding financial statements, bylaws, HOA meetings and minutes, information may be obtained from the following:

(Name) _____

(Address) _____

(Phone) _____

BY SIGNING THIS DISCLOSURE FORM, SELLER AUTHORIZES THE RELEASE OF HOA INFORMATION TO BUYER AND/OR TO BUYER'S AGENT.

10. UNPAID ASSESSMENTS

A. Are you aware of any HOA, municipal, special improvement district or other assessments that are presently owing against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such unpaid assessments: [] Yes ☒ No

B. Are you aware of any HOA, municipal, or special improvement district assessments that have been approved but not yet levied against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such approved, but not yet levied, assessments: [] Yes ☒ No

11. MISCELLANEOUS

A. To your knowledge, is any portion of the Property presently assessed, for property tax purposes, as "Greenbelt"? [] Yes ☒ No

B. Are you aware of any existing or threatened legal action affecting the Property? If "Yes", please describe, to your knowledge, the nature of any such legal action: [] Yes ☒ No

ACREAGE/SQUARE FOOTAGE

Seller represents that any figures provided by Seller in any documents regarding the square footage or acreage of the Property are not based on any personal measurement by Seller. If the square footage or acreage of the Property is of material concern to Buyer, Buyer is advised to verify the square footage or acreage through any independent sources or means deemed appropriate by Buyer. BUYER IS ADVISED NOT TO RELY ON SELLER, THE COMPANY, OR ANY AGENTS OF THE COMPANY FOR A DETERMINATION REGARDING THE SQUARE FOOTAGE OR ACREAGE OF THE PROPERTY.

VERIFICATION BY SELLER

Seller verifies that Seller has completed this disclosure form and that the information contained herein is accurate and complete to the best of Seller's actual knowledge as of the date signed by Seller below. SELLER UNDERSTANDS AND AGREES THAT SELLER WILL UPDATE THIS DISCLOSURE FORM IF ANY INFORMATION CONTAINED HEREIN BECOMES INACCURATE OR INCORRECT IN ANY WAY. Seller authorizes the Company to provide copies of this disclosure form to prospective buyers, and to real estate brokers and agents. This disclosure form is not a warranty of any kind. If Buyer and Seller enter into a sales contract for the Property, and such sales contract includes, excludes, or warrants the condition of any item referenced herein, then to the extent there is a conflict between the sales contract and any representations contained herein, the terms of the sales contract shall control.

Seller: [Signature] Date: 8.9.15 Seller: _____ Date: _____

ACKNOWLEDGEMENT OF RECEIPT BY BUYER

Buyer's signature below acknowledges Buyer's receipt of a copy of this disclosure form.

Buyer: _____ Date: _____ Buyer: _____ Date: _____

DISCLOSURE FORM UPDATE

The above disclosure form was reviewed and updated by Seller on the date signed by Seller below. **(Check Applicable Boxes)**

☒ There are no changes in the above disclosure form; ☐ The above disclosure form has been changed as follows:

and/or ☐ The above disclosure form has been changed as noted on attached Addendum No. _____ to this disclosure form.

Seller: JS Date: 8-9-15 Seller: _____ Date: _____

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UAR FORM 10A

24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to the REPC:

- (a) Seller Disclosure Deadline August 21, 2015 (Date)
(b) Due Diligence Deadline September 11, 2015 (Date)
(c) Financing & Appraisal Deadline _____ (Date)
(d) Settlement Deadline September 25, 2015 (Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by: 5 : 00 [] AM [X] PM Mountain Time on August 11, 2015 (Date), this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

(Buyer's Signature) (Offer Date) (Buyer's Signature) (Offer Date)

(Buyer's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

(Buyer's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

[] **ACCEPTANCE OF OFFER TO PURCHASE:** Seller Accepts the foregoing offer on the terms and conditions specified above.

[X] **COUNTEROFFER:** Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. 1.

[] **REJECTION:** Seller rejects the foregoing offer.

[Signature] 8-9-15
(Seller's Signature) (Date) (Time) (Seller's Signature) (Date) (Time)

(Seller's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

(Seller's Names) (PLEASE PRINT) (Notice Address) (Zip Code) (Phone)

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DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

The Water SCADA and Telemetry System Upgrade project upgrades the aging and outdated SCADA system that has been in operation since the 1980's. The system upgrade includes a new reliable radio network, centralized server infrastructure, and remote site controllers. The new system enables water operators to more efficiently and effectively operate the City's water system, enables public utilities managers to monitor water production/use/consumption, and support initiatives such as water loss investigations, water conservation, and energy management.

The original agreement with Carollo Engineers, Inc., which consists of Phase 1A, (Initial SCADA System Design) is nearing completion. The consultant, in conjunction with staff has developed SCADA system requirements and design elements based on operational and reliability needs. Staff is now prepared to proceed with integration and installation of the SCADA system upgrade. Due to the complexities of integrating the SCADA design upgrades from the existing system to the new system, and the need to keep both systems in service during the changeover, the Project has been developed in a turnkey and phased process. Phase 1B (SCADA System Installation and Integration) is a Design-Build contract for a Guaranteed Maximum Price and the staff's recommended addendum is consistent with this approach. The PSA amendments included in this staff report promote the Project into Phase 1B (SCADA System Installation and Integration).

This staff report includes three recommendations; two addendum's and one construction agreement. The two addendum's to Carollo's agreement include SCADA system integration, installation, and a two-year maintenance service agreement. The construction agreement with Hidden Peak Electrical includes the installation of City network fiber optic cable that has been determined to be a key element in the operation and reliability of the upgraded SCADA system.

Respectfully:

Nicholas Graue, Water Project Engineer



City Council Staff Report

Subject: WATER SCADA & TELEMETRY SYSTEM UPGRADE
PROFESSIONAL SERVICES AGREEMENT – FIRST ADDENDUM, PHASE 1B
DESIGN-BUILD GMP SERVICES, CAROLLO ENGINEERS, INC.

WATER SCADA & TELEMETRY SYSTEM UPGRADE
PROFESSIONAL SERVICES AGREEMENT – SECOND ADDENDUM, SCADA
SERVICE AGREEMENT, CAROLLO ENGINEERS, INC.

WATER SCADA FIBER OPTIC PROJECT
CONSTRUCTION AGREEMENT,
HIDDEN PEAK ELECTRIC CO., INC.

Author: Roger McClain, Water Engineer
Department: Public Utilities
Date: July 30, 2015
Type of Item: Administrative

Summary Recommendations:

Summary Recommendation No. 1:

Staff recommends Council authorize the City Manager to execute the First Addendum to the Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers for Water SCADA and Telemetry System Upgrade Phase 1B Design-Build Services for Guaranteed Maximum Price of \$1,623,311, which is an increase to the current contract amount of \$168,000, for a total contract amount not to exceed \$1,791,311.

Summary Recommendation No. 2:

Staff recommends Council authorize the City Manager to execute the Second Amendment to the Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers for Water SCADA and Telemetry System Upgrade Phase 1B Engineering Services for an increase to the contract in an amount not to exceed \$15,000.

Summary Recommendation No. 3:

Staff recommends Council authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Hidden Peak Electric Co, Inc. for the Water SCADA Fiber Optic Project in an amount not to exceed \$251,800.

Executive Summary:

The Water SCADA and Telemetry System Upgrade project upgrades the aging and outdated SCADA system that has been in operation since the 1980's. The system upgrade includes a new reliable radio network, centralized server infrastructure, and remote site controllers. The new system enables water operators to more efficiently and effectively operate the City's water system, enables public utilities managers to

monitor water production/use/consumption, and support initiatives such as water loss investigations, water conservation, asset management, water resources management, and energy management.

The original agreement with Carollo Engineers, Inc. which consists of Phase 1A, (Initial SCADA System Design) is nearing completion. Carollo, in conjunction with staff has developed SCADA system requirements and design elements based on operational and reliability needs. Staff is now prepared to proceed with integration and installation of the SCADA system upgrade. Due to the complexities of integrating the SCADA design upgrades from the existing system to the new system, and the need to keep both systems in service during the changeover, the Project has been developed in a turnkey and phased process. Phase 1B (SCADA System Installation and Integration) is a Design-Build contract for a Guaranteed Maximum Price and the staff's recommended addendum is consistent with this approach. The PSA amendments included in this staff report promote the Project into Phase 1B (SCADA System Installation and Integration).

This staff report includes three recommendations: two addendums and one construction agreement. The two addendums to Carollo's agreement include SCADA system integration, installation, and a two-year maintenance service agreement. The construction agreement with Hidden Peak Electric includes the installation of City network fiber optic cable that has been determined to be a key element in the operation and reliability of the upgraded SCADA system as well as increase City data connectivity to the Quinns area.

Acronyms and Abbreviations in this Report:

The following acronyms and abbreviations have been used in this report:

City	Park City Municipal Corporation
GIS	Geographic Information System
CMMS	Computerized Maintenance Management System
GMP	Guaranteed Maximum Price
PLC	Programmable Logic Controller
PSA	Professional Services Agreement
RFQ	Request for Qualifications
SCADA	Supervisory Control and Data Acquisition

Background:

On April 3, 2015, the City Manager executed a Professional Service Agreement, in an amount of \$168,000, with Carollo Engineers to provide design services for the Water SCADA and Telemetry System Upgrade project. The staff report for the original agreement can be found at:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=14558>

To best address the Project's complex needs, ensure proper analysis of system software and hardware, and importantly, maximize efficiency in the changeover from the existing system to the new system (ensuring minimal downtime), the need to pursue a

turnkey and phased project approach was determined. The work is scheduled to be completed in four (4) phases:

- Phase 1. Upgrade the Water Department's existing SCADA system with a new SCADA platform
- Phase 2. Integrate the new water SCADA system with the City's existing Computerized Maintenance Management System (CMMS)
- Phase 3. Develop additional analytical and reporting capabilities for the water treatment, water distribution, and water conveyance systems
- Phase 4. Integrate the new SCADA system with the City's existing Geographic Information System (GIS)

The most critical phase of the SCADA and Telemetry System Upgrade Project is Phase 1 and involves system design, integration, construction, and installation. Phase 1 is the turnkey portion of the project. The work is to be performed in two steps:

Phase 1A – Initial SCADA System Design (**Complete**): The first phase includes initial planning and coordination, design, initial SCADA programming, and equipment procurement preparation.

Phase 1B – SCADA System Installation and Integration (**PSA – First Addendum**): The second phase includes hardware and software procurement, Programmable Logic Controller (PLC) Panel Construction, completion of SCADA programming, system integration, and upgraded SCADA system testing, installation, and commissioning.

Proposed Turnkey Services

The Project's turnkey process requires the consultant to prepare and submit a Guaranteed Maximum Price (GMP) proposal to the City. The proposal is based on the Phase 1A design work which has reached approximately 90% completion. Establishment of a GMP prior to 100% completion of the design enables the project to meet critical milestones for the SCADA system integration and installation. In accordance with the Phase 1A agreement, Carollo has prepared and submitted a Guaranteed Maximum Price (GMP) proposal to the City for Phase 1B.

During the Phase 1A SCADA System Design effort, staff identified the need for SCADA related support services following the completion of Phase 1B. These services are currently beyond the expertise and/or capacity of the City Water and IT Departments. Typical services that have been identified are: SCADA system software integration support; firmware, network, and ancillary equipment integration and programming; PLC based controller and firmware custom control strategy logic programming, etc. Staff requested a proposal from the SCADA consultant to provide SCADA support services following completion of Phase 1B.

Additionally, the Radio Path and Telemetry Study performed during the Phase 1 SCADA System Design identified reliability, security, communications capacity, and bandwidth related issues that could be best addressed by installation of a fiber-optic

networking connection between the Spiro and Quinns Junction Water Treatment Plants. Incorporation of this fiber communication connection would also result in a substantial savings in SCADA system hardware at the Quinns facility. The proposed fiber network improvement was coordinated with the City's IT Department and it was determined that this connection could also benefit the City communications system for City facilities in the Quinns Junction area. Since fiber optic work was not included in the Project's RFQ, staff issued a separate public Bid Proposal for the construction of buried fiber optic improvements.

Analysis:

A Request for Qualifications (RFQ) was issued on November 24th, 2014 for the purpose of obtaining professional engineering services to assist the City in upgrading its water SCADA system. The RFQ anticipated that the City may choose to include Phase 1A, 1B, 2, 3 and 4, work and/or add additional Project phases to the scope of services. Carollo Engineers was selected as the project consultant.

The existing PSA, with Carollo Engineers in an amount of \$168,000, for Phase 1A (Initial SCADA System Design) was approved by City Council on March 19, 2015 and subsequently executed by the City Manager. The staff report can be found at: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=14558>

The PSA was based on an approach that, due to the complex and progressive nature of the Project, anticipated future Project phases would be presented to City Council as amendment(s) to the initial PSA and that the total contract amount, including amendments associated with future phases, would significantly exceed the initial PSA amount.

Carollo Engineers PSA - First Addendum

Consistent with the PSA requirements, Carollo has prepared and submitted a Design-Build for a Guaranteed Maximum Price Proposal for Phase 1B – SCADA System Installation and Integration services. This section of the staff report addresses and recommends the First Addendum to the PSA for the Phase 1B.

The GMP consists of four primary elements: 1) project management/SCADA system designer/integrator services; 2) hardware/software/license procurement; 3) a SCADA panel construction subcontractor; and 4) an electrical/SCADA installation subcontractor. The project management/SCADA system designer/integrator services will be provided at established hourly rates for professional services. Hardware/software/licenses were selected through a quality based selection process during Phase 1A and will be provided at a cost-plus basis. SCADA panel construction and electrical/SCADA installation were selected through a quality based/bid proposal selection process during Phase 1A. The GMP price proposal has been prepared and submitted on the basis of a 90% design completion. Therefore a contractor's contingency of 8% has been included in the GMP amount. The GMP contract identifies that all unexpended fees will remain the City's.

Staff has reviewed and negotiated the terms and prices contained in Carollo's Phase 1B proposal (in the form of a Design-Build contract for a GMP). The total GMP amount is \$1,623,311. Phase 1B, which provides a fully operational SCADA system, is to be completed by May 15, 2016. A summary of the GMP proposal and Phase 1B scope of services is included as Exhibit A to the Staff Report. The complete proposal, scope of services, and fee structure will be included in the First Addendum to the Professional Services Agreement for Phase 1B Design-Build for a Guaranteed Maximum Price services by Carollo Engineers in an amount not-to-exceed \$1,623,311.

Staff feels that the professional services rate structure, mark-ups, and sub consultant fees are usual and customary with projects of this type, scope, and complexity and is recommending authorization of the First Addendum for Phase 1B.

Carollo Engineers PSA - Second Addendum

This section of the staff report addresses and recommends the Second Addendum to the PSA for two year SCADA System Maintenance and Support Services.

Staff has evaluated its' ability to perform SCADA service and programming needs following completion of Phase 1B. The SCADA design/integration/installation team is well qualified to provide these support services until City staff can fully understand and develop the long term needs required to service and program the system. Therefore, staff requested Carollo to submit a proposal for a two-year service agreement.

Staff has reviewed and negotiated the scope of services and associated fees with Carollo, included as Exhibit B to the Staff Report. The scope of services and fee summary will be included in the Second Addendum to the Professional Services Agreement in an amount not-to-exceed \$15,000. These services will commence upon substantial completion of Phase 1B.

Staff feels that these fees are usual and customary with these types of service and maintenance agreements and is recommending authorization of the Second Addendum for SCADA System Maintenance and Support Services.

Hidden Peak Electric Co. Construction Agreement – Water SCADA Fiber Optic

The Water SCADA Fiber Optic project was advertised in the Park Record on 06/24, 7/01, and 07/04 2015, online at utahlegals.com, and on the Park City website beginning June 22, 2015. Five bids were received and publically opened on July 8, 2015. The following table summarizes the bids:

Bidder	Total Bid
Engineer's Estimate	\$430,137.00
<i>Hidden Peak Electric Co., Inc.</i>	<i>\$325,100.00</i>
Sorensen Companies, Inc.	\$433,280.00
Americom Technology, Inc.	\$429,499.39
Raass Brother's Inc.	\$429,826.98
Cache Valley Electric	\$498,349.50

Hidden Peak Electric Co., Inc. is the lowest responsive bidder. Bid documents have been reviewed by staff and no issues were discovered. Local Bidder Preference was considered during the determination of lowest responsive bidder; however no bidder qualified for Local Bidder Preference.

Subsequent to the opening of bids, staff evaluated existing SCADA Project budget and determined that two of the four bid schedule items would need to be deleted from the fiber project. The bidding documents allow for this action and the apparent low bidder has acknowledged that this change is acceptable. The revised bid amount is \$251,800.

Therefore, staff has determined Hidden Peak Electric Co., Inc., to be the successful Bidder and is recommending award of the contract in the revised amount of \$251,800. Nick Graue has been assigned as the City's Project Manager, will be coordinating the work with the IT Department, and will be working under the guidance of the Water Engineer and the Public Utilities Director.

Department Review:

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

Alternatives:

A. Approve:

Council could approve the staff recommendation.

B. Deny:

Council could deny staff's recommendation. Staff could continue to operate the water system with the existing system and replace components as they fail. The existing system provides basic information to run the system but is not flexible enough to integrate other programs such as energy management, asset management, water resources management, and other key programs staff recommends we implement. The reliability of the existing system is questionable. Communications and equipment failures are a daily occurrence and are increasing in frequency over time.

C. Modify:

Council could modify the staff recommendation. This would delay the project and depending on the modifications it could change the scope of the project.

D. Continue the Item:

Council could continue this item. This would delay the project.

E. Do Nothing:

Staff does not recommend this alternative. Doing nothing with the requests will have the same outcome as denying the requests.

Significant Impacts:

	Preserving & Enhancing the Natural Environment (Environmental Impact)	Responsive, Cutting- Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Managed natural resources balancing ecosystem needs + Enhanced water quality and high customer confidence + Effective water conservation program + Adequate and reliable water supply + Reduced municipal, business and community carbon footprints	+ Fiscally and legally sound + Engaged, capable workforce + Well-maintained assets and infrastructure + Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Very Positive 
Comments:		

Funding Source:

The funding for the First Addendum, Second Addendum, and Fiber Optic Construction Agreement is from water service fees and is included in the approved 5-year Water CIP.

A portion (not to exceed \$65,000) of the Fiber Optic Construction Agreement is funded by the General Fund.

Consequences of not taking the recommended action:

The project components are critical to the reliable control and efficient operation of the water system. Not taking the recommended action would extend the liability of the existing outdated and obsolete SCADA system.

Recommendation:

Recommendation No. 1:

Staff recommends Council authorize the City Manager to execute the First Addendum to the Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers for Water SCADA and Telemetry System Upgrade Phase 1B Design-Build Services for Guaranteed Maximum Price of \$1,623,311, which is an increase to the current contract of \$168,000, for a total contract amount not to exceed \$1,791,311.

Summary Recommendation No. 2:

Staff recommends Council authorize the City Manager to execute the Second Amendment to the Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers for Water SCADA and Telemetry System Upgrade Phase 1B Engineering Services for an increase to the contract in an amount not to exceed \$15,000.

Summary Recommendation No. 3:

Staff recommends Council authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Hidden Peak Electric Co, Inc. for the Water SCADA Fiber Optic Project in an amount not to exceed \$251,800.

Exhibits:

- | | |
|-----------|---|
| Exhibit A | Water SCADA and Telemetry System Upgrade Phase 1B Installation and Integration Design-Build Services for Guaranteed Maximum Price - Scope of Services and Guaranteed Maximum Price Cost Model Summary |
| Exhibit B | SCADA System Support and Maintenance Agreement Scope of Services |
| Exhibit C | Water SCADA Fiber Optic Project Scope of Services |

EXHIBIT A
Water SCADA and Telemetry System Upgrade
Phase 1B Installation and Integration

CAROLLO ENGINEERS, INC.
DESIGN-BUILD SERVICES FOR GUARANTEED MAXIMUM PRICE AND
GUARANTEED MAXIMUM PRICE COST MODEL SUMMARY

SCOPE OF WORK SUMMARY

Contractor shall furnish all labor, materials and equipment to complete the Project, consisting of the work described in Exhibit 1 - City Accepted GMP Proposal, Exhibit 1A - General Project Requirements and Technical Specifications, and Exhibit 1B - Drawings, which are made a part hereof by reference, herein called the "Project."

The Project will be bound by the specifications referenced herein, according to (1) any Change Orders, (2) this Agreement, (3) the General Project Requirements and Technical Specifications (Exhibit 1A), (4) the City Accepted GMP Proposal (Exhibit 1), (5) the Drawings (Exhibit 1B), (6) the Payment Schedule (Exhibit 2), (7) the General Conditions (Exhibit 3) , collectively referred to as the Contract Documents, all of which are incorporated herein by reference and on file in the Public Utilities Department. In the event of a conflict between/among the Contract Documents, the Contract Documents shall be interpreted in the order noted herein.

If any of the work performed by Contractor in any phase of the Project does not meet City standards as outlined in the Contract Documents, then Contractor shall immediately repair or correct the work at no additional cost to City.

**SCADA PH 1B DESIGN-BUILD FOR A GUARANTEED MAXIMUM PRICE
SCOPE OF WORK SUMMARY**

PART 1 GENERAL

1.1 SUMMARY

- A. Section includes: Detailed description of the scope of Work.
- B. Related section:
 - 1. The Contract Documents are complementary; what is called for by one is as binding as if called for by all.
 - 2. It is the Design/Builder's responsibility for scheduling and coordinating the Work of subcontractors, suppliers, and other individuals or entities performing or furnishing any of Design/Builder's Work.
 - 3. All of the Contract Documents are related to the Work described in this Section.

1.2 THE WORK

- A. The Work consists of construction of Park City Municipal Corporations Water SCADA and Telemetry System Upgrade Phase 1B, including replacing PLC and SCADA hardware and software and telemetry system for Park City's water treatment plants and remote sites.

1.3 LOCATION OF PROJECT

- A. The Work is located at more than 70 locations with the city limits of Park City, Utah as shown on Figures 1 through 3 in Exhibit 1B.

1.4 OWNER RESPONSIBILITIES

- A. Owner will furnish and install the following:
 - 1. Fiber optic cable, complete, tested and operable to fiber patch panels located at Quinn's Junction Water Treatment Plant, Boothill Tank and Boothill Pump Station. This new fiber will be networked to Park City's existing fiber optic network and will be complete and functional by September, 2015.
 - a. An allowance has been added to the GMP to cover additional equipment and installation in the event that Park City does not install fiber optic cable to Boothill Tank and Boothill Pump Station.
 - 2. Radio antenna tower at the Solamere Tank. This tower will be installed and ready for antenna installation by September 1, 2015.
- B. Owner will coordinate with Design/Builder to provide set-up and configuration of redundant virtual servers utilizing existing network hardware and infrastructure at Marsac IT Headquarters by August 12, 2015.

- C. Owner will work with Design/Builder to develop a list of IP addresses, subnets and gateways. This is anticipated to include more than 150 IP addresses, and must be completed by August 12, 2015.
- D. Owner will coordinate with Design/Builder to provide license for 4.9 GHz radio network by September 1, 2015.
- E. Owner will provide initial configuration file for Ethernet switches at remote sites. Design/Builder will use the configuration file to set up and configure the switches. This will be completed by August 12, 2015.
- F. Owner will coordinate with Verizon to incorporate the new cellular modems into the Owner's existing Verizon system, obtain the SIM cards from Verizon, and provide SIM cards to Design/Builder by September 1, 2015.
- G. Owner will coordinate with Design/Builder to provide historical process data in electronic format from Spiro WTP and remote sites by December 1, 2015.
- H. Owner will provide access to remote sites during normal business hours.
- I. Owner will coordinate with Design/Builder and its schedule to provide staff to be present during installation and cutover activities at the remote sites.
- J. Owner will provide staff to participate in factory testing, training, and weekly meetings.
- K. Owner will determine the risk of hazardous materials at each site and is responsible for related activities defined in Section 01354.
- L. Owner will provide unsecured space at Public Works for Design/Builder to use as a limited staging area as defined in Section 01500.
- M. If Owner does not deliver these products or services in accordance with by the above specified dates or in accordance with the construction schedule, adjustments will be made to Contract Times and Contract Price.

1.5 ACTIVITIES BY OTHERS

- A. Activities by others which may affect performance of work include:
 - 1. Pump Station Upgrade project to select remote sites. This project will not be completed nor worked on prior to completion of this Work. The new SCADA control panels installed by the Water SCADA and Telemetry System Upgrade Phase 1B will include extra I/O capacity to accommodate the future Pump Station Upgrade project, but there will be no programming or wiring associated with the future I/O.

1.6 SCOPE OF WORK

- A. The detailed Scope of Work to be completed by the Design/Builder for this Work is defined by these Contract Documents, including the agreement and its Exhibits.
- B. Work overview - the Design/Builder shall:

1. Coordinate and manage the Work, including coordinating the Work to comply with construction constraints, managing schedule performance, coordinate with the Owner, conduct progress meetings, and orchestrate cutover activities.
 - a. The Owner and Design/Builder shall utilize EADOC (EADOC is a registered trademark of EADOC LLC) for submission of all data and documents (unless specified otherwise in this Section) throughout the duration of the Contract.
 - 1) EADOC is a web-based electronic media site hosted by EADOC LLC.
 - 2) EADOC is paid for by the Design/Builder.
 - 3) EADOC will be made available to all Owner's personnel, Design/Builder's personnel, subcontractor personnel, and suppliers.
 - 4) The joint use of this system is to facilitate electronic exchange of information, automation of key processes, and overall management of Contract Documentation.
 - 5) EADOC shall be the primary means of project information submission and management.
2. Install a new 24 GHz backhaul and 4.9 GHz radio network supplemented with a Verizon cellular backup communications at select remote sites to replace the existing system.
3. Remote Sites:
 - a. Install new PLCs, HMIs, Ethernet switches, and/or I/O radios/antennas at all remote sites to replace the existing Abbey system. This includes additional panel hardware as needed at each site for complete panel installation. The specific work required at each remote site is included on the panel drawings and Work Description Tables included in Exhibit 1B.
 - 1) UPS.
 - 2) Terminal blocks.
 - 3) Wiring duct.
 - 4) 24 VDC power supply.
 - 5) Surge protection.
 - 6) Panel enclosure.
 - 7) Internal panel wiring.
 - b. Provide new PLC programming and logic at remote PLC sites that replaces existing SCADA system controls. The programming is described in the Control Narratives and Programming Standards documents developed from Phase 1A Workshops and created under the Phase 1A contract.
 - c. Create new Ignition SCADA screens.
4. Spiro WTP:
 - a. Install 1 new PLC processor to replace 2 existing PLC processors.
 - b. Install new remote I/O communications module in the existing PLC backplanes to interface between the existing I/O and the new PLC processor.
 - c. Install 1 rack mounted server that will serve as a Fallback server for the Ignition SCADA system.
 - d. Provide new PLC logic that replaces existing PLC control logic. New PLC control logic will address several existing plant control deficiencies. An allowance item has been established to cover this effort.
 - e. Create new Ignition screens for Spiro WTP.
5. Quinn's Junction WTP:

- a. Install 1 rack mounted server that will serve as a Fallback server for the Ignition SCADA system.
 - b. Create new Ignition screens for Quinn's Junction WTP.
 - c. This Work does not include changes to PLC programming at Quinn's Junction WTP.
- 6. Software:
 - a. Provide Inductive Automation Ignition licenses for the following:
 - 1) Fallback server at Quinn's Junction WTP.
 - 2) Fallback server at Spiro WTP.
 - 3) Redundant SCADA servers at Marsac.
 - 4) Software driver for SNMP communication with Ethernet switches.
 - b. Provide 2 licenses of Rockwell Software Studio 5000 PLC programming software.
- 7. Spare Parts:
 - a. The spare parts that will be provided are identified in the technical specification Section for that equipment.
- 8. Documentation
 - a. Documentation of panel wiring and PLC/SCADA programming will be provided, including recommended replacement schedules, any routine maintenance or checks required to maintain long-term performance.
- 9. Additional items
 - a. Data Migration
 - 1) Migrate historical data from existing Quinn's Junction WTP historian server and existing Spiro WTP and remote site data. Incorporate this data into Ignition SQL database to allow trending and reporting of that data from Ignition.
 - 2) Data migration for Spiro and remote sites must be in electronic format (CSV, database, or Excel).
 - 3) An allowance item has been established to cover this effort.
 - b. Include SCADA programming to monitor status of Ethernet switches throughout SCADA network using SNMP communications and developed associated SCADA screens.
 - c. Include SCADA programming for custom reporting
 - 1) Configure new operational and compliance reports using Ignition.
 - 2) Provide SCADA dashboard screens presenting summary or highlights of operational data for a wider audience such as department managers, city council members, or the city residents.
 - 3) An allowance item has been established to cover this effort.
 - d. Conduct a one-day workshop to plan future phases

1.7 ALLOWANCE ITEMS

- A. The GMP cost model as documented in Exhibit 2 includes the following allowance amounts. These amounts have been included as allowance items because they are included in the scope of work but cannot be quantified or estimated at this time.
 - 1. \$35,000 for PLC/HMI programming at Spiro. This allowance item covers developing the control narratives and completing the PLC/HMI programming at Spiro WTP that will be identified in the Spiro WTP Control Strategy Workshop identified in Section 01312. This allowance does not cover the cost of the workshop, which is included elsewhere in the GMP. This is handled by

allowance because the final scope of this effort will not be certain until after the workshop.

2. \$10,000 for existing data migration. This allowance covers the existing data migration for the Spiro WTP and remote sites as identified in Section 01110. An allowance item has been established to cover this effort due to the uncertainty associated with the amount of data and specific format of the data to migrate.
 3. \$10,000 for custom reporting. This allowance covers the development of operational and compliance reports and custom dashboard screens identified in Section 01110. An allowance item has been established to cover this effort due to uncertainty in the number of reports and dashboards screens that will be developed.
 4. \$25,000 to cover additional equipment and installation in the event that Park City does not install fiber optic cable to Boothill Tank and Boothill Pump Station.
- B. Work on allowance items will be billed with the normal monthly billing as with any other item covered under the GMP. If the allowance amount is larger than necessary to complete the Work, surplus allowance may be applied to other elements of the project. If the allowance amount is not sufficient to complete the work, the Contract amount will be adjusted.

1.8 BUILDING PERMITS

- A. Design/Builder shall be responsible for obtaining the following building permits prior to completing work at these remote sites.
1. Per Owner direction, Building Permits are required at the following sites, because they involve moving a 120V circuit or adding conduit that is not associated with the radio communications
 - a. Chatham Pump Station
 - b. Daly Pump Station
 - c. Bald Eagle Pump Station
 2. The required building permit is just an over-the-counter permit that does not require prior review or approval and there is no fee associated with it. Permits can be obtained between 8:00 am and 10:00 am Monday through Friday, excluding holidays.
 3. Obtaining a permit requires the following:
 - a. Proof of Contractors License by the entity actually doing the work.
 - b. Proof of liability insurance up to \$_____ for the entity actually doing the work.
 - c. If plans and specs are required, these Contract Documents will suffice.
 4. The permit will require:
 - a. Contractor to have the signed permit on site during construction, and it may need to be displayed.
 - b. Final inspection by Park City Building Department once the work is complete.

1.9 SALVAGE MATERIALS

- A. Salvage materials: Materials removed from existing facility.

- B. Materials designated for salvage:
 - 1. RTU, Antenna, PLC, HMIs, and other Abbey equipment.
- C. Handling and storage:
 - 1. Prevent damage to salvaged materials during removal, handling, and transportation of salvaged materials.
 - 2. Store salvaged materials at the Quinn's WTP in a location directed by Owner.
- D. Pay costs associated with salvaging materials, including handling, transporting, and storage.

1.10 PARTIAL USE OR OCCUPANCY

- A. The Work will be implemented in stages as outlined here. Substantially Complete portions of Work listed below for Owner's occupancy including specified testing, training of Owner's personnel, and other preparations necessary for Owner's occupancy or use. Milestone dates for each milestone are included in Section 01140.
 - 1. Milestone 1: Backhaul and 4.9 GHz Radio Network.
 - 2. Milestone 2: Thaynes SCADA/Telemetry subsystem.
 - 3. Milestone 3: Boothill SCADA/Telemetry subsystem.
 - 4. Milestone 4: Deer Valley SCADA/Telemetry subsystem.
 - 5. Milestone 5: Old Town SCADA/Telemetry subsystem.
 - 6. Milestone 6: Flagstaff SCADA/Telemetry subsystem.
 - 7. Milestone 7: Spiro WTP controls upgrade.
 - 8. Milestone 8: Quinn's WTP SCADA upgrades.
 - 9. Milestone 9: Raw water sites SCADA/Telemetry
- B. Successful completion of each of the above milestones includes installation, testing and successful cut-over.
- C. Following completion of each Milestone, Owner will:
 - 1. Milestone 1: Operate and maintain the new Backhaul and 4.9 GHz Radio Network in parallel to its existing radio network. Once subsequent Milestones are reached, the new network becomes a critical component to the SCADA/Telemetry system serving each new system as it comes on line.
 - 2. Milestones 2 through 6, 9: Operate the new system communicating via the new Backhaul and 4.9 GHz Radio Network, while operating the remaining existing systems via the existing radio network.
 - 3. Milestone 7: Operate the Spiro WTP using the new PLC controls programming by interfacing with the new SCADA system.
 - 4. Milestone 8: Operate the Quinn's WTP by interfacing with the new SCADA screens.
 - 5. All Milestones:
 - a. Provide power to operate equipment and systems.
 - b. Repair damage caused by Owner's occupancy.
- D. Following occupancy, Design/Builder will:
 - 1. Complete final documentation and punch list items.
- E. There are Liquidated Damages for this Work, and these are defined in the Construction Contract

GMP COST MODEL - SUMMARY

Green Cells represent changes

July 16, 2015 Revision

PARK CITY MUNICIPAL CORPORATION WATER SCADA AND TELEMETRY SYSTEM UPGRADE -- PHASE 1B

TASK DESCRIPTION	Carollo Labor and ODCs										SKM Labor, Subs and Suppliers								8% Markup on SKM	Allow. Items	TOTAL ESTIMATED COSTS
	P. Sufici Dir. Manager	A. Domonoste Design Manager	Matt Helch Design Lead	Asst Prof. Srd Designer	Technician Designer	Clerical / VPs	Carollo Labor Hours	Carollo Labor Costs	PECE	Other Direct Costs	M. Jeppson Contr. Manager	A. Rogers Integration lead	Technician Programmer	SKM Labor Hours	SKM Labor Costs	Panel Shop	Elec Sub	Harder and Sftwr			
Hourly Rate	\$230	\$230	\$200	\$135	\$95	\$85					\$115	\$105	\$95								
Task 000: Project Management	22	88	43	0	0	8	161	\$34,580	\$1,884	\$14,800	11	101	0	112	\$11,870	\$0	\$0	\$0	\$950		\$64,083
Task 011: Allowance for Spiro PLC/SCADA Programming																				\$35,000	\$35,000
Task 012: Allowance for Existing Data Migration																				\$10,000	\$10,000
Task 013: Allowance for Custom Reporting																				\$10,000	\$10,000
Task 014: Allowance in case Boothill does not get fiber																				\$25,000	\$25,000
Task 020: Initial or Common Tasks	0	10	160	8	0	0	178	\$35,380	\$2,083	\$200	14	226	506	746	\$73,410	\$0	\$0	\$0	\$5,873		\$116,945
Task 050: Miscellaneous Remote Sites	0	4	16	0	0	0	20	\$4,120	\$234	\$100	0	90	240	330	\$32,250	\$99,845	\$41,281	\$151,781	\$26,013		\$355,623
Task 100: Milestone 1 - Backhaul Radio Network	0	4	12	0	0	0	16	\$3,320	\$187	\$100	0	72	200	272	\$26,560	\$17,996	\$7,256	\$108,372	\$12,815		\$176,606
Task 200: Milestone 2 - Thaynes Subsystem	0	4	16	0	0	0	20	\$4,120	\$234	\$100	4	48	120	172	\$16,900	\$20,198	\$9,151	\$29,206	\$6,036		\$85,945
Task 300: Milestone 3 - Boothill Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$0	4	36	96	136	\$13,360	\$21,547	\$9,045	\$40,747	\$6,776		\$94,136
Task 400: Milestone 4 - Deer Valley Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$100	0	56	136	192	\$18,800	\$34,697	\$23,962	\$53,971	\$10,514		\$144,705
Task 500: Milestone 5 - Old Town Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$100	0	36	96	132	\$12,900	\$24,582	\$12,157	\$37,574	\$6,977		\$96,951
Task 600: Milestone 6 - Flagstaff/PCMR Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$100	0	56	136	192	\$18,800	\$33,948	\$13,988	\$49,385	\$9,290		\$128,171
Task 700: Milestone 7 - Spiro WTP	0	12	8	0	0	0	20	\$4,360	\$234	\$0	8	8	0	16	\$1,760	\$0	\$0	\$0	\$141		\$6,495
Task 800: Milestone 8 - Quinns WTP	0	4	16	0	0	0	20	\$4,120	\$234	\$100	0	40	182	222	\$21,490	\$0	\$1,229	\$2,917	\$2,051		\$32,141
Task 900: Milestone 9 - Raw Water Sites	0	4	16	0	0	0	20	\$4,120	\$234	\$100	0	30	80	110	\$10,750	\$33,282	\$13,760	\$50,594	\$8,671		\$121,510
TOTALS	22	146	319	8	0	8	503	\$104,200	\$5,885	\$15,800	41	799	1,792	2,632	\$258,850	\$286,095	\$131,828	\$524,547	\$96,106	\$80,000	\$1,503,311
General Contingency:																			8%		\$120,000
Guaranteed Maximum Price																					\$1,623,311

GMP COST MODEL - DETAIL

Green Cells represent changes

July 16, 2015 Revision

PARK CITY MUNICIPAL CORPORATION WATER SCADA AND TELEMETRY SYSTEM UPGRADE -- PHASE 1B

TASK DESCRIPTION	Carollo Labor and ODCs								SKM Labor, Subs and Suppliers										8% Markup on SKM	Allow Items	TOTAL ESTIMATED COSTS
	P. Sucoi DB Manager	A. Comstock Design Manager	M. Hatz Design Lead	A. Hatz Senior Designer	T. Hatz Technician Designer	C. Hatz Client / WPs	Carollo Labor Hours	Carollo Labor Costs	PECE	Other Direct Costs	M. J. Jenson Control Manager	A. Rogers Integration Lead	T. Hatz Technician Programmer	SKM Labor Hours	SKM Labor Costs	Panel Shop	Elec Sub	Harder and Siffer			
Hourly Rate	\$230	\$230	\$200	\$135	\$95	\$85					\$115	\$105	\$95								
Performance and Payment Bond										\$10,000											
Mobilization and Project Kickoff (Sign, portapotty)	8	8	4							\$500											
EADOC Setup, Internal Training, and administration (01110)		4	1							\$3,000	1	1									
Weekly / Biweekly Construction Meetings (01312)	8	10	30			8				\$1,300	10	30									
Scheduling (01324C)	2	18	4									40									
Payrequest and financial reporting	4	48	4									30									
Task 000: Project Management	22	88	43	0	0	8	161	\$34,580	\$1,884	\$14,800	11	101	0	112	\$11,870	\$0	\$0	\$0	\$950		\$64,083
Task 011: Allowance for Spiro PLC/SCADA Programming																				\$35,000	\$35,000
Task 012: Allowance for Existing Data Migration																				\$10,000	\$10,000
Task 013: Allowance for Custom Reporting																				\$10,000	\$10,000
Task 014: Allowance in case Boothill does not get fiber																				\$25,000	\$25,000
Equipment Procurement			4									16									
Distribution System programming												30	350								
Graphics Review Meetings 1 and 2 (01312)			8							\$100	8	8									
Shop Drawings preparation and review		2	24	4								20	140								
RFIs and Field Orders		2	24	4								40									
Training - Separate from training associated with FAT			8							\$100		24	16								
Documentation Submittals			80									80									
Workshop for planning future phases		6	12								6	8									
Task 020: Initial or Common Tasks	0	10	160	8	0	0	178	\$35,380	\$2,083	\$200	14	226	506	746	\$73,410	\$0	\$0	\$0	\$5,873		\$116,945
Panel Construction												18				\$99,045		\$151,781			
Factory Testing			8									12	60								
Field Observations/Inspections		4	8							\$100		30									
Cutover												30	180					\$41,281			
Task 050: Miscellaneous Remote Sites	0	4	16	0	0	0	20	\$4,120	\$234	\$100	0	90	240	330	\$32,250	\$99,045	\$41,281	\$151,781	\$26,019		\$355,623
Coordinate installation of servers at Marsac, Quirns, and Spiro												16									
Install radios at remote sites		4	8							\$100		40	160			\$17,996	\$7,256	\$108,372			
Test communications			4									16	40								
Task 100: Milestone 1 - Backhaul Radio Network	0	4	12	0	0	0	16	\$3,320	\$187	\$100	0	72	200	272	\$26,560	\$17,996	\$7,256	\$108,372	\$12,815		\$176,606
Panel Construction												8				\$20,198		\$29,206			
Factory Testing and Training			8									16	40								
Field Observations/Inspections		4	8							\$100		8									
Cutover											4	16	80				\$9,151				
Task 200: Milestone 2 - Thaynes Subsystem	0	4	16	0	0	0	20	\$4,120	\$234	\$100	4	48	120	172	\$16,900	\$20,198	\$9,151	\$29,206	\$6,036		\$85,945
Panel Construction												4				\$21,547		\$40,747			
Factory Testing and Training												8	16								
Field Observations/Inspections		4	8									8									
Cutover											4	16	80				\$9,045				
Task 300: Milestone 3 - Boothill Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$0	4	36	96	136	\$13,360	\$21,547	\$9,045	\$40,747	\$6,776		\$94,136
Panel Construction												8				\$34,697		\$53,971			
Factory Testing and Training												8	16								
Field Observations/Inspections		4	8							\$100		16									
Cutover												24	120				\$23,962				
Task 400: Milestone 4 - Deer Valley Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$100	0	56	136	192	\$18,800	\$34,697	\$23,962	\$53,971	\$10,514		\$144,705
Panel Construction												4				\$24,582		\$37,574			
Factory Testing and Training												8	16								
Field Observations/Inspections		4	8							\$100		8									
Cutover												16	80				\$12,157				
Task 500: Milestone 5 - Old Town Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$100	0	36	96	132	\$12,900	\$24,582	\$12,157	\$37,574	\$6,977		\$96,951
Panel Construction												8				\$33,948		\$49,385			
Factory Testing and Training												8	16								
Field Observations/Inspections		4	8							\$100		16									
Cutover												24	120				\$13,988				
Task 600: Milestone 6 - Flagstaff/PCMR Subsystem	0	4	8	0	0	0	12	\$2,520	\$140	\$100	0	56	136	192	\$18,800	\$33,948	\$13,988	\$49,385	\$9,290		\$128,171
Spiro Operational Controls Workshop (the rest by allowance)		12	8									8									
Task 700: Milestone 7 - Spiro WTP	0	12	8	0	0	0	20	\$4,360	\$234	\$0	8	8	0	16	\$1,760	\$0	\$0	\$0	\$141		\$6,495
Quirns Programming												16	100						\$2,917		
Quirns Cutover		4	16							\$100		16	32								
Quirns Data Migration												8	50				\$1,229				
Task 800: Milestone 8 - Quirns WTP	0	4	16	0	0	0	20	\$4,120	\$234	\$100	0	40	182	222	\$21,490	\$0	\$1,229	\$2,917	\$2,051		\$32,141
Panel Construction												6				\$33,282		\$50,594			
Factory Testing			8									4	20								
Field Observations/Inspections		4	8							\$100		10									
Cutover												10	60				\$13,760				
Task 900: Milestone 9 - Raw Water Sites	0	4	16	0	0	0	20	\$4,120	\$234	\$100	0	30	80	110	\$10,750	\$33,282	\$13,760	\$50,594	\$8,671		\$121,510
TOTALS	22	146	319	8	0	8	503	\$104,200	\$5,885	\$15,800	41	799	1,792	2,632	\$258,850	\$286,095	\$131,828	\$524,547	\$96,106	\$80,000	\$1,503,311
General Contingency: 8%																				\$120,000	
Guaranteed Maximum Price																				\$1,623,311	

EXHIBIT B
Water SCADA and Telemetry System Upgrade
Phase 1B Installation and Integration

CAROLLO ENGINEERS, INC.
SCADA SYSTEM SUPPORT AND MAINTENANCE AGREEMENT - SCOPE OF
SERVICES

SCADA Maintenance and Support Agreement

Scope of Services

Scope Summary

Provider shall provide assistance to City personnel in the maintenance and support to the extent necessary in order to ensure continuous optimal functioning of the Equipment, Software and SCADA System for the duration of the Agreement. Provider's support and maintenance obligations include on-site maintenance at any office or location of a Park City Municipal Corporation agency, although to the extent reasonable and customary under the circumstances, Provider may provide services electronically.

A. Corrective Maintenance

City personnel will be responsible for initial response and troubleshooting to any system malfunction. When determined appropriate by the City, City personnel shall escalate to Provider for assistance. Provider shall begin maintenance for any escalated malfunction within twenty-four (24) hours of notification by the City, and Provider shall start immediately and work continuously until the problem is resolved (collectively, the "Regular Response Times"). For escalated issues that are identified as an emergency by the City, Provider shall begin maintenance for any escalated emergency malfunction within two (2) hours of notification by the City, and Provider shall start work immediately and work continuously until the problem is resolved no later than forty-eight (48) hours from notification (collectively, "Emergency Response Times"). The initial response to a malfunction shall in the form of a site visit or access through the use of a remote maintenance terminal by a trained, and experienced, technician. A malfunction is defined as any part of the SCADA System which does not perform as designed.

B. Preventative Maintenance

1. All preventative maintenance service activities shall be performed as a unique service and independent of corrective maintenance service operations.
2. Preventative maintenance activities shall include but are not limited to the periodic cleaning, adjusting, calibrating, system diagnostics, and fine tuning of the Equipment; replacement or repair of worn parts; prompt installation of any PLCs and SCADA software updates, upgrades, or releases of embedded software or firmware; back up of all PLCs and SCADA system applications programs; verification of historian and reports performance; training of City personnel in the troubleshooting and maintenance of the SCADA System; component replacement with equal or better equipment with the approval of the City when the component is approaching the end of its useful life; and all other activities to ensure continuous optimal functioning of the system.

C. SCADA System Software Updating and Testing

1. Provider shall perform updating and testing of SCADA Software with updates and patches for Microsoft software, Ignition software, Allen Bradley software, and all other related third party software necessary for a fully functional and complete SCADA System.
2. Provider shall assist City personnel with all services and staffing to test and go live with the updated SCADA software as required by the City.

D. Corrective and Preventive Maintenance of Allen Bradley Programmable Logic Controllers (PLCs)

Provider shall perform all preventative maintenance identified in the Operations Manual for new PLCs installed under the SCADA Construction Agreement.

E. General Service Terms and Conditions

For repair requests, Regular Response Times as indicated herein shall apply unless critical City operations are affected or the City indicates the repair request is an emergency, in which event the Emergency Response Times shall apply. When the equipment cannot be repaired on-site and/or if Provider cannot meet the required response times, a replacement component shall be provided and installed by Provider prior to the start of the next City work day, which replacement component must be of equal or better performance and compatible with the City's existing systems. No substitutions allowed without previous approval of the City. Notwithstanding the response time requirements, Provider shall use its continuing best efforts to correct any issue as expeditiously as it can.

Provider will ensure that it maintains adequate stock levels to assure timely delivery of any components that may require maintenance or repair. Provider agrees that its maintenance personnel shall be suitably trained in the operation of the Equipment and associated software and firmware. If, in the reasonable opinion of the City, the personnel provided are not acceptable, Provider agrees to provide suitable replacements.

Hours of Service. Throughout the life of the Agreement, Provider shall furnish support and maintenance service as needed by City (including, to the extent required, on-site at any office or location of a Park City Municipal agency) twenty-four (24) hours a day, seven (7) days a week, including holidays. Normal business hours are from 8:00 a.m. to 5:00 p.m., Monday – Friday other than City holidays.

Telephone and Email Support. Provider shall provide designated contacts for telephone and email support that will be available during regular City business hours and after hours for specific technical problems and questions.

Corrective maintenance service includes prompt response and resolution of any repair request within the applicable Response Time, which includes identifying the cause of malfunction or problem; provisions of any applicable temporary solutions or workarounds until repair can be completed; permanent repair of a problem; correction, to the extent necessary, of any repercussions of the problem; and thorough inspection of Equipment post-repair to ensure optimal functioning of the Equipment.

Records and Reports. Provider will maintain records and statistics of all maintenance and repair services provided under this Agreement. This information must include at least the following:

- a) Date, time, and name of contact;
- b) Date and time of telephone response and local arrival;
- c) Equipment being serviced;
- d) All steps and actions taken to maintain the Equipment or repair the problem;
- e) Date and time of maintenance/resolution and the City representative notified of maintenance/resolution; and
- f) All equipment and/or labor costs associated with the maintenance or problem resolution.

In addition to the foregoing, Provider shall maintain records and, at the request of the City, shall provide monthly reports of the foregoing records and statistics of Provider's average monthly compliance with the Required Response Time as well as the repeat trouble rate for all Equipment.

EXHIBIT C
Water SCADA and Telemetry System Upgrade
Phase 1B Installation and Integration

HIDDEN PEAK ELECTRIC CO., INC.
WATER SCADA FIBER OPTIC PROJECT SCOPE OF SERVICES AND FEE

Scope of Services

Contractor shall install fiber optic conduit and cable to support the water system's SCADA system to designated facilities within the Park City Water system. The work generally consists of the installation of fiber communications improvements between the Public Works Building and the Quinns Junction Water Treatment Plant with a connection to the Boothill Tank and Pumping Station. The following items are included however the contract documents shall be referenced for specific requirements.

- Conduit installation: Contractor will install several segments of new conduit to accommodate fiber optic cables related to the Water SCADA system. Junction and pull box installation is also anticipated in order to facilitate installation of fiber optic cables.
- Innerduct installation: Contractor will install innerducts, as required for each fiber optic cable installation, inside new and existing conduits.
- Fiber optic enclosure installation: Contractor will install fiber optic enclosures (patch panels), as required for each fiber optic cable installation, at various fiber optic cable termination points.
- Fiber optic cable installation and termination: Contractor will install segments of new fiber optic cable and terminate all cable ends to fiber optic enclosures, as required for each fiber optic cable installation.
- Contractor will obtain permits to work in the City right-of-way.
- Contractor will obtain and pay for UDOT encroachment permits for Work performed in UDOT right-of-way.
- Contractor will coordinate with relevant parties for access to secure facilities prior to starting Work.
- All construction shall be in accordance with PCMC Design Standards, Construction Specifications, and Standard Details and in accordance with the project technical specifications.
- All fiber optic construction shall be in accordance with UDOT design standards and specifications as described in the contract document.
- All work shall be substantially complete by October 15, 2015

Bid Proposal – Bid Schedule

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

A. Bid Schedule

WATER SCADA FIBER OPTIC PROJECT SCHEDULE A			
Note: Owner may elect to award any or all items (numbered 1 through 5) included in Schedule A however, selection of the lowest responsible bidder will be based on the total Schedule A bid price.			
NO.	Description	Unit	Amount (Figures)
1.00	Quinn's Junction Water Treatment Plant	Total	\$ -
1.01	Wyatt Earp Way to Monitor Drive - Install approximately 5,700 LF of 2" conduit and associated junction and pull boxes	1 Lump Sum	105,000.00
1.02	Monitor Drive Across SR-248 - Install approximately 530 LF conduit to support (4) innerducts and associated pull and junction boxes	1 Lump Sum	15,000.-
1.03	Install approximately 5,000 LF of innerduct in existing 6" rail trail conduit to support cable pull	1 Lump Sum	11,000.-
1.04	Pull (1) 96 strand single mode fiber optic cable approximately 16,000 LF from water treatment plant to public works building	1 Lump Sum	40,000.-
1.05	Terminate fiber optic cable to new 4U fiber optic enclosures at water treatment plant and public works building	1 Lump Sum	7,500.-
2.00	Boothill Area SCADA Facilities	Total	\$ -
2.01	Monitor Drive Junction Box to Water Tank Manifold Vault - Install approximately 1,500 LF of conduit to support (1) fiber optic cable	1 Lump Sum	17,000.-
2.02	Access Road Junction box to Pump Station - Install approximately 150 LF of conduit and associated junction and pull boxes to support (2) fiber optic cables	1 Lump Sum	11,000.-

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2.03	Radio Tower to Manifold Vault - Install approximately 250 LF of conduit and associated junction and pull boxes to support (1) fiber optic cable	1 Lump Sum	7,000. -
2.04	Install fiber enclosure inside of pump station network cabinet	1 Lump Sum	2,000. -
2.05	Pull (1) 24 strand single-mode fiber optic cable approximately 4900 LF from pump station to public works building	1 Lump Sum	10,000. -
2.06	Terminate fiber optic cable to new fiber enclosures at pump station and fiber enclosure at public works building	1 Lump Sum	2,000. -
2.07	Install fiber enclosure inside of manifold vault network cabinet	1 Lump Sum	1,000. -
2.08	Pull (1) 12 strand, single mode fiber optic cable approximately 1400 LF from manifold vault to pump station	1 Lump Sum	3,000. -
2.09	Terminate fiber optic cable to new fiber enclosures inside of manifold vault and pump station	1 Lump Sum	3,000. -
2.10	Install new cabinet on radio tower to house fiber optic enclosure	1 Lump Sum	3,000. -
2.11	Install fiber enclosure inside of new cabinet on radio tower	1 Lump Sum	1,000. -
2.12	Pull (1) 12 strand, single mode fiber optic cable approximately 320 LF from radio tower to manifold vault	1 Lump Sum	1,000. -
2.13	Terminate fiber optic cable to new fiber enclosures inside of radio tower cabinet and manifold vault	1 Lump Sum	500.00
3.00	Chatham Hills Pump Station	Total	\$ -
3.01	Pump Station to Wyatt Earp Way - Install approximately 1600 LF of conduit and associated junction and pull boxes to support (1) fiber optic cable	1 Lump Sum	10 23,000. -
3.02	Install fiber optic enclosure inside of pump station network cabinet	1 Lump Sum	1,000.00
3.03	Install approximately 5000 LF of innerduct inside of existing 6" rail trail conduit to support cable pull	1 Lump Sum	10,000. -

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3.04	Pull (1) 12 strand, single mode fiber optic cable approximately 1350 LF from pump station to water treatment plant	1 Lump Sum	3,000.-
3.05	Terminate fiber optic cable to new fiber enclosure inside of pump station building and new fiber enclosure inside of water treatment plant	1 Lump Sum	3,000.-
4.00	Woodside Tank - Daly Pump Station	Total	\$ -
4.01	Terminate new 2" HDPE fiber conduit run (by others) to inside of water tank building and inside of pump station building	1 Lump Sum	6,000.-
4.02	Install fiber optic enclosures inside of water tank building network cabinet and inside of pump station building network cabinet	1 Lump Sum	1,000.-
4.03	Pull (1) 12 strand single mode fiber optic cable approximately 1100 LF from water tank to pump station	1 Lump Sum	2,800.-
4.04	Terminate fiber optic cable to new fiber enclosures inside water tank building and pump station building	1 Lump Sum	2,000.-
5.00	Park Meadows and Divide Wells	Total	\$ -
5.01	Install approximately 2900 LF of 2" conduit	1 Lump Sum	24,000.-
5.02	Install fiber optic enclosure inside of well building network cabinet	1 Lump Sum	1,000.-
5.03	Pull (1) 12 strand single mode fiber optic cable approximately 2900 LF from manifold vault to well building	1 Lump Sum	6,000.-
5.04	Terminate fiber optic cable to new fiber enclosures inside manifold vault and well building	1 Lump Sum	2,300.-

Total of All Lump Sums (words)

Three hundred twenty five thousand one hundred and 00/100 \$ 325,100.00



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

Review the Master Festival License application, conduct a public hearing, and consider approving the license for Autumn Aloft - Hot Air Balloon Festival, as conditioned, on the following dates: Friday, September 18; Saturday, September 19; and Sunday, September 20, 2015.

Respectfully:

Jennifer Diersen,

City Council Staff Report



Subject: Autumn Aloft – Hot Air Balloon Festival
Author: Jenny Diersen, Special Events Coordinator
Department: Sustainability
Date: Thursday, August 20, 2015
Type of Item: Master Festival License

Summary Recommendations:

Review the Master Festival License application, conduct a public hearing, and approve the license for Autumn Aloft – Hot Air Balloon Festival, as conditioned, on the following dates: Friday, September 18; Saturday, September 19; and Sunday, September 20, 2015.

Topic:

Review the Master Festival License Application, submitted by Meisha Lawson for Autumn Aloft – Hot Air Balloon Festival, as conditioned, on the following dates: Friday, September 18; Saturday, September 19; and Sunday, September 20, 2015.

Background:

A Master Festival License was granted for Autumn Aloft in 2014. Staff is returning to Council to update Council on changes for this coming year's festivities as there are a few significant changes.

The Historic Park City Alliance, in conjunction with the Park City Chamber and Visitors Bureau, created an organizing committee to propose, plan and execute the Autumn Aloft Hot Air Balloon Festival currently scheduled for Friday through Sunday, September 18, 19 and 20, 2015. The applicant's goal is to continue this previously successful and historic event which was held from 1983 through 1998 in Park City. In 1998, Autumn Aloft, a two day event drew a record crowd of 18,000 people to Park City. In 2014, the two day event drew a crowd of about 3,000 spectators. In 2015, the event is expected to draw a crowd of about 3,000 people as well.

The proposed Autumn Aloft event in 2015 includes:

- Local school outreach the week leading up to the event - September 14 through 18th, 2015 (no MFL permit needed for activities).
 - The Event Organizer has been working with the School District to schedule educational assemblies at elementary schools in Park City.
- Friday morning and media event at Park Meadows Golf Club.
 - The Event Organizers have received permission from Park Meadows Golf Club. Staff anticipates a crowd of no more than 200 people at this event. Parking and Transportation, and Neighborhood Notification plans are being coordinated.
- Saturday and Sunday morning balloon launches
- Evening balloon glow on Historic Main Street in Park City from 4th to 5th St.

This event will draw visitors to the Park City area for the early morning activities then release them to shop, dine and enjoy all that Summit County has to offer throughout the day. The Saturday evening Balloon Glow is specifically designed to encourage the morning visitors to stay throughout the day and overnight, subsequently driving

restaurant and retail sales during a time slower time of year. There will be opportunities for local restaurants to sell light refreshments at the morning launch site; however, the goal is to drive the bulk of food and beverage sales to area restaurants. This event is designed to drive economic activity to Park City area businesses, not to create an all-day festival atmosphere at the launch site.



Photo Credit: Mark Prothro and www.autumnaloft.com

Analysis:

The event organizers have requested to hold Autumn Aloft, as conditioned, on the following dates: Friday, September 18; Saturday, September 19; and Sunday, September 20, 2015.

Activities

- Autumn Aloft – Hot Air Balloon Festival will be located at various locations throughout Park City.
 - Launch venue will be at N40 Soccer Field, Saturday, September 19 and Sunday, September 20, 2015 from 7:30 a.m. to 12:00 noon each day. This includes set up and load out.
 - Media Day venue will be at Park Meadows Golf Club on Friday, September 18th, 2015 from 7:00 a.m. to 10:00 a.m.
 - Glow venue will be on Main Street from 4th to 5th Street from 5:00 p.m. to 9:00 p.m. This includes set up and break down.
- Friday, September 18th Media Day has been moved to Park Meadows Golf Club. During the Media Day. A total of 75 people are expected to attend this 'private, media only' event.
- Saturday & Sunday, launch times are scheduled from 8:00 a.m. – 9:30 a.m. with 18 to 24 balloons taking off each morning. Balloonist will take the field in at 7:30 a.m.

- On Saturday, September 20th, a Balloon Glow will take place from 4th to 5th Street and in Miners Park. This Balloon Glow event will take place from 8:00 – 9:00 p.m. with additional time for set up and break down of the event. A Road Closure will take place from 6:00 p.m. to 9:30 p.m. for the set up and break down of the event. Prior noticing will be given to the street so that parking in the area will not be lost during the day time hours.

Balloon envelopes will not be allowed. Eight (8) baskets will be displayed. Pilots will demonstrate glowing. Photo opportunities will also be allowed with crowd and line controls. In addition, the Applicant is requesting music in Miners Park with a small laser show on the walls of the building during the music display. Applicant is working with local owners of the buildings to obtain permission.

Parking, Transit and Getting There

The applicant has been working with Park City School District and has received written permission to use the Park City School District Parking Lots to drive spectator, volunteer and participant parking during the event.

- *The applicant will continue to work with Park Silly Sunday Market in their coordination efforts as Park Silly Sunday Market and Autumn Aloft share parking areas on Sunday, September 20th. Cross promotions for Main Street are being discussed.*
- *The applicant will continue to work with the School District in their coordination efforts as the event falls on Homecoming Week.*
- *Neither Staff nor the Applicant, nor other stakeholders see any current conflicts with parking arrangements.*

The applicant has also been working with Park City Transit and Park City Parking Department to ensure that parking and transit will be accessible for the public to help draw visitors to Main Street after the Launch events on Saturday and Sunday, as well as Saturday evening for the glow.

- *The Applicant is messaging to people to leave their vehicles at Park City High School and take City Transit to Main Street after the event.*
- *Free parking will be available in the Old Town Areas including China Bridge, Main Street for the duration of the event.*
- *The Applicant has secured permission from Deer Valley Resort for additional Free parking in the lower lots as it is needed.*

Resident & Business Notification

The applicant has been working to notify and address concerns residents and businesses may have regarding the event. The applicant is working to ensure residents and businesses are made aware of public impacts of the event, as well as working to mitigate the impacts of the event. In the residential areas surrounding the event, the applicant has done this by going door-to-door, calling and notifying residents by letter. The targeted notification areas include Park Meadows, Prospector and Main Street Businesses including the Historic Park City Alliance.

Traffic

The applicant has been working on a traffic mitigation plan for the events. The applicant is aware of traffic concerns the event. The applicant is working with the

Park City Police Department as well as the Special Events team to come up with a traffic and barricade plan to ensure traffic continues to move and that the general public is effected in the least way possible. Barricades will be placed in residential neighborhoods including Park Meadows, Prospector and Old Town for Resident Parking Only in neighborhoods. Staff believes there is ample parking available for the event at the Park City High School, Old Town public parking areas and Deer Valley Resort parking areas.

The applicant has been working with the Special Events Team and the Park City Police Department to understand traffic patterns on Friday, Saturday and Sunday during the proposed event times both at launch and glow locations. The applicant will continue to work with these departments to create a plan for traffic that mitigates the impacts to both the general public and event attendees.

Crowd Control

The applicant has requested adult and youth volunteers to assist with various tasks during the events. The applicant is expecting crowds of over 1,000 people and is working on a finalized plan for crowd control. The applicant is also working with the Park City Police Department as well as the Special Events Department on this matter.

Weather

The applicant is aware that this event is a weather dependent event. In addition, the applicant would like to ensure the safety of spectators, participants, visitors and the general public. If weather creates an undesirable outcome, the event will be cancelled and the applicant will work to notify both balloonist and the general public of the cancellation of the event. The applicant understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel the display, launch or flight of any or all Hot Air Balloon(s) during the proposed MFL event. The applicant has decided not to choose a rain date for Autumn Aloft – Hot Air Balloon Festival.

Launch/Display Locations

The applicant has identified the North 40 Soccer Field as their launching location for Friday, Saturday & Sunday. In addition the applicant has identified the North 40 Access Road and Parking Lot as their location for vendors and sponsors. The applicant has identified Main Street from 4th to 5th Street as the Main Street Glow Locations. The applicant has requested the Old Hwy 40 parcel at Quinn's Junction as a refueling location. The applicant is working with the Building Department, Fire Marshall, Park City Police and Emergency Management on safety concerns and requirements.

Landing Locations

The Applicant has requested landing locations with in the Park City area. Currently the applicant has received permission from the Park Meadows Golf Club to land in the driving range during the event. In addition Park Meadows Golf Club will allow for emergency landing in the rough and fairways.

Staff is working to identify and secure additional locations regarding landing in Park City. These include:

- Park City Golf Club Driving Range

- Quinn's Junction
- Resort Parking Lots

The Applicant understands that the landing in congested areas is not desirable. The Applicant does need to have areas within the City where balloonists may land and dismantle. At no time shall balloonist block streets or drive ways. Staff is assisting the Applicant in developing a landing zone map (Exhibit) which shows where balloonist may land safely with in the City limits.

Master Festival License Consideration

This application is being reviewed as a Master Festival License due to the request for attraction of large crowds which causes significant public impacts via disturbance, crowd, traffic, and parking and use of City property and the use of off-site parking facilities.

Department Review:

PCMC event operational departments consisting of Special Events, Police, Planning, Building, Business Licensing, Parks, Building Maintenance, Public Works, Parking Services, Transit and the appropriate external governmental agencies have reviewed the application for Autumn Aloft – Hot Air Balloon Festival application and their comments have been incorporated into the report. All departments continue to work with the organizer.

Alternatives:

A. Approve the Request:

Approve the Master Festival License allowing the Autumn Aloft – Hot Air Balloon Festival

This is staff's recommendation

B. Deny the Request:

Deny the Master Festival License, preventing the addition of the Autumn Aloft – Hot Air Balloon Festival to Park City's schedule of events as presented.

C. Modify:

The City Council may modify the approval of this application.

D. Continue the Item:

The City Council may continue the discussion in order to receive additional information.

E. Do Nothing:

The Master Festival License would not be approved, preventing the addition of the Autumn Aloft – Hot Air Balloon Festival to Park City's schedule of events as presented

Consequences of not taking the recommended action:

Autumn Aloft – Hot Air Balloon Festival would not take place within Park City as described.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Balance between tourism and local quality of life + Varied and extensive event offerings + Multi-seasonal destination for recreational opportunities		+ Preserved and celebrated history; protected National Historic District + Shared use of Main Street by locals and visitors + Vibrant arts and culture offerings + Community gathering spaces and places	
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Neutral 	Very Positive 	Neutral 
Comments:				

RECOMMENDATION:

Staff recommends the City Council conduct a public hearing and approve a Master Festival License for the Autumn Aloft – Hot Air Balloon Festival, which, upon approval is scheduled for Friday, September 19; Saturday, September 20; and Sunday, September 21, 2014, based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. Autumn Aloft – Hot Air Balloon Festival, on the following dates: Friday, September 18; Saturday, September 19; and Sunday, September 20, 2015.
2. Autumn Aloft – Hot Air Balloon Festival will kick off on Friday, September 18. On the morning of Friday, September 18th, the applicant will conduct a school outreach and education discussion at Park City School District's Elementary Schools as schools allow. This discussion will teach youth about the science behind hot air balloons. The applicant is working both with the necessary City, County and State Departments as well as the Park City School District to establish the best placement of hot air balloons at each school and will ensure the safety of students, staff and spectators that may be in the area during the school outreach event.
3. Autumn Aloft – Hot Air Balloon Festival will also hold a media only event on the morning of Friday, September 18th at the Park Meadows Golf Club. This is an event for media only, and is not open for the public. During this event, several media stations will come to the Park Meadows Golf Club to record broadcasts to help promote the event and promote Park City's Tourism.
4. Both of the events on Friday, September 18th will be ended by 11:00 a.m. The applicant will organize load in for each balloonist, as well as, ensure that traffic in the area along Kearns Blvd., (Hwy 248) continues to move during this high traffic time. The organizers will use barricades and post signs to ensure that parking will not happen in residential areas and that passersby

will not pull over and park on the road causing a hazard. The applicant will have volunteers as well as the help of Park City Police Department to ensure that efficiency of traffic, parking and pedestrian safety.

5. Autumn Aloft applicant proposes Hot Air Balloon Launches on Saturday, September 19 and Sunday, September 20, 2015 from 7:30 a.m. to 12:00 p.m. The school district has agreed to allow the applicant to use their parking areas at the Schools around Kearns Blvd. (Hwy. 248). The applicant will have volunteers as well as the help of Park City Police Department to ensure that efficiency of traffic, parking and pedestrian safety. The organizers will employ personnel to maximize the efficiency of parking. The event organizer anticipates a crowd of 2,500 people during the 2 day launch drawing a anticipated crowd of 1,250 each day.
6. The Historic Main Street Glow is proposed for Saturday, September 19. During this event, eight (8) Hot Air Balloons will be stationed from 4th to 5th Street on Main Street. During this event, Balloons will be not tether or fly and balloon envelopes will not be allowed. The fire department will be required to be present at each location. The Hot Air Balloons will glow to music and a laser show to attract visitors to the Main Street Area. Under no circumstances will the hot air balloons be allowed to fly or tether in this location.
7. The applicant has established a weather and emergency plan. The applicant has established these plans to maximize the safety event attendees, volunteers, staff, the general public. There are no weather dates for the event, but the applicant is aware that weather could interfere with the possibility of the event's proposed activities. In the case that the event were to be cancelled due to dangerous weather conditions, they would notify the general public as well as participants in the event. The applicant understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel the display, launch or flight of any or all Hot Air Balloon(s) during the proposed MFL event.
8. The applicant has been working with the Park City Parks Department to assist with load in and load out procedures and the Park City Parks Department reserves the right to allow, restrict or deny access, set up or driving on the field depending on field conditions for the day of the events. In addition, the applicant must place a \$5,000 bond for possible damage created to the field for this event. In the event that the fields are not damaged, this bond will be returned to the applicant. If fields are damaged, the damage costs will be assessed and will be taken from the bond provided by the applicant.
9. The events associated with the Autumn Aloft – Hot Air Balloon Festival will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
10. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services. There are other Master Festival and Special Event Licenses that have been granted for Friday, September 19; Saturday, September 20; and Sunday, September 21, 2014.
11. The table below will show in column (A) - Geographic separation of events; column (B) - Proposed time and duration of the events; column (C) - Anticipated attendance. Autumn Aloft – Hot Air Balloon Festival will not

substantially interfere with the logistics and venue for any event for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:

DATE	EVENT	A – Geographic Separation	B - Proposed Time & Duration	C – Anticipated Attendance
September 18, 19, 20,	Autumn Aloft – Hot Air Balloon Festival	North 40 Soccer Fields, 4th to 5th Street on Main Street	Morning Launches & School Outreach 7:30 a.m. – 12:00 p.m., Main Street Area Glow 7:00 p.m. – 9:00 p.m.	2,500 over the 3 days of activities.
Sat., September 19	RUN Events – Half Marathon	Round Valley Trail System	8:00 a.m. – 12:00 p.m.	450
Sun., September 20	Park Silly Sunday Market	Lower Main Street (Heber Avenue to 7th Street)	10:00 a.m. – 6:00 p.m.	~ 11,000 - 16,000
Sun., September 20	Tour De Suds	City Park, Main Street & Town Lift Plaza	8:00 a.m. – 3:00 p.m.	300

12. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
13. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
14. Staff finds Autumn Aloft – Hot Air Balloon Festival is consistent with and promotes the City Council's Goal of maintaining a multi-seasonal, world class World Class Resort area. Increasing events in the off-peak times is consistent with Economic Development Strategic Plan goals. In addition the Historic Park City Alliance holds a partnership with Park City Municipal Corporation to promote business and economic development in the Historic Main Street area. This event encourages and supports the Historic Main Street Alliance, Park City Businesses and encourages cultural tourism and supports continued Main Street vibrancy.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The applicant, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. The applicant, at its' cost, shall obtain and provide a \$5,000 bond for field maintenance no later than Monday, September 15, 2014.

3. The applicant has planned for an announcement booth with music. This stage will be located at the North 40 Fields with speakers facing towards the PC Hill to keep sound pointed away from the neighborhood. The applicant will work with City Staff to orient the activities so as to minimize sound impacts to the neighborhood and the applicant shall monitor the following:
 - (A) The program manager, or his/her designee, shall provide on-site management for each aspect of the event.
 - (B) The program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 65, as measured twenty-five feet (25') in front of the stage.
 - (C) All events shall be open to the public and free of charge.
4. In addition to minimum insurance as required by state law or applicable regulation (for example worker's compensation, auto, aviation, and liquor liability as applicable), Applicants shall provide proof of public liability insurance in the amount not less than two million dollars (\$2,000,000) per occurrence and four million dollars (\$4,000,000) aggregate, and shall further name Park City Municipal Corporation as an additional insured. In consideration for the benefits of this license and use of City property, the Applicant and all participating balloonists agree to further indemnify, release, hold harmless and defend the City, its officers and employees from and against all claims, demands, actions, suits, damages, liabilities, losses, settlements, judgments, costs and expenses (including but not limited to reasonable attorney's fees and costs), arising out of or in connection with or incident to any and all Festival operations, including but not limited to use of City property, except for any claim arising out of the sole active negligence or intentional torts of the City, its officers or its employees. The Applicant and all balloonists must execute the attached agreement in a form approved by the City Attorney's Office.
5. All plans for tents, stages and other temporary structures as well as flammable materials shall be submitted to the Building Department for review and permitting by Monday, September 15th or sooner.
6. The applicant is responsible for Operational, Parking and Pedestrian Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police.
7. The applicant use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
8. All third party approvals including the Park City School District, Summit County and State permit approvals required for this event shall be secured by Thursday, September 17, 2014 and submitted to Park City Municipal. Participants shall adhere to Municipal Code 9-2-3 ("Code") and no right for individual balloonists to use private property, trespass, block streets or exceptions to the Code are given by this approval.
9. The Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel the display, launch or flight of any or all Hot Air Balloon(s) during the MFL event upon any condition, violation or weather that jeopardizes the life, safety or property of the residents or visitors of Park City.
10. The applicant will identify a Field Marshal for the Autumn Aloft Hot Air Balloon Festival by Monday, September 15, 2014. The Field Marshall will provide

list of Balloon Pilots, with FAA (Federal Flight Administration) License Numbers, contacts and balloon crews. The Field Marshal and applicant will organize and communicate the balloonist and crews at the event and will work in compliance with applicable law and FAA regulations.

Attachments

Exhibit A - Event Application

Exhibit B – Festival Site Plans

Exhibit C – Landing Zone Site Plan

Exhibit D – General Operations Plan – Autumn Aloft- Hot Air Balloon Festival

Exhibit A – Autumn Aloft Master Festival Application



Park City Municipal Corporation

Master Festival & Special Event Application

[Submit](#)[Print](#)

Special Events
435.615.5150
specialevents@parkcity.org

Complete applications for Master Festival Licenses are due no later than 90 days prior to an event. **Complete** applications for Special Events are due no later than 60 days before an event. Incomplete applications cannot be reviewed. Applications submitted after the timeframe described above may be denied for approval. To view a list of items needed for complete applications, visit the Applications & Planning page under the Special Events tab at www.parkcity.org.

APPLICATIONS DO NOT CONSTITUTE AS A VALID PERMIT UNTIL APPROVED BY THE SPECIAL EVENTS DEPARTMENT

APPLICATION FEES

All new/ first time applications require a \$160.00, non-refundable application processing fee. All applications for annual/returning events require an \$80.00, non-refundable application processing fee. Additional fees for other services, including Health Department, Fire Department, and City Services will be estimated and provided to the applicant.

EVENT TYPE INFORMATION

MASTER FESTIVAL CRITERIA	☒ Attraction of crowds over 500 participants and/or spectators	☒ Requires Partial or Full Street Closure or use of Public Right of Way	☒ Use of City park, buildings or other properties or transportation system	☒ Use of off-site parking facility	☒ Use of Amplified Music in or adjacent to a residential neighborhood
SPECIAL EVENT CRITERIA (PUBLIC OR PRIVATE EVENT)	☒ Causes significant public impacts via disturbance, crowd, traffic, and/or parking	☒ Disruption of the normal routine of the community or affected neighborhood	☐ Necessitates temporary business or liquor licensing in conjunction with public impacts	☒ Necessitates the use of city personnel	

EVENT TYPE

Street Fair/Festival ☐	Run - Walk ☐	Parade ☐	Trail Event Additional regulations required; see Special Event Planning Guide for details or visit www.parkcity.org	Concert ☐	Road Bike Event ☐	
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Other Type of Event (Please Specify): Hot Air Balloon Festival

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME: (FIRST, LAST) Meisha Lawson		TITLE/POSITION: Event Director	
STREET ADDRESS: 245 Park Avenue #3		CITY, STATE, ZIP CODE: Park City, Utah 84060	
MAILING ADDRESS: (If different from above) PO Box 1348		CITY, STATE, ZIP CODE: Park City, Utah 84060	
TELEPHONE (WORK):	MOBILE PHONE: 435-659-9283	WEBSITE: autumnaloft.com	
EMAIL ADDRESS: info@meishalawson.com		SOCIAL MEDIA: www.facebook.com/autumnaloft	
BUSINESS OR ORGANIZATION: Historic Park City Alliance		Is organization a registered non-profit? ☒ Yes ☐ No (If yes, please provide copy IRS paperwork)	
ONSITE CONTACT: Meisha Lawson		MOBILE PHONE: 435-659-9283	

NAME OF EVENT: Autumn Aloft

☐ FIRST TIME EVENT	☒ ANNUAL EVENT (How many years?) <u>1</u>	Will a fee be charged for attendance or participation? ☐ Yes ☒ No
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Overall Event Description (Briefly explain event and activities. This may be included in your operational plan or on a separate piece of paper):

EVENT DATES AND TIMES

EVENTS WITH ATTENDANCE GREATER THAN 500 REQUIRE A SUMMIT COUNTY MASS GATHERING PERMIT

EVENT DATE(S): 9/18-9/20		EVENT HOURS - START TIME: 6:30 a.m.		END TIME: 12:00 p.m.
SET-UP DATE/S: 9/18/15	TIME/S: 6:30 a.m. - 12:00 p.m.	BREAKDOWN DATE/S: 9/20/15		TIME/S: 12:00 p.m.
ESTIMATED ATTENDANCE - PARTICIPANTS: 24 balloons		SPECTATORS: 2,500		TOTAL: 2,524
EVENT LOCATION(S): PLEASE LIST SPECIFIC TRAILS, FIELDS, STREETS, PARKS, BUSINESS OR BUILDINGS North 40 Fields and Main Street				



Park City Municipal Corporation

Master Festival & Special Event Application

Special Events
435.615.5150
specialevents@parkcity.org

STREET CLOSURE INFORMATION

STREET CLOSURE ROUTE MAP MUST BE INCLUDED WITH YOUR APPLICATION

STREET CLOSURES

ATTACH A STREET CLOSURE PLAN AND TIMELINE IN A SEPARATE DOCUMENT WHEN SUBMITTING YOUR APPLICATION

Will this be a Complete Road Closure? YES ☐ NO ☒	Will this be a Partial Road Closure? YES ☒ NO ☐	Will this be a Rolling Road Closure? YES ☐ NO ☒
--	---	---

Does the event cross over city boundaries? YES ☒ NO ☐ Into Summit County ☒ Into Wasatch County ☐

Names of Streets to be Closed : * SITE MAP, with proposed route if applicable, MUST BE INCLUDED WITH APPLICATION *

Street: Main Street	Between: 4th	And: 5th
Street:	Between:	And:
Street:	Between:	And:
Street:	Between:	And:

Description of reason for closure:
Candlestick Glow

Days of Closure: (including setup and breakdown)	Start Date: 9/19/15	Reopen Date: 9/19/15	Time Of Closure: 6:00 p.m.	Start: 8:00 p.m.	End: 9:30 p.m.
--	------------------------	-------------------------	-------------------------------	---------------------	-------------------

PARADE INFORMATION

Assembly Area:	Disbanding Area:	# of Anticipated Parade Entries:
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PUBLIC FACILITY USE FACILITY MAP MUST BE INCLUDED WITH APPLICATION

ADDITIONAL FEES MAY APPLY

Check any or all that apply :	☐ Miners Hospital	☒ Main Street - Miner's Park	☐ McPolin Barn
	☐ City Park Softball Field	☐ Library Field	☐ Dirt Jump Park
	☐ City Park Rugby Field	☐ Quinn's Sports Complex Fields	☐ Skate Park
	☐ City Park Gazebo Area	☐ Ice Arena	☒ School District Fields
	☐ City Park Covered Picnic Area	☐ Rotary Park	Other:

EVENT PARKING (PARKING MAP MUST BE INCLUDED WITH APPLICATION)

Does the event request for closure, restriction, removal or use of any public parking: YES ☒ NO ☐

If yes, complete a **Request for Special Use of Public Parking Application** and attach to application.

Estimate Total Parking Spaces Needed for Event (Spectators, Participants, Attendees) - 2,500

Will event parking be on Private property? YES ☒ NO ☐

Written Permission from Owner of Private Parking Area is Required and should be attached with this application.

Will there be transportation services to and from Parking Lots? YES ☐ NO ☒

Transportation Contact Phone Number and Email Address: Transportation Provider Name:

TEMPORARY STRUCTURES & IMPROVEMENTS – STRUCTURE MAP MUST BE INCLUDED WITH APPLICATION

All temporary structures must be approved and inspected by the Park City Building Department at 435-615-5100. Check all that apply

☐ Bleachers	☐ Inflatable's	☐ Canopies
☐ Stage/s	☐ Temporary Lighting	☐ Tent/s < 200 sq ft
☒ Trailer/s	☐ Structures over 6' in height	☐ Tent/s > 200 sq ft

Will you have electrical needs? YES ☒ NO ☐ Do you propose to use generators? YES ☒ NO ☐

What is the purpose of the structures: We have a small sound system and restrooms that will need power.

Will you be using flammable materials, including fuels and gasses? YES ☒ NO ☐

Will you be requesting permits for fireworks? YES ☐ NO ☒

If yes to either above question, a **Fire Permit Application** must be submitted 20 days prior to the event.

Toilet Facilities – Depending on the size, scope and location of this event the SUMMIT COUNTY HEALTH DEPARTMENT may require additional public facilities. **Site plan must include the location of public facilities.**

Refer to Park City Special Event Planning Guide for answers to the most frequently asked event related questions



Park City Municipal Corporation

Master Festival & Special Event Application

Special Events
435.615.5150
specialevents@parkcity.org

OPERATIONAL - PART B

WASTE MANAGEMENT & RECYCLING

The Park City Municipal Corporation encourages sustainable efforts in Waste Management including the recycling of as much event waste as possible. Please refer to the Park City Event Planning Guide for a list of local recyclers to find out how they may assist you.

All applications must include a waste management plan that includes pre and post event details

FOOD AND MERCHANDISE SALES

Will there be sale of Merchandise? YES ☒ NO ☐

Will there be sale of or complimentary food? YES ☒ NO ☐

Describe Items for sale :

Food items and event merchandise.

Will food items be pre-packaged? YES ☒ NO ☐

Will food items be cooked at event? YES ☐ NO ☒

Will food items be prepared off site? YES ☒ NO ☐

**All individual vendors must obtain a Park City Business License & Summit County Temporary Food Service Permit
If cooking onsite a permit may be required for use of appliances**

Will there be beer, wine, and/or liquor sales during the event? YES ☐ NO ☒

The Park City Finance Department requires application for a Beer & Liquor License.

The Utah Dept. of Alcoholic Beverage Control (UDABC) may require application for a Single Event Liquor License or other state permit.

TEMPORARY SIGNS

Will there be Temporary signs at the event? YES ☒ NO ☐

If yes, attach sign plan describing sign content, sizes and locations

ANIMALS AT EVENT

Will there be animals at the event? YES ☐ NO ☒

If yes, attach plan to address nuisances or health hazards associated with the animals.

COMMUNICATIONS NEEDS

Will there be installation of antenna for communications? YES ☐ NO ☒ If yes, attach site plan and specifications of antenna.

SAFETY – SECURITY

An Operational Plan is required for all events outlining : Security and Crowd Control specifics, Fire District and Access Information, First Aid & EMT requirements (Refer to Park City Special Event Planning Guide for more information)

Does your event require Law Enforcement services beyond routine periodic patrol? YES ☒ NO ☐

Upon review the Park City Police Department may require additional on-site personnel for event approval

MARKETING OF EVENT

Proper marketing your event is vital to its success. Please contact the Park City Chamber Bureau (www.parkcityinfo.com) as a resource.

Who is the target market for this event?

Park City Locals, Wasatch Front and National/Regional Destination Visitors

Where is the target market for this event? Local ☒ Regional ☒ National ☒ International ☐

Will this event be televised? YES ☐ NO ☒

Local ☐ Regional ☐ National ☐ International ☐

Describe coverage:

Please list print advertisements including newspapers and magazines:

The marketing plan is currently being developed.

Social Media Links:

www.facebook.com/autumnaloft

Please list range of marketing budget < \$100 ☐ \$100 - \$500 ☐ \$500 - \$1000 ☐ > \$1000 ☒

Refer to Park City Special Event Planning Guide for answers to the most frequently asked event related questions.



Park City Municipal Corporation

Master Festival & Special Event Application

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specialevents@parkcity.org

APPLICATION INFORMATION

INSURANCE REQUIREMENTS

INSURANCE MUST BE RECEIVED AT LEAST 10 DAYS PRIOR TO EVENT

Park City Municipal Corporation requires proof of liability insurance in the minimum amount of two million dollars (\$2,000,000) per occurrence, four million dollars (\$4,000,000) aggregate. The applicant shall name Park City Municipal Corporation, 445 Marsac, P.O. Box 1480, Park City, Utah 84060 as additionally insured.

RULES AND REGULATIONS

To insure prompt and accurate processing of your application, ensure that ALL support materials and documentation accompany your application. Failure to do so will constitute an incomplete application and may delay review and approval processes.

COMPLETE APPLICATIONS

A complete application must include an event site plan that includes, but may not be limited to the following: street closures, signs, operational vehicles, barricades, tents and other temporary structures, activity locations, bleachers, portable and fixed toilets, water stations, event headquarters, solid waste & recycle containers, entrances/exits, walkways, fire lanes, event route, security / crowd control personnel, power sources, cooking facilities, etc. Complete applications must also include the appropriate application fee, operations plan and timeline, parking and transit plan, road closure plan and schedule, safety and emergency plan, weather date and weather contingency plan, emergency plan, communication plan, route and trails map and/or parks and fields use schedule, volunteer and staff plan and schedule, residential and community notification and mitigation plan, permission letters from private land or property owners, sign and banner plans as well as trash, waste and recycling plan.

WE WELCOME YOUR INQUIRES - PLEASE CONTACT US AT SPECIALEVENTS@PARKCITY.ORG

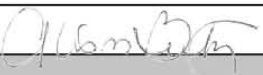
Applicants are welcome to request a meeting to discuss the event prior to submitting applications.

EVENT COSTS

The Applicant shall assume and reimburse the city for any and all costs and expenses determined by Park City Municipal Corporation such as City's staff's time if required at event, additional garbage or waste in city receptacles, providing, erecting or moving equipment such as barricades, directional or event signs, garbage and waste receptacles. Park City Municipal Corporation may require a deposit that shall not exceed one thousand dollars (\$ 1,000.00) to cover such expenses. Events may incur costs from other departments or agencies.

AGREEMENT AND SIGNATURE

I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.

Name (Printed)	Alison Butz	
Signature:		Date: June 18, 2015

Refer to www.parkcity.org and click on the Applications & Planning page to access the Special Event Planning Guide for answers to the most frequently asked event related questions.

Contact Information:

Tommy Youngblood, Special Events Coordinator & Filming Permits 435.615.5187 tommy.youngblood@parkcity.org

Jenny Diersen, Special Events Coordinator & Facility Rental 435.615.5188 jenny.diersen@parkcity.org

Website: www.parkcity.org – click Special Events under the Living Here tab

Complete Application Check List

We encourage you to contact us prior to submitting an application.

*Items marked with this symbol may not be required for all events.

- | | |
|--|---|
| ☐ Completed Application | ☐ Volunteer / Staff Plan and Schedule |
| ☐ Application Fee – with accounting code | ☐ Certificate of Insurance |
| ☐ Site Map with details as described above (google earth suggested) | ☐ Letters of Permission from Private Land or Property Owners |
| ☐ Road Closure Plan and Schedule* | ☐ Route and Trails Map* |
| ☐ Fields / Parks Use Plan and Schedule* | ☐ Operations Plan and Timeline |
| ☐ Parking and Transit Plan | ☐ Safety Plan – Police, EMS, Fire, Private Security |
| ☐ Emergency Plan | ☐ Weather Date and Weather Contingency Plan |
| ☐ Sign and Banner Plans* | ☐ Trash, Waste & Recycle Plan |
| ☐ Public / Community Outreach Plan | ☐ Bicycle Storage Security Plan* |

Complete applications for Master Festival Licenses are due no later than 90 days prior to an event. Complete applications for Special Events are due no later than 60 days before an event. All events, including first year or reoccurring, are not permitted until approved by the Special Events Staff and/or City Council.

Exhibit B – Event Site Plans



Legend

- Balloon Baskets
- DJ Booth and Light Show
- Emergency Service Vehicles
- Landmarks

2015 Main Street Candlestick Site Map



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Autumn Aloft 2015

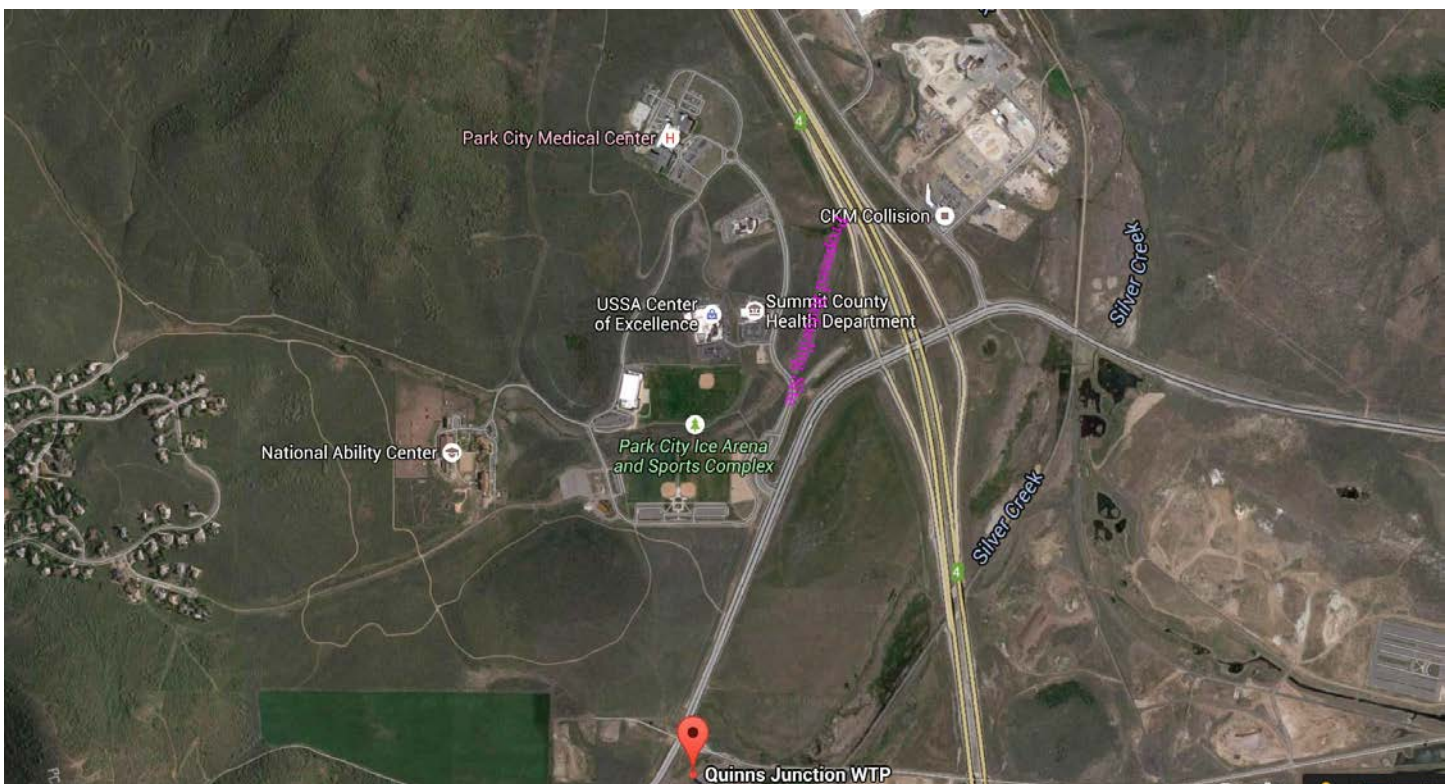
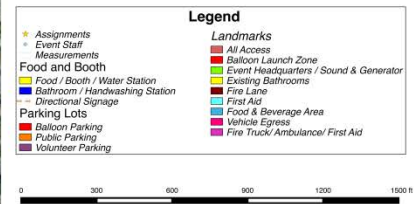
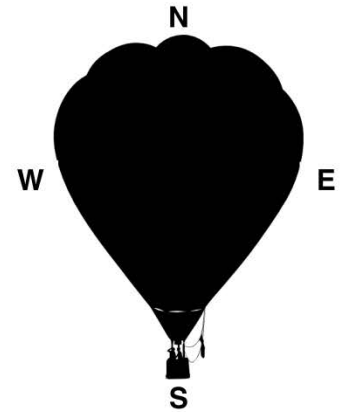


Exhibit C – Landing Zone Site Maps

Range and Practice Green Aerial View:





July 29, 2015

To Whom It May Concern:

Park Meadows Country Club ("PMCC") is working with the event planning team for the 2015 Autumn Aloft Balloon Festival ("AABF") as follows:

- Weather permitting, PMCC has agreed to allow AABF balloons to utilize PMCC's driving range for takeoffs and landings for the festival's Media Day on Friday, September 18. Balloonists and volunteers would park in the Club's maintenance yard. Media representatives can utilize the clubhouse parking lot; AABF has confirmed for PMCC that the Media Day event is not open to the public.
- Weather permitting, PMCC has agreed that its driving range may be used as an approved landing zones for AABF balloons on Saturday and Sunday, September 19 & 20, 2015.
- Weather permitting, PMCC has agreed that its golf course rough and fairways may be used as approved emergency landing zones for AABF balloons on Saturday and Sunday, September 19 & 20, 2015.

Aerial maps of PMCC's maintenance yard and driving range have been provided to the AABF organizers.

If any additional information is needed, please contact Dan Flick or me at 649-2460. Thank you.

Kathy Volz
General Manager

Exhibit D – Autumn Aloft Operational Proposed Plan

2015 Autumn Aloft Hot Air Balloon Festival Proposed Event Plan

Updated August 5, 2015

Following a well-received 2014 event, the Autumn Aloft organizing committee with the support of the Park City Chamber Bureau and the Historic Park City Alliance are working on producing the 2nd annual Autumn Aloft Hot Air Balloon Festival. The event organizing committee led by event director Meisha Lawson will plan and execute the event September 18 – 20, 2015. The organizing committee proposes the following operations plan.

Goal:

Following the success of the 2014 event, the 2015 Autumn Aloft is expected to draw overnight visitation in addition to significant day visitors to the Park City area. This event will bring visitors to the Park City area for the early morning event activities and will then release them to shop, dine and enjoy all that Summit County has to offer throughout the day. The Saturday evening Candlestick event is specifically designed to encourage morning visitors to stay throughout the day and overnight, subsequently driving restaurant and retail sales. There will be opportunities for local restaurants to sell light refreshments at the morning launch site; however, the goal is to drive the bulk of food and beverage sales to area restaurants.

This event is designed to drive economic activity to Park City area businesses, not create an all-day festival atmosphere at the launch site.

Event Overview:

When: September 18-20, 2015

Where: The Autumn Aloft balloon launch and competition will take place at the North 40 fields. The evening balloon candlestick event will take place on Main Street in Park City. Community outreach efforts are underway with the four local Park City elementary schools.

Date	Event	Details	Location
Tuesday, September 15 – 7:30 a.m. – 9:00 a.m.	Pre-Event Promotional Event	Tethered balloon rides	Park City Market
Wednesday, September 16, 7:30 a.m. – 9:00 a.m.	Pre-Event Promotional Event	Tethered balloon rides	Smith's Market – Kimball Junction
Monday, September 14 – Thursday, September 18	8:00 a.m. Launch	School Outreach to include one balloon at each school. School events could be coordinated Monday – Friday the week of the event. We are working with school officials to determine the specific dates / times.	Park City School District Elementary Schools
Thursday, September	All Day	Balloonist Arrive in Park City	TBD - Lodging Partnership

17			
Friday, September 18	Approximately 8:00 a.m. Launch	Media Event 24 balloons	Park Meadows Country Club
Saturday, September 19	Approximately 8:00 a.m. -Launch	Balloon Launch - Starts at 8 a.m. Event organizers will arrive at 7 a.m. 24 balloons	North 40 Fields
Saturday, September 19	5 – 6:30 p.m.	Balloonist Dinner / Function	501 Main
Saturday, September 19	8:15 p.m.	Historic Park City Balloon Glow Actual start time at 8:30 p.m. Street closure at 7:30 6-8 balloons	Historic Park City
Sunday, September 20	Approximately 8:00 a.m. Launch	Balloon Launch - Starts at 8 a.m. Event organizers will arrive at 7 a.m. 24 balloons	North 40 Fields
Sunday, September 20	1:00 p.m.	Balloonist Depart Park City	

Who:

Target Audience: Autumn Aloft is targeted at Wasatch Front and Back community members aged 25-64. Our marketing and pr plan will target publications and media outlets whose viewership/readership enjoy a HHI of \$75k in the targeted geographic areas. As the event grows, efforts will be made to reach destination visitors through extended media outreach and partnerships with existing Park City marketing programs. Collateral material handed out at the event will list restaurants that are open for breakfast and lunch.

Site Plan:

The following items will be listed on Autumn Aloft site map which can be located [here](#) -

- Map of entire venue, including any street closures with accurate sizes and distances
- Traffic Control Plan
- Restrooms locations
- Location of parking for attendees
- All entrances & exits
- Accurate locations of vendors, stages, booths and all activity
- Fire lanes & barricades –
- First aid locations – This requirement should be fulfilled through having PCMC Fire personnel on site.
- Other information may be required depending upon event

Operational Plan:

Event Organizers have hired Mike Bauwens to manage the balloon components of the festival. Mike has managed balloon festivals all over the world and was a participant in the original Autumn Aloft.

A Balloon Festival provides an opportunity for the general public to engage and interact with balloonists and learn about the experience of hot air ballooning. The Autumn Aloft will only have 24 balloonists by design. We desire to create an intimate experience for balloonists and

spectators. Spectators will be allowed and encouraged to interact directly with the balloonists. Balloon pilots and crew will manage crowd control as needed during the official launch.

The event is scheduled for Friday, September 18, Saturday, September 19 & Sunday, September 20.

Event organizers and balloon pilots will be allowed access to the field at 7:00 a.m. Fans and sound equipment will not begin until 7:00 a.m. Event organizers and individual pilots will manage inflation schedule based on inflation safety procedures.

For 2015, event organizers will add additional activation to the Saturday and Sunday launch events to include balloon artists and will sell merchandise to event spectators.

Event schedule of operations is included below –

1. Friday, September 18

- Call Time 6:00 a.m.
- Media
- Elementary School Outreach
- Balloon refuel – 9:30 – 11:30 a.m. Location TBD

2. Saturday, September 19

o Main Launch

- 6:30 a.m. Organizing Committee & Volunteer Call time – Staging Parking Lot.
- 7:00 a.m. Vendor, Balloon Pilot & Crew Call time. Staging Parking Lot.
- 7:05 – 8:15 Balloon Staging
- 7:15 a.m.– Pilot Briefing
- 7:30 – 9 a.m. Launch
- Ongoing Organizing Committee & Volunteer Clean up.
- 9:30 – 11:30 a.m. – Balloon refuel

o Pilot Welcome Dinner at 501 Main Street- 5:00 – 6:30 pm

o Proposed Historic Park City Glow | Choreographed Candle Stick Event 8:00 – 9:30

- Station 6-8 balloons on Main Street between 4th & 5th Street.
- Balloons will be set up in four clusters of two balloons in each cluster.
- Each cluster will be protected from the crowd by stanchions.
- Each cluster will be managed by one volunteer.
- Following the choreographed program, individuals will be allowed to access the basket one family at a time.
- A DJ will play music and a laser light show to be incorporated into the program sample video is available [here](#). DJ and light show to be stationed in Miner's Park.

Proposed Timeline

- 6:00 p.m. – Street clear
- 7:00 p.m. – Balloon Pilot Call Time
- 8:00 p.m. – Candlestick*
- If approved, event organizers would need to allocate 6-8 parking places (that are able to accommodate trailers) in the Sandridge lot.

*Sunset estimated at 7:28

3. Sunday, September 20

- o Main Launch
- o Main Launch
 - 6:30 a.m. Organizing Committee & Volunteer Call time – Staging Parking Lot.
 - 7:00 a.m. Vendor, Balloon Pilot & Crew Call time. Staging Parking Lot.
 - 7:05 – 8:15 Balloon Staging
 - 7:15 a.m.– Pilot Briefing
 - 7:30 – 9 a.m. Launch
 - Ongoing Organizing Committee & Volunteer Clean up.
 - 9:30 – 11:30 a.m. – Balloon refuel

Proposed Commercial Balloon Policy

Autumn Aloft event organizers welcome the participation of commercial balloonist in the 2015 Autumn Aloft scheduled for September 18-20, 2015 based on the following terms and conditions:

1. Commercial balloon operator must be a member in good standing with the Park City Chamber / Visitors Bureau.
2. Commercial balloon operator must possess a valid Park City business license.
3. Commercial balloon operator required to offset event organizer expenses incurred as a result of allowing commercial balloons participate in the event. Expected additional expenses \$300 per commercial balloon.
4. Commercial balloon operator required to provide proof of liability insurance and agree to hold harmless agreement required by Park City Municipal.
5. Commercial balloon operator will launch prior to sport balloons. Specific launch details to be determined and agreed upon by August 1, 2015.
6. Commercial balloon operator required to confirm participation and submit payment by August 15, 2015.

If the above terms and conditions are agreed upon by commercial balloon operator, Autumn Aloft to provide the following to commercial balloon operator:

1. Autumn Aloft to feature commercial balloon operator on event website with link to commercial balloon operator website for booking.
2. Autumn Aloft to include commercial balloon ride details and information in all marketing and communications outreach.

Commercial Balloons will load the field first and be the first balloons to launch during the event.

Landing Zone & Areas

- In order to safely execute the event, landing within Park City limits is necessary. Wind patterns dictate landing requirements. Event organizers are unable to guarantee balloons will not land in City limits.
- If we are unable to land within City limits we will be unable to execute the event.
 - Autumn Aloft event organizers respectfully request to waive any ordinances that restrict balloon landing within city limits.
 - Landing on the North 40 field is best-case scenario.
 - Emergency landings at the Park Meadows Golf Course have been approved.
- If we are able to waive the ordinance Autumn Aloft event organizer propose the following mitigation plan:
 - Identify Hot Spots to include wet lands and other sensitive landscape.
 - Identify Preferred Landing Zone outside the city.

- Develop messaging about balloons landing near your house and distribute to affected land owners.
- Landowner certificate – drawing for a prize.
- Additional mitigation plan to be developed pending Park City Municipal approval.
- Event organizers to provide handcards to distribute to pilots and crew regarding policies for landing in city limits.

Fire & Building Department Requirements

- First aid and/or emergency medical services – Contact to be made with Scott Adams. Fire / EMT coverage is \$100 / hour.
- Emergency vehicle access – Emergency vehicles to include a fire truck and ambulance will be stationed on the northern end of the North 40 field.
- PCFD will provide on-site fire suppression equipment.
- Restaurant vendors will have the opportunity to have tents. This is identified on the site map.

Parking:

- 1,500 parking spots are available at the launch venue. We will direct overflow parking to China Bridge and coordinate an early bus for the red route the mornings of the event. We plan to have volunteers manage the entrances to the Park Meadows neighborhood to mitigate potential impacts to homeowners.
- Additional barricades are requested on Meadows Drive toward Silver Cloud and Sunny Slopes Drive to manage rogue parking instances.
- Additional barricades at the North 40 access point to keep area clear for balloon egress.
- Barricades are requested at each of the entrances and exits to the school lots to visually indicate full parking.
- Event organizers request “No Special Event Parking” in place of Resident Parking Only signage.
- Event organizers will prepare maps and additional communication methods of additional parking areas to distribute when capacity is filled.
- Event organizers will ensure parking attendants know if there are available handicapped spots available at TMMS and then McPolin for closer parking.

Food Booths:

We will request support from Main Street restaurants to support the event with food and beverage sales at the venue.

- Event Organizers will require participating vendors obtain the permits identified below and follow the requirements as stated in the code.
- The following State Fire Code regulations apply to food booths:
 - o Situate food booths with a minimum of 20 feet of clearance on two sides and at least 10 feet away from any rides or devices;

Trash Plan:

Event organizers have allocated budget to support trash / recycling bins from an approved trash vendor. Disposable 44-gallon trash bins are available from Diamond Rental for \$4.99. Event organizers plan to coordinate an additional dump for onsite PCMC dumpsters with PCMC and the school district.

Signage Plan:

Event organizers plan to create 10-15 directional signs directing spectators to the event venue

from the parking area. Signs will be 18"x24" and will be affixed to upright sign holders. Additional signs will be created per health department requirements to identify first aid, restrooms and drinking water stations.

Volunteer Plan

Event organizers will solicit 12 volunteers for Friday, 24 for Saturday and Sunday and 10 for Saturday evening. Morning volunteers will be scheduled from 6:00 – 11:00 a.m. Saturday evening volunteers will be scheduled from 7:30 – 10:00 p.m. Two event coordinators will work with the event committee on organizing event needs. A day-of event manager will manage volunteer duties and responsibilities.

All event personnel will be provided a hand card with critical event information to include event organizer contact information, emergency contact information, evacuation information and parking information.

Additional Volunteer positions to be added to the 2014 volunteer plan:

- Evening Star Drive
- McPolin School Drop Off on Lucky John Drive

Ingress / Egress Plan:

The nature of a balloon event leads to a natural ingress / egress as spectators come and go throughout the event. In case of emergency, event organizers request police officers that are staffed at the event report to parking lot access points to manage control traffic / egress.

Cancellation Plan:

In event of cancellation, event staff will communicate cancellation with spectators upon arrival. Event organizers will update social media channels with cancellation message and will communicate with appropriate media outlets.

Dangerous Conditions Plan:

The hot air balloons attending Autumn Aloft 2015 will not be allowed to launch if the surface winds at the field are 10mph or more. Approaching or impending thunderstorms may also cause the morning's flights to be canceled. In the case of questionable weather conditions, a launch hold of up to 1 hour may be enforced to further evaluate the conditions in order to maximize safety.

Autumn Aloft will be held under an FAA approved waiver. The FAA will have a strong and obvious presence on the field.

Evacuation Routes

In case of emergency on the field there are three recommended evacuation locations.

- o The North End of the North 40 Field – Access to the parking lot through Park Meadows neighborhood.
 - o The South End of the North 40 Field
 - o The Eastern Access – Access to the parking lot down the access road and west on HWY 248
- In case of emergency, event volunteers, personnel and balloon pilots and crews will communicate the nearest exit location to event spectators.

In case of emergency, the Fire Truck / EMT location serves as the command post. Both emergency vehicles will be located on the north end of the field.

Medical Services

A staffed ambulance will be onsite at the event venue. Event volunteers, personnel and balloon pilots and crews will be aware of medical services location. Event personnel will call police dispatch 435.615.5500 or 911 if assistance is needed in the venue. If additional medical attention is required the attendees would be transported to either the Park City Medical Clinic or the Park City Medical Center.

Event Delay/Cancellation

Most delays are due to weather. Any delays/cancellations will be communicated via the onsite event personnel in close proximity to the attendees. In case of inclement weather, the event will be cancelled. The event will not be postponed to a later date.

Public / Community Outreach Plan

Event organizers will conduct a comprehensive local communications plan in advance of the event. Door hangers will be created to inform adjacent neighbors of the event and open the opportunity to discuss impacts. Neighborhood outreach to include educational components designed to increase awareness of ballooning and balloon safety.



DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

Respectfully:

Christy Alexander, Planner II

City Council Staff Report



Subject: 950 Empire Avenue Plat Amendment
Author: Christy J. Alexander, AICP, Planner II
Project Number: PL-15-02785
Date: August 20, 2015
Type of Item: Administrative – Plat Amendment

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the 950 Empire Ave plat amendment, based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Description

Applicant: Norfolk TKA, LLC, owner/James Carroll, representative
Location: 950 Empire Ave
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Single-family and Duplex homes
Reason for Review: Plat amendments require Planning Commission review and City Council action

Acronyms

LMC = Land Management Code
HDDR = Historic District Design Review
CUP = Conditional Use Permit
HR-1 = Historic Residential 1 District

Executive Summary

The applicant is requesting a Plat Amendment for the purpose of combining one (1) and a half (1.5) existing lots (Lots 21 & half of Lot 22) into one (1) lot of record located in Block 15 of the Snyder's Addition to the Park City Survey. The applicant currently owns both lots and requests to combine the lots to create one (1) new larger lot on which they plan to demolish the existing non-historic A-frame home and build a new single-family home at 950 Empire Avenue.

Purpose

The purpose of the HR-1 District is to:

- (A) Preserve present land Uses and character of the Historic residential areas of Park City,
- (B) Encourage the preservation of Historic Structures,
- (C) Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,

- (D) Encourage single family development on combinations of 25' x 75' Historic Lots,
- (E) Define development parameters that are consistent with the General Plan policies for the Historic core, and
- (F) Establish development review criteria for new development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

On May 22, 2015 the applicant submitted a complete application for the 950 Empire Avenue plat amendment. The property is located at 950 Empire Avenue in the HR-1 District.

Currently both Lots 21 and the northerly ½ of 22 contain one non-historic A-frame single family home. Both lot 21 and the north half of lot 22 are now owned by Norfolk TKA, LLC. There have been several lot splits consistently down the same street where others have combined one and a half lots. Only one lot in this proposal (Lot 21-a standard Old Town lot) currently meets the minimum lot area standards as given for the HR-1 District and the other is a remnant half lot. The applicant states their intentions are to demolish and build a single-family home on the proposed combined lot.

The Planning Commission held a public hearing on July 22, 2015 and voted unanimously to forward a positive recommendation to the City Council.

Analysis

The proposed plat amendment creates one (1) lot of record consisting of 2,812.5 square feet. The minimum lot area for a single family dwelling is 1,875 square feet. Both lots currently contain an existing non-historic A-frame single family home. The combined lot area does not meet the minimum lot size of 3,750 square feet for a duplex. The applicant has not yet submitted a HDDR application or plans for the proposed structure on the lot.

There are currently existing homes on the north and south side of the proposed lot. The lot to the north (Lot 20, 954 Empire Ave) contains a home setback only 2.19 feet from the property line shared with 950 Empire Avenue. The lot to the south (940 Empire Avenue) of 950 Empire Avenue contains a home which is setback 13.75 feet off the property line. Any new structure that is under 6 feet setback from the adjacent home at 954 Empire Ave would need to meet International Building Code regarding firewall construction. Snow shedding agreements will also need to be obtained between neighbors prior to building permit approval.

Any new structure proposed for the combined lot created by this plat amendment would need to meet the current LMC code requirements of 3 feet side yard setbacks (6 total),. Front and rear yard setbacks would need to meet current code standards of a minimum of ten feet (10'). The properties within 200 feet across the street on the west side of

Empire Ave consist of mainly duplex dwellings, larger single-family dwellings and vacant lots.

The minimum lot width allowed in the district is twenty-five feet (25'). The proposed width will be thirty-seven and a half (37.5') feet. The proposed lot will be compatible with the existing neighborhood as the three lots to the south side of the proposed lot are approximately each thirty-seven and a half (37.5') feet in width as well and the two lots to the north are twenty five feet (25') wide. The houses within 200 feet to the north and south on the east side of Empire Ave consist of typical "Old Town" single-family dwellings and vacant lots. The proposed lot combination meets the lot and site requirements of the HR-1 District described below:

Required	Existing	Permitted
Lot Size	2,812.5 square feet	1,875 square feet minimum
Building Footprint	Approximately 831.25 square feet	1,201 square feet maximum (based on the lot area of 2,812.5 square feet)
Front/rear yard setbacks	Approximately 30.63 feet front yard setback and 6.25 feet rear yard setback	10 feet minimum, 20 feet total (based on the lot depth of 75 feet)
Side yard setbacks	Approximately 3.75 feet northerly side setback and 4.38 feet southerly side setback	3 feet minimum, 6 feet total (based on the lot width of 37.5 feet);
Height	N/A	27 feet above existing grade, maximum. 35 feet above existing grade is permitted for a single car garage on a downhill lot upon Planning Director approval.
Height (continued)	N/A	A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.

Final Grade	N/A	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.
Vertical Articulation	N/A	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade.
Roof Pitch	N/A	Between 7:12 and 12:12. A roof that is not part of the primary roof design may be below the required 7:12 roof pitch.
Parking	Two parking spaces	Two (2) parking spaces per dwelling.

This plat amendment is consistent with the LMC and applicable State law regarding plat amendments. Any new structures must comply with current LMC requirements. A Steep Slope CUP may be required for development on the amended lot. Recordation of this plat amendment and completion and approval of a final HDDR and Steep Slope CUP application, if required, are required prior to building permit issuance for any construction on the proposed lot.

Good Cause

Planning Staff finds there is good cause for this plat amendment. Combining the lots will allow the existing house to clear up the lot line running underneath the home and any new construction will be on one sole lot. The plat amendment will incorporate a remnant ½ lot into a platted lot. The plat amendment will also utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

Staff finds that the plat amendment will not cause undo harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and LMC, and applicable Historic District Design Guidelines requirements.

Department Review

This project has gone through an interdepartmental review. There were no issues raised by any of the departments or service providers regarding this proposal that have not been addressed by the conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC on July 8, 2015. Legal notice was also published in the Park Record by July 4, 2015 and on the public notice website in accordance with the requirements of the LMC.

Public Input

Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled City Council public hearing.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. Any new structures may require a Steep Slope CUP and will require a HDDR. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The City Council may approve the 950 Empire Avenue plat amendment as conditioned or amended; or
- The City Council may deny the 950 Empire Avenue plat amendment and direct staff to make findings for this decision; or
- The City Council may continue the discussion on the plat amendment to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts

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

Consequences of not taking the Suggested Recommendations

The proposed plat amendment would not be recorded and one and a half (1.5) existing lots would not be adjoined and would remain as is. The lots at 950 Empire Avenue would remain with an existing home situated on top of a lot line and any new construction would have to comply with the current LMC requirements for any new structures on typical "Old Town" single lots. The remnant lot would remain.

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the 950 Empire Avenue plat amendment based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Exhibits

Ordinance

Exhibit A –Proposed Plat Amendment
Exhibit B – Existing Conditions Survey
Exhibit C – Vicinity Map/Aerial
Exhibit D – Photographs

**AN ORDINANCE APPROVING THE 950 EMPIRE AVENUE PLAT AMENDMENT,
LOCATED AT 950 EMPIRE AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the 950 Empire Avenue plat amendment located at 950 Empire Avenue, have petitioned the City Council for approval of the 950 Empire Avenue plat amendment; and

WHEREAS, on July 8, 2015, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on July 8, 2015, proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on July 22, 2015 to receive input on the proposed plat amendment;

WHEREAS, on July 22, 2015 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 20, 2015 the City Council held a public hearing on the proposed 950 Empire Avenue plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 950 Empire Avenue plat amendment.

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 950 Empire Avenue plat amendment, 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 plat amendment is located at 950 Empire Avenue within the Historic Residential (HR-1) District.
2. The 950 Empire Avenue plat amendment consists of Lots 21 & northerly ½ remnant lot of 22 of Block 15 of the Snyder's Addition to the Park City Survey.
3. On May 22, 2015, the applicants submitted an application for a plat amendment to combine one and a half (1.5) lots containing a total of 2,812.5 square feet into one (1) lot of record.
4. The application was deemed complete on May 22, 2015.
5. The lots at 950 Empire Avenue currently contain an existing A-frame single family home.

6. The HR-1 District requires a minimum lot area of 1,875 square feet for a single family dwelling.
7. The maximum footprint allowed in the HR-1 District is 1,201 square feet for the proposed lot based on the lot area of the lot.
8. The existing side yard setbacks to the north are 3.75 feet and 4.38 feet to the south which complies with the LMC.
9. The front yard setback is 30.63 feet which complies with the LMC but the rear yard setback is only 6.25 feet which makes this structure legal, non-conforming.
10. The plat amendment secures public snow storage easements of ten (10') feet across the frontage of the lot.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the LMC, and the conditions of approval, prior to recordation of the plat amendment.
2. The applicant will record the plat amendment at the 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. Recordation of this plat amendment and completion and approval of a final HDDR and Steep Slope CUP, if required, applications are required prior to building permit issuance for any construction on the proposed lot.
4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
5. All new construction shall meet the site and lot requirements in the LMC current at the time of building permit application.
6. A ten foot (10') wide public snow storage easement is required along the frontage of the lots with Lowell Avenue and shall be shown on the plat amendment.
7. Snowshed agreements from each neighbor are required prior to building permit approval.

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

PASSED AND ADOPTED this ____ day of _____, 2015

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT A

950 EMPIRE AVENUE REPLAT LOT LINE ADJUSTMENT

LYING WITHIN BLOCK 15
OF SNYDER'S ADDITION TO
PARK CITY SURVEY



PARCEL ID SA-161-158-A
MARY C. VARHOLICK TRUSTEE
954 EMPIRE AVE.

BLOCK 15

PARCEL ID GAR-ALL
BRYAN B. GARDENER
945 NORFOLK AVE.

PARCEL ID SA-161
CLARK LOWDER
TRUSTEE
940 EMPIRE AVE.

LOT 1
950 EMPIRE AVE.
0.6 +/- ACRES

FOUND MONUMENT
W/ RING AND LID
BASIS OF BEARING
S 35°59'00" E
2009.78' MEAS.
MON TO MON

2" GAS LINE

EMPIRE
AVENUE

ASPHALT PARKING
AREA

SET NAIL
IN ASPHALT

FOUND WATER MANHOLE
PROJECT BENCHMARK
ELEV=7055.00'

FOUND MONUMENT
W/ RING AND LID

8", 10", & 12"
WATER LINES

OBSTRUCTIONS EXIST
UNABLE TO SET
PROPERTY COR.
SET LATH

SET 1/2 REBAR
AND CAP

ORIGINAL
LINE

ORIGINAL
LINE

SURVEYOR'S CERTIFICATE

I, Shane Johanson do hereby certify that I am a Land Surveyor, and that I hold certificate No. 7075114, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as 950 EMPIRE AVENUE REPLAT, and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'. The purpose of this survey is to locate the boundaries of the described lots and to combine these lots into one single lot, for the eventual purpose of constructing and building future development.

LEGAL DESCRIPTION

Lot 21 and half lot 22, Block 15 Snyder's Addition to Park City survey on file within the official records of Summit County, Utah.
Containing 0.6 +/- Acres

SURVEYORS NOTES:

1. Location of this Subdivision is established by the found street monumentation along Empire Avenue of the recorded Park City block 15 Snyder's addition to Park City, as well as found local property corners.
2. This subdivision does not amend previous requirements, agreements, covenants, as laid down in previous subdivision recording. See Block 15 Snyder's addition to Park City for additional notes and information.

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

950 EMPIRE AVENUE REPLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.
In witness whereof _____ have hereunto set this _____ day of _____ A.D. 20__.

ACKNOWLEDGMENT

STATE OF UTAH | S.S.
County of SUMMIT

On the _____ day of _____ A.D. 20__, personally appeared before me _____, who being by me duly sworn did say the he/she is the _____ of _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____

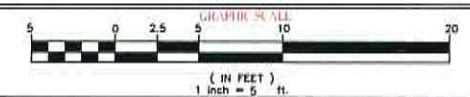
Notary Public

residing in: _____

950 EMPIRE AVENUE REPLAT A LOT LINE ADJUSTMENT

Lying within Block 15 Snyder's Addition to Park City survey on file within the official records of Summit County, Utah.

JOHANSON SURVEYING
CIVIL PLANNING SURVEYING



PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20__.

BY _____ date _____
Chairman

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 20__.

BY _____
PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20__.

BY _____
S B W R D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE ON THIS _____ DAY OF _____, 20__.

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20__.

PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS _____ DAY OF _____, 20__.

PARK CITY ATTORNEY

COUNTY RECORDER#

State of Utah, County of Summit, recorded and filed at the request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ County Recorder

NUMBER _____

ACCOUNT _____

SHEET 1

OF 1 SHEETS

MAY 22 2015

PARK CITY

EXHIBIT B

PARCEL ID SA-161-158
CHARLES T. SAACKE
955 NORFOLK AVE.

PARCEL ID SA-161-158-A
MARY C. VARHOLICK TRUSTEE
954 EMPIRE AVE.

PARCEL ID SA-161-A
SKINSKI LC.
950 EMPIRE AVE.

PARCEL ID GAR-ALL
BRYAN B. GARDENER
945 NORFOLK AVE.

PARCEL ID SA-161
CLARK LOWDER TRUSTEE
940 EMPIRE AVE.

DRAWING TITLE
RECORD OF SURVEY
TOPOGRAPHIC

CLIENT CONTACT
MR. JACK LOPEZ
17326 FOUNTAIN VIEW
SAN ANTONIO, TEXAS 78248
950 EMPIRE AVENUE
LOCATED WITHIN, SUMMIT COUNTY,
UTAH. LYING WITHIN BLOCK 15 OF
THE SNYDER'S ADDITION TO PARK
CITY SURVEY, A PART OF THE N.W. 1/4
SEC. 16, T. 2 S. R. 4. E. S.L.B.&M.

PROPERTY DESCRIPTION
Lot 21 and half lot 22, Block 15 Snyder's Addition to Park City survey on file
within the official records of Summit County, Utah.
Containing 0.6 +/- Acres

SURVEYOR'S NARRATIVE
This survey was performed at the request of Jack Lopez, for the purpose to
locate property lines in relation to existing fencing, and other improvements, also for
the purpose of future building, landscaping, or property sales.
The basis of bearing was derived from the found street monuments along
Empire Avenue of the recorded Park City block 15 Snyder's addition, as well as found
local property corners and utilized on this survey as N 33°50'00" W as shown hereon.
Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled.
The elevation base is determined by the field G.P.S. Projection based on USGS Utah
North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more
efficient Bench Mark Base. The project Bench Mark is 7035.00' - Found water
manhole lid, located along Empire Avenue as shown hereon

- NOTE:
1. Surveyor has made no investigation or independent search for easements of record
encumbrances restrictive covenants ownership title evidence, or any other facts,
conflicts, or discrepancies which may be disclosed by the details of a current title
insurance policy.
 2. See city and county planning, and zoning maps for information regarding setback,
side yard, and rear yard instances as well as other building, use restrictions, and
requirements.
 3. Utility pipes, wires etc. may not be shown on this map, contractors builders and
excavators shall verify the location of all existing utilities prior to construction,
and/or excavation. Utility's shown are as per utility drawings. Contact blue stakes and
refer to utility maps for additional information.
 4. Subdivision plat notes, pertaining to this lot and other restrictions obligations,
covenants etc. that may affect the design and use of this lot, see subdivision.

SURVEYOR'S CERTIFICATE
I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor,
holding certificate No. 7075114, as prescribed under the laws of the State of Utah,
and that I have made a survey of the described tract of land as shown on this plat and
that this survey retraces lot lines and may have adjusted said lot lines to coincide
with found evidence and other interpolations based from ground measurements and
found records. Furthermore I recognize that other unwritten rights of ownership or
lines of possession may exist, I do not imply to certify any of those rights, unless
agreed upon by the appropriate parties.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
909 EAST 4500 SOUTH SUITE 101
SALT LAKE CITY, UTAH 84117
PHONE (801) 815-2541

COPYRIGHT
This drawing is and at all times remains the exclusive property of Johanson
Engineering shall not be used with out complete authorization and written support.

STATE OF UTAH
RECEIVED
MAY 22 2015
R. SHANE JOHANSON
PROFESSIONAL LAND SURVEYOR
SPARK CITY PLANNING INC.

LEGEND

- SECTIONAL CORNER
- STREET MONUMENT
- FOUND PROPERTY MARKER
- SET REBAR AND CAP
- REPRESENTS PROPERTY LINE
- SURVEY CONTROL POINT
- EXISTING WATER METER
- STORM BOX CURB
- EXISTING GAS METER
- ELECTRIC METER
- EXISTING TREE

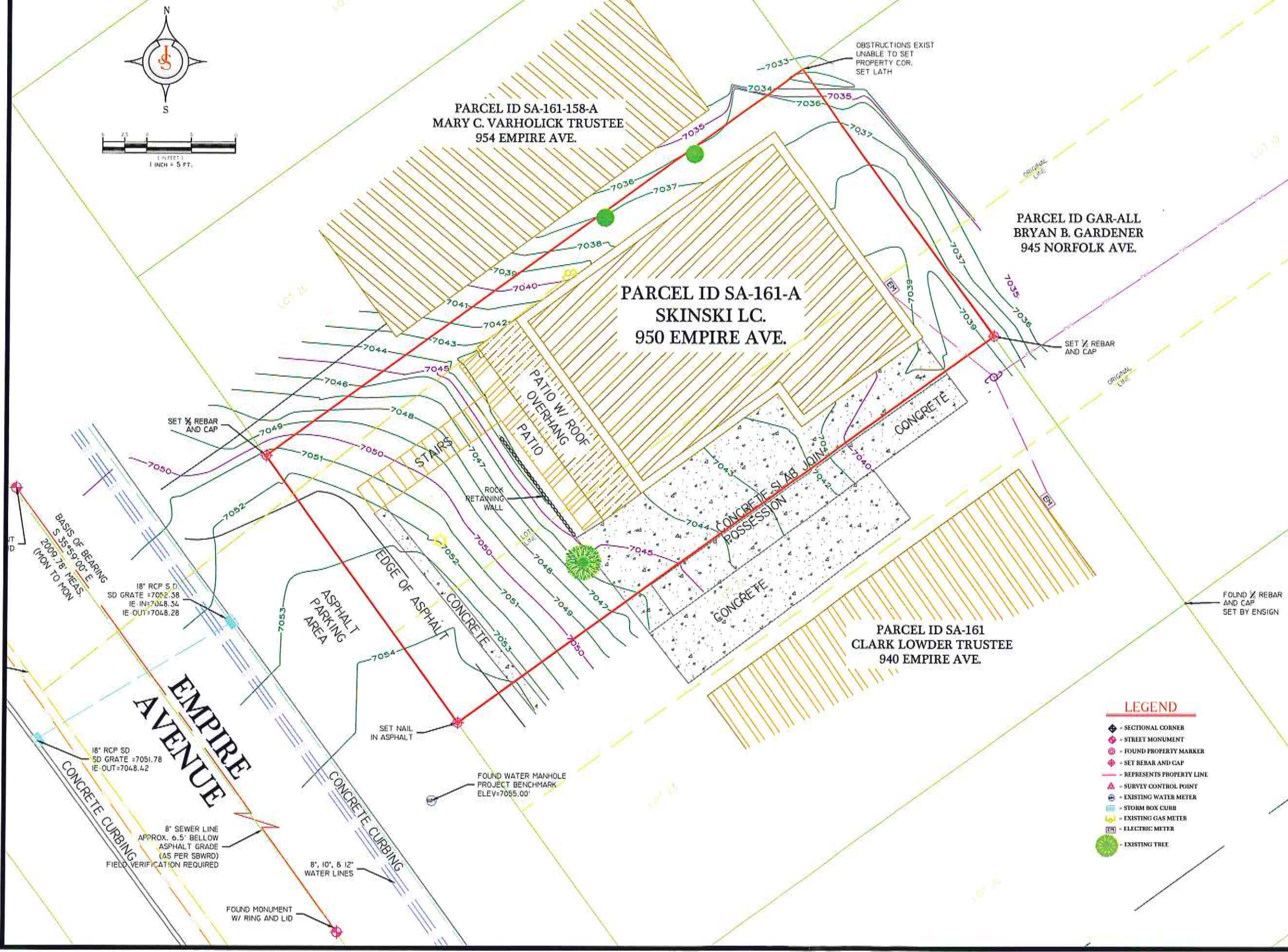


EXHIBIT C

PROPOSED CONSTRUCTION:
MEETS & BOUNDS
950 EMPIRE AVE
PARK CITY, UT 84060

PREPARED FOR:
MR. JACK LOPLIN
17326 FOUNTAIN VIEW
SAN ANTONIO, TX 78248
(210) 393-8099

PREPARED BY:
JAMES L. CARROLL & ASSOCIATES
230 WEST 400 SOUTH #203
SALT LAKE CITY, UTAH 84101
(801) 359-8517

FLOOR ELEVATIONS

DRIVE @ STREET: 7052.0'
GARAGE: 7052.0'
ENTRY: 7052.5'
MAIN FLOOR: 7048.5'
MSTR BATH: 7039.5'
MSTR / LOWER FLOOR: 7037.5'
JR. SUITE: 7029.0'
BASEMENT FLOOR: 7027.0'

LEGEND

EXISTING GRADE
PROPOSED GRADE



James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"
230 WEST 400 SOUTH SUITE #203
SALT LAKE CITY, UTAH 84101 (801) 359-8517
www.jamescarrollassociates.com

950 EMPIRE AVE

MEETS & BOUNDS
950 EMPIRE AVE
PARK CITY, UT, 84060



1
L-2.0

AERIAL PROPERTY OUTLINE

SCALE: 1" = 40'

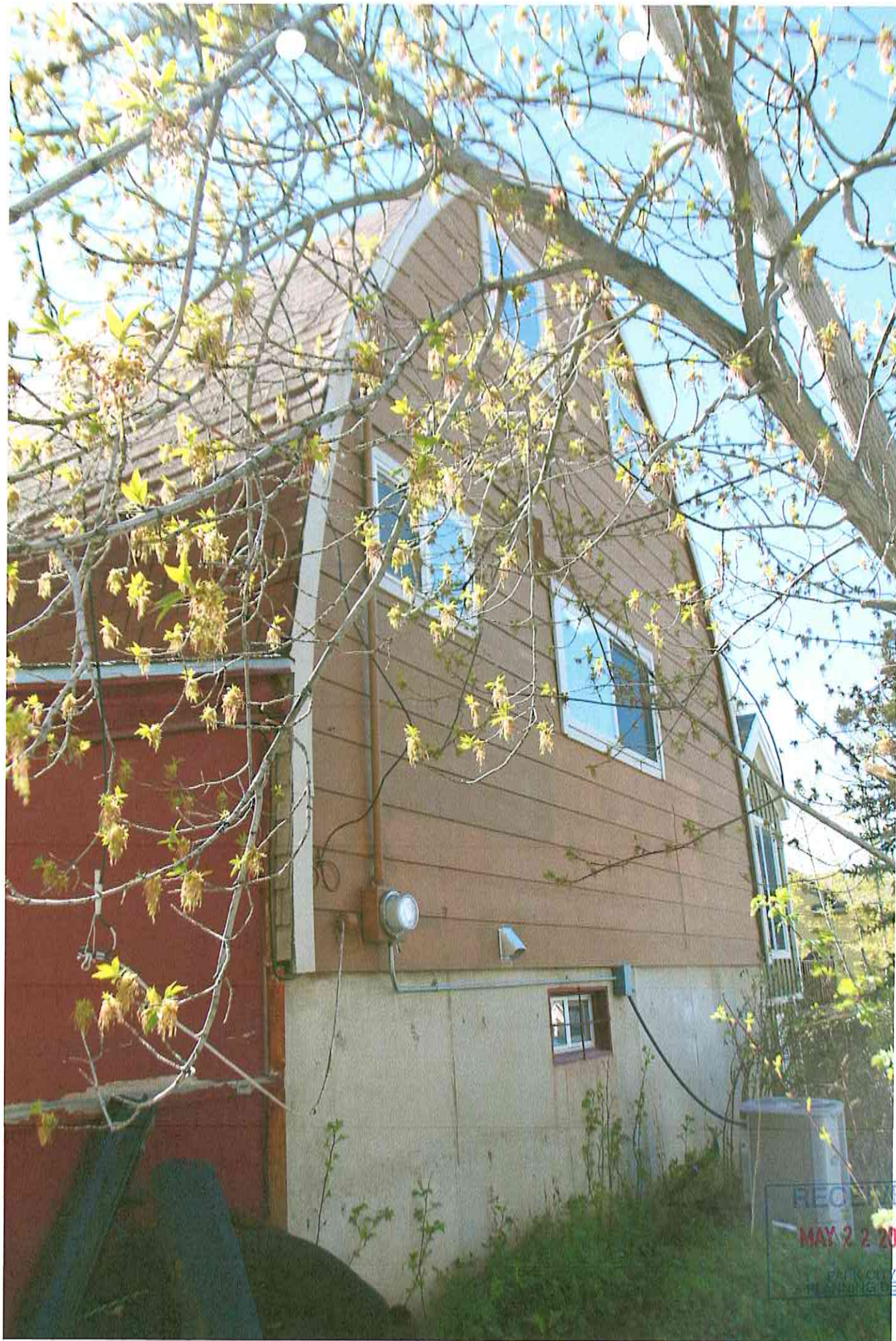
MAY 22 2015

PARK CITY PLANNING DEPT

PROJECT:	PRIVATE RESIDENCE
PLAN DATE:	05-13-2015
DRAWN BY:	DANIEL BURROUGHS
REVISOR:	
REVISOR DATE:	
PLAT DATE:	
DESCRIPTION:	SITE PLAN
SHEET #	L-2.0

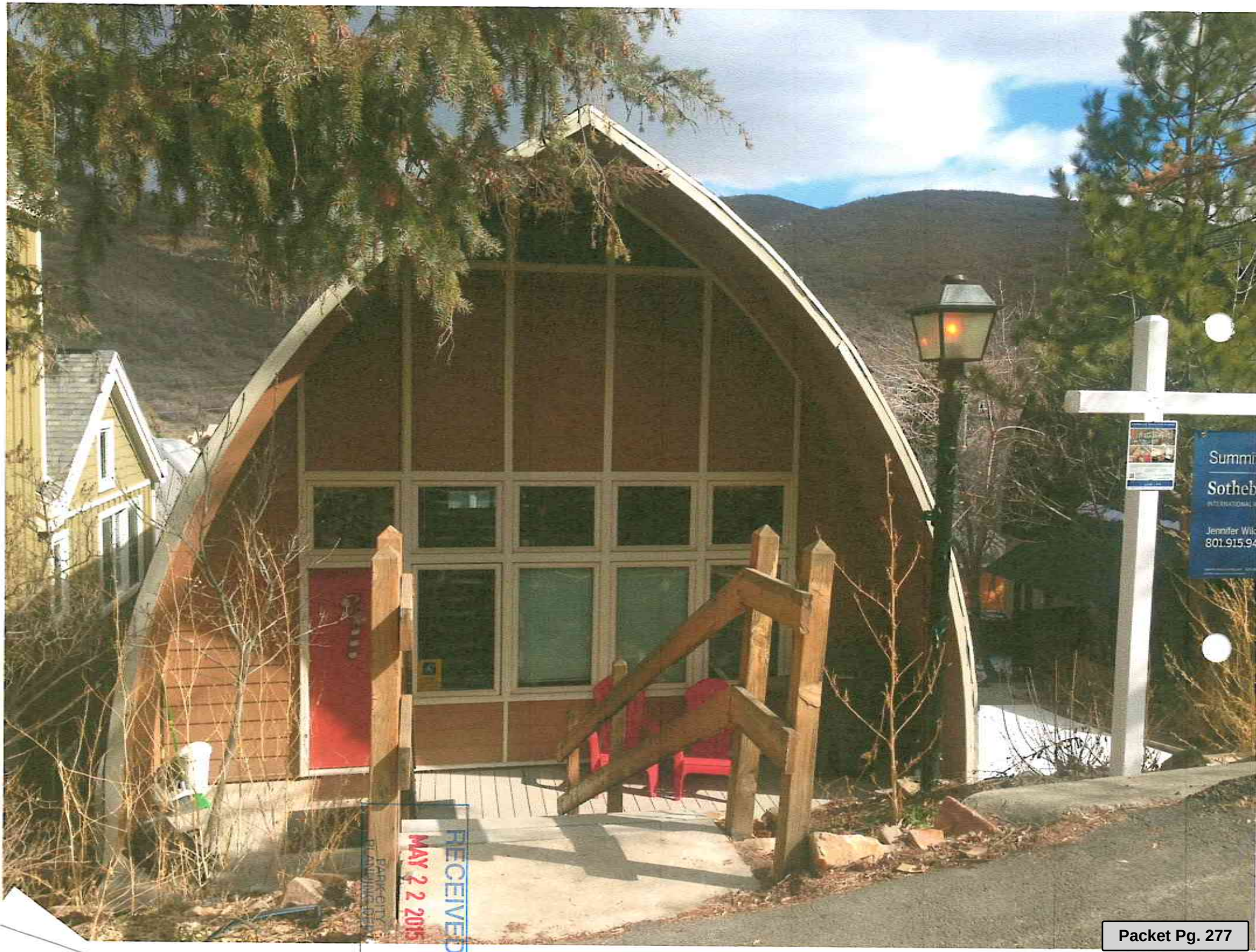
EXHIBIT D





RECEIVED
MAY 22 2015
PARK CITY
PLANNING DEPT.







DATE: August 20, 2015

TO HONORABLE MAYOR AND COUNCIL

Consideration of a Condominium Record of Survey for a three (3) unit residential building to replace the four (4) unit record of survey plat to reflect the recent internal and external remodel of the existing building, pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a form approved by the City Attorney.

Respectfully:

Kirsten Whetstone, Senior Planner



City Council Staff Report

PLANNING DEPARTMENT

Subject: Mountain Spirits Condominiums
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Project Number: PL-15-02740
Date: August 20, 2015
Type of Item: Administrative – Condominium Record of Survey Plat

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Mountain Spirits Condominiums Record of Survey plat located at 533-537 Woodside Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: Mulecor Investments, LLC
Represented by Marshall King, Alliance Engineering
Location: 533-537 Woodside Avenue
Zoning: Historic Residential 1 (HR-1)
Adjacent Land Uses: Historic and non-historic single family and duplex residences, Sweeney MPD Fifth Street large lot houses and open space, Washington School House Inn.
Reason for Review: Condominium Record of Surveys require Planning Commission review and City Council review and action

Acronyms

Acronyms used in this report:
CUP- Conditional Use Permit
HDDR- Historic District Design Review
HR-1- Historic Residential Zoning District
LMC- Land Management Code
USGS- United States Geological Society

Executive Summary/Proposal

The property owner proposes to record a Condominium Record of Survey (Exhibit A) for a three (3) unit residential building to replace in its entirety the four (4) unit Hunter Villas Condominium record of survey plat (recorded in 1983) to reflect the recent internal and external remodel of the existing building. The property owner requests to record the proposed Record of Survey in order to sell units individually. On July 22, 2015, the Planning Commission conducted a public hearing and voted unanimously to forward a positive recommendation to City Council. There was no public input.

Background

On April 14, 2015, the City received a completed application for the Mountain Spirits Condominiums. The application was considered complete on June 12, 2015. The

property is located at 533-537 Woodside Avenue in the Historic Residential 1 (HR-1) Zoning District. The subject property consists of Lots 8, 9, and 10, Block 28 of the Park City Survey. An existing, non-historic multi-family building is located on the property that is currently undergoing a significant remodel. (See Exhibit B for the existing conditions survey, Exhibit D for the vicinity map, Exhibit E for the recorders plat of this property, and Exhibit G for photographs of the previous building and current remodel).

In 1983, the Hunter Villas Condominium plat (Exhibit C), which is a four unit multi-family building, was recorded at Summit County. The applicants are completing a remodel of the existing building and desire to replace the four unit Hunter Villas record of survey plat with the proposed three Unit Mountain Spirits record of survey plat. The owner of the original building, according to the Certificate of Occupancy, was listed as Mountain Spirits.

On June 28, 1979, a Conditional Use Permit (CUP) application was submitted for the four- unit building. The City found the proposed building complied with the Land Management Code (LMC) in effect at that time (June 1978). It was determined that the building met the height, setbacks, minimum lot size and minimum lot width, building coverage, and parking in effect at the time. Construction of the building started in 1980 with a building permit (#213-80) approved by Park City Building Department on October 29, 1980. Upon completion of construction a Certificate of Occupancy was issued by the Park City Building Department on October 2nd, 1986. According to documents on file at the Planning and Building Departments, the building complied with the LMC at the time of the CUP and the Building Permit applications. (See Exhibit F for historic documents).

On September 20, 2011, an application for a Historic District Design Review for a remodel of the building was submitted to the Planning Department. The Historic District Design Review was approved on September 4, 2012 (Exhibit H) and included removing the steep pitched roof/chimney elements, replacing the fifth floor with an open roof top garden and deck, replacing all exterior siding, re-designed fenestration and glazing, providing a new garage door, re-landscaping of the front and rear yard areas, removing the asphalt parking in the front yard and City ROW area, adding an elevator, modifying the interior unit spaces, and modifying the unit entrances and circulation areas. The building footprint was decreased slightly due to removing large bay window features. Building setbacks were not changed (the entire garage level remained as originally constructed).

Due to surveying methods there is a discrepancy between the new existing conditions survey and the recorded Hunter Villas plat in terms of foundation dimensions and setbacks. The proposed record of survey plat is based on a current survey of existing conditions and is not based on the Hunter Villas record of survey plat.

The building was reduced from four units to three and parking within the garage was reduced from eight spaces to six. A building permit for the remodel was issued on March 5, 2013. Construction is underway and the building permit is current.

On July 22, 2015, the Planning Commission conducted a public hearing and voted unanimously to forward a positive recommendation to City Council. There was no public input.

District Purpose

The purpose of the Historic Residential-1 District is to:

- A. Preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

A condominium is not a type of use but a form of ownership. The following requirements apply to development in the Historic Residential (HR-1) Zoning District:

Regulation- Current LMC	Existing
Use: Multi-Unit Dwelling (3 residential dwelling units). Unit A – 1,763.9 sf Unit B – 1,691.2 sf Unit C – 4,320.9 sf Total – 7,776.0 sf	Non-conforming use. Building Permit issued under the June 1978 LMC that allowed three and four unit buildings as a Conditional Use. Conditional Use Permit (CUP) (June 28, 1979) approved and four-plex constructed in 1981 (permit #213-80). Certificate of Occupancy for four-plex was approved on October 2, 1986. Current zone does not allow three or four unit buildings. <u>Legal non-conforming use per Conditional Use Permit, Building Permit, and Certificate of Occupancy</u>
Minimum lot area: 5,625 square feet (three “Old Town” lots) required for four-plex at time of construction. Current code requires minimum lot area of 1,875 sf for single family house and 3,750 sf for duplex. No minimum lot area specified as four-plex not	Existing lot area is 5,625 square feet (3 “old Town” lots for 3 units). <u>Existing legal non-complying per Building Permit and</u>

allowed in the HR-1 zone under current LMC.	<u>Certificate of Occupancy.</u>
Minimum lot width: 25 feet	75 feet, <u>complies.</u>
Front, Rear, and Side Yards: 10' front and 10' rear. 5' minimum side and 18' total side.	14.43' to 15.01' front setbacks 14.74' to 15.33' rear setbacks <u>complies.</u> 3.92' to 4.72' s, side setbacks 4.77' to 5.58' n, side setbacks Total side is 8.69' (minimum) <u>Existing legal non-complying</u> <u>per Building Permit and</u> <u>Certificate of Occupancy.</u>
Maximum Building Footprint: 2,050 sf (based on lot area)	Existing building footprint is 2,999.5 square feet. Building constructed in 1981 in compliance with LMC at that time- no maximum building footprint required. Previous building footprint was 3,070.55. <u>Existing legal non-complying</u> <u>per Building Permit and</u> <u>Certificate of Occupancy.</u>
Minimum parking requirements for Apartment/Condominium 2,000 sf floor area or greater: 2 per dwelling unit. Minimum parking requirements for Apartment/Condominium between 1,000 sf and 2,000 sf floor area or greater: 1.5 per dwelling unit.	Unit A- 1,763 sf- 1.5 spaces Unit B- 1,691 sf- 1.5 spaces Unit C- 4,320 sf- 2.0 spaces Five spaces are required and six spaces are provided for the three dwelling units. <u>complies.</u>

Review of Existing Non-compliance

According to the June 28, 1979, CUP application and building permit #213-80 issued on October 29, 1980, the building complied with the Land Management Code in effect at that time (June 1978) for height, setbacks, minimum lot size and minimum lot width, and parking. There was no maximum building footprint at that time (Exhibit F). In the June 1978 LMC, four-plex buildings required a CUP and required a minimum lot area of 5,625 square feet. The existing building does not comply with the current LMC in terms of side setbacks, building height, building footprint, and lot area requirements of the HR-1 Zoning District. The current LMC does not permit tri-plex or four-plex buildings in the HR-1 Zoning District.

Setbacks

According to the existing conditions survey submitted with this application (Exhibit B), the actual front setback of the existing foundation is 15.33' at the northeast corner and 14.74' at the southeast corner. The current LMC requires a front setback of ten feet (10') based on the lot depth of seventy-five feet (75').

According to the existing conditions survey the actual rear setback for the existing foundation is 14.43' at the northwest corner and 15.01' at the southwest corner. The current LMC requires a rear setback of ten feet (10') based on the lot depth of seventy-five feet (75').

According to the existing conditions survey, the actual side setbacks of the existing foundation range from 3.92' to 4.72' along the south property line and 4.77' to 5.58' along the north property line. The total side setback measures 8.69'. The current LMC requires side setbacks of 5' minimum (18' total) based on the combined lot width of 75'.

Building Height

The building was approved with a 28' building height to the midpoint of the gable roof in compliance with the LMC at the time of construction. Prior to the remodel and modification of the roof the highest ridgeline was noted on the recorded plat at USGS elevation of 7142.5. The current highest roofline, as depicted on the proposed plat is at USGS elevation of 7132.4. The overall height of the building was reduced by ten feet.

The remodel did not increase the degree of non-compliance with the LMC in effect at the time of construction in terms of building height. The building permit was issued prior to the latest LMC amendments to Section 15-2.2-5 regarding required horizontal stepping and maximum overall building height as well as a building height of 27' from existing natural grade to ridgeline. The building is non-complying with regards to the current LMC Section 15- 2.2-5 because it was constructed prior to adoption of the current language.

Building Footprint

According to the current LMC, the maximum allowed building footprint for the property is 2,050 sf based on the lot size. The remodel did not increase the building footprint from what was approved with the original building permit. No maximum building footprint was required by the LMC at the time of construction. According to the CUP the building was approved with a maximum building coverage of 3,250 sf. The existing building footprint, according to the current survey is 2,999 sf.

Lot area

The current lot is 5,625 square feet in area. In the HR-1 Zoning District the minimum lot size for a single family house is 1,875 square feet and the minimum lot size for a duplex is 3,750 square feet. At the time of construction the minimum lot size for both a tri-plex and a four- plex was 5,625 square feet. The building complied with the LMC in effect at the time of construction and is currently non-complying with the current LMC in terms of

minimum lot size.

Summary of non-complying structure

Upon completion of construction of the four-plex a Certificate of Occupancy was issued by the Park City Building Department on October 2nd, 1986. According to documents on file at the Planning and Building Departments, the building complied with the LMC at the time of the Conditional Use Permit (CUP) and the Building Permit applications. The existing building continues to be a non-complying building according to the current Land Management Code in terms of side setbacks, building height, and building footprint and non-conforming in terms of use and lot area.

Good Cause

Staff finds Good Cause for the Condominium Record of Survey Plat as the requested form of ownership, as individually owned condominium units, is not detrimental to the overall character of the neighborhood. The proposed plat accurately reflects the as-built condition of this building. This application, as shown on the proposed plat, allows the following units to be platted as private ownership:

Unit A – 1,763.9 sf

Unit B – 1,691.2 sf

Unit C – 4,320.9 sf

Total – 7,776.0 sf

Common space is platted for the parking garage, common rear stairs, mechanical room, roof, foundation, exterior walls, etc. Limited common spaces include the storage areas specific to individual units, entrance stairs and landing for specific units, balconies, patios, etc.

Condominium Plat

LMC § 15-4-12 indicates that existing structures shall not be converted to condominium ownership without first receiving a review and recommendation from the Planning, Engineering and Building Departments, City Attorney, and Record of Survey plat approval from the City. Furthermore, required public improvements and landscaping shall be completed at the time of conversion or security provided to ensure completion as provided by ordinance. The building was initially converted to condominium ownership in 1983 as Hunter Villa Condominiums. Staff recommends a condition of approval that prior to recordation of the proposed Mountain Spirits Condominiums record of survey plat, that replaces the existing Hunter Villa Condominiums record of survey plat, the Planning and Building Departments shall verify that the structure complies with the current Building code and all required public improvements and landscaping are complete.

Process

Approval of this record of survey plat application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code Section 1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On July 8, 2015, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on July 4, 2015, in accordance with noticing requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may approve Mountain Spirits Condominiums record of survey plat; or
- The City Council may deny the Mountain Spirits Condominiums record of survey plat and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts resulting from this application for a record of survey plat to change the form of ownership for this building.

Consequences of not taking the Planning Commission Recommendation

The property owner would not have the option to sell units individually.

Summary Recommendation

Staff recommends the City Council hold a public hearing and consider approving the Mountain Spirits Condominiums Record of Survey plat located at 533-537 Woodside Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Exhibits

Draft Ordinance

Exhibit A – Proposed Condominium Record of Survey

Exhibit B – Existing Conditions Survey

Exhibit C – Current Plat of Hunter Villas Condominiums

Exhibit D – Vicinity Map Aerial

Exhibit E – Recorder plat

Exhibit F – Certificate of Occupancy/Building Permit Log/CUP

Exhibit G – Photos (Note- I still need to take more current photos as the ones submitted with the application are from winter with the plastic over the front)

Exhibit H – HDDR approval letter

Draft Ordinance No. 15-

AN ORDINANCE APPROVING MOUNTAIN SPIRITS CONDOMINIUMS RECORD OF SURVEY PLAT, REPLACING HUNTER VILLA CONDOMINIUMS RECORD OF SURVEY PLAT, LOCATED AT 533-537 WOODSIDE AVENUE PARK CITY, UTAH.

WHEREAS, the owner of the property located at 533-537 Woodside Avenue has petitioned the City Council for approval of the condominium record of survey plat; and

WHEREAS, on July 4, 2015, notice of the public hearing was posted and legal notice published in the Park Record according to the requirements of the Land Management Code; and

WHEREAS, July 8, 2015, proper legal notice was sent to all affected property owners and the property was posted; and

WHEREAS, the Planning Commission held a public hearing on July 22, 2015, to receive input on the condominium record of survey plat; and

WHEREAS, the Planning Commission, on July 22, 2015, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 27, 2015, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Mountain Spirits Condominiums record of survey plat for the existing building located at 533-537 Woodside Avenue.

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

SECTION 1. APPROVAL. Mountain Spirits Condominiums record of survey 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 at 533-537 Woodside Avenue.
2. The property is in the Historic Residential (HR-1) Zoning District.
3. There is an existing non-historic 3 unit building located on the property that is an on-going remodel of a non-historic 4-plex condominium building, known as Hunter Villa Condominiums.
4. Hunter Villa Condominiums record of survey plat was recorded at Summit County on February 14, 1983.
5. The property consists of three (3) standard "Old Town" lots and a total of 5,625

square feet of lot area. The underlying lots are Lots 8, 9, and 10, Block 28, of the Park City Survey.

6. On June 28, 1979, a CUP application was submitted for a four unit building on the subject property. According to the CUP application and subsequent building permit the building complied with the Land Management Code in effect at that time (June 1978) for height, setbacks, minimum lot size and minimum lot width, building coverage, and parking.
7. In the June 1978 Land Management Code, four-plex buildings required a CUP and required a minimum lot area of 5,625 square feet. Minimum side setbacks of five feet (5'), front setbacks of fifteen feet (15') and rear setbacks of ten feet (10') were required. Maximum building height was 28' measured from the mid-point of the gable roof to natural grade. Minimum lot width of 75' was required.
8. Construction of the building started in 1980 with a building permit (#213-80) approved by Park City Building Department on October 29, 1980.
9. On October 2, 1986, upon completion of construction of the four-plex, a Certificate of Occupancy was issued by the Park City Building Department.
10. According to documents on file at the Planning and Building Departments, the building complied with the LMC at the time of the CUP, the Building Permit application, and Certificate of Occupancy.
11. According to the existing conditions survey submitted with this application, the actual front setback of the existing foundation is 15.33' at the northeast corner and 14.74' at the southeast corner. The current LMC requires a front setback of ten feet (10') based on the lot depth of seventy-five feet (75').
12. According to the existing conditions survey the actual rear setback for the existing foundation is 14.43' at the northwest corner and 15.01' at the southwest corner. The current LMC requires a rear setback of ten feet (10') based on the lot depth of seventy-five feet (75').
13. According to the existing conditions survey, the actual side setbacks of the existing foundation range from 3.92' to 4.72' along the south property line and 4.77' to 5.58' along the north property line. The current LMC requires side setbacks of 5' minimum (18') based on the combined lot width of 75'.
14. The building was approved with a 28' building height to the midpoint of the gable roof in compliance with the LMC at the time of construction. Prior to the remodel and modification of the roof the highest ridgeline was noted on the recorded plat at USGS elevation of 7142.5. The current highest roofline, as depicted on the proposed plat is at USGS elevation of 7132.4. The overall height of the building was reduced by ten feet.
15. The remodel did not increase the degree of non-compliance with the LMC in effect at the time of construction in terms of building height. The building permit was issued prior to the latest LMC amendments to Section 15-2.2-5 that require horizontal stepping and maximum overall building height. The building is non-complying with regards to the current LMC Section 15- 2.2-5 (building height) because it was constructed prior to adoption of the current language.
16. The remodel did not increase the building footprint from what was approved with the original building permit. No maximum building footprint was required at the time of construction. According to the CUP the building was approved with a

maximum building coverage of 3,250 sf. The existing building footprint, according to the current survey is 2,999 sf.

17. According to the current LMC, the maximum allowed building footprint for the property is 2,050 sf based on the lot size.
18. The existing building continues to be a non-complying building according to the current Land Management Code in terms of side setbacks, building height, and building footprint and lot size and non-conforming in terms of use.
19. The existing building provided eight parking spaces for four units in compliance with the LMC at the time of construction. The remodel reduced the parking to six parking spaces for three units in compliance with the current LMC.
20. The proposed condominium Record of Survey plat memorializes each dwelling unit within the multi-unit dwelling as a separate unit that can be leased or owned separately.
21. A condominium is not a type of use but a form or ownership.
22. The current lot is 5,625 square feet. In the HR-1 Zoning District the minimum lot size for a single family house is 1,875 square feet and the minimum lot size for a duplex is 3,750 square feet. At the time of construction the minimum lot size for both a tri-plex and a four-plex was 5,625 square feet. The building complied with the LMC in effect at the time of construction and is currently non-complying with the current LMC in terms of minimum lot size.
23. The current lot width is 75' and complies with the minimum lot width of 25 feet in the Historic Residential Zoning District.
24. The requested form of ownership is not detrimental to the overall character of the neighborhood.
25. This application allows the following units to be platted as private ownership:
 - a. Unit A – 1,763.9 sf
 - b. Unit B – 1,691.2 sf
 - c. Unit C – 4,320.9 sf
26. Common space is platted for the parking garage, common rear stairs, mechanical room, roof, foundation, exterior walls, etc.
27. Limited common spaces include the storage areas specific to individual units, entrance stairs and landing for specific units, balconies, patios, etc.
28. On September 20, 2011, an application for a Historic District Design Review for a remodel of the building was submitted to the Planning Department.
29. The Historic District Design Review was approved on September 4, 2012, and included removing the steep pitched roof/chimney elements, replacing the fifth floor with an open roof top garden and deck, replacing all exterior siding and insulation, re-designed fenestration and glazing, providing new garage door, re-landscaping of the front and rear yard areas, removing the asphalt parking in the front yard and City ROW area, adding an elevator, modifying the interior unit spaces, and modifying the unit entrances and circulation areas.
30. Due to surveying methods there is a discrepancy between the new existing conditions survey and the recorded Hunter Villas plat in terms of foundation dimensions and setbacks. The proposed record of survey plat is based on a current survey of existing conditions and is not based on the Hunter Villas record of survey plat.

31. The number of units was reduced from four units to three units and parking within the garage was reduced from eight spaces to six spaces. The building requires five parking spaces and six spaces are provided in compliance with the current LMC Chapter 3 Off-Street Parking requirements.
32. A building permit for the remodel was issued on March 5, 2013. Construction is underway and the building permit is current.
33. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. The Condominium Plat is consistent with the Park City Land Management Code and applicable State law regarding condominium record of survey plats.
2. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
3. Approval of the Condominium Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
4. The Condominium plat does not create any new non-compliance with the HR-1 requirements and the building remains a legal non-conforming building as a triplex and a legal non-complying structure with regards to side setbacks, building height, and building footprint according to the Land Management Code in effect at the time of construction, Building Permit #213-80, and the Certificate of Occupancy issued on October 2nd, 1986.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval or submit a written request for an extension, prior to expiration.
3. Prior to recordation of the proposed Mountain Spirits Condominiums record of survey plat, to replace the existing Hunter Villa Condominiums record of survey plat, the Planning and Building Departments shall verify that the structure complies with the current Building code and all required public improvements and landscaping are complete, or a financial security for completion of all requirements is in place.
4. The Hunter Villa Condominiums record of survey plat shall be retired prior to recordation of the Mountain Spirits Condominiums record of survey plat.
5. A ten foot (10') public snow storage easement across the lot frontage along Woodside Avenue shall be shown on the plat.
6. All recorded easements of record for utilities, access, encroachments, etc. associated with the property shall be noted on the plat.

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

PASSED AND ADOPTED this 27th day of August, 2015.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

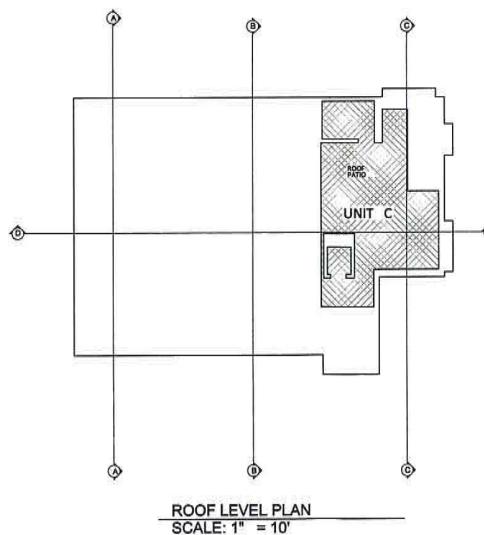
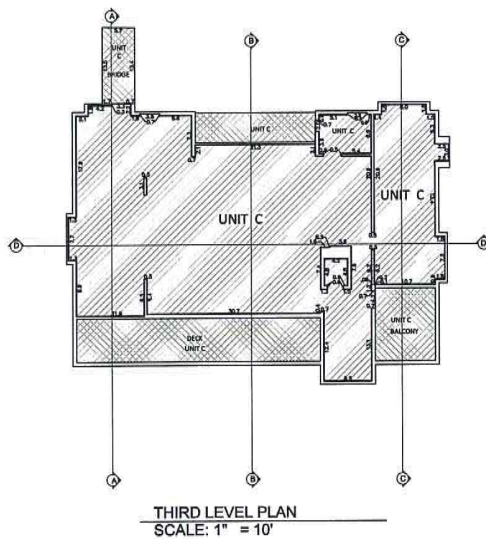
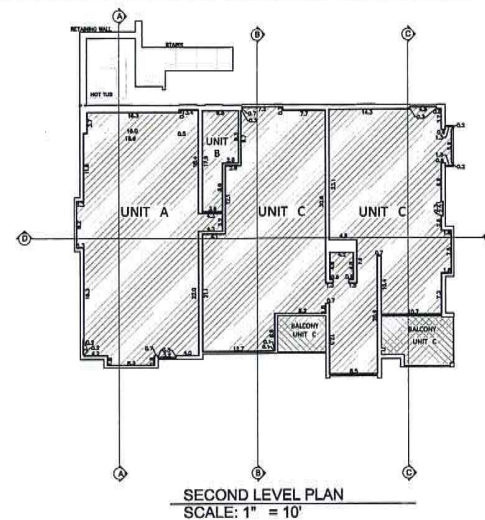
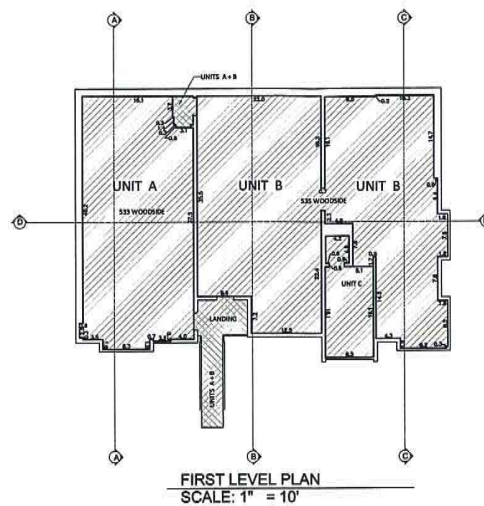
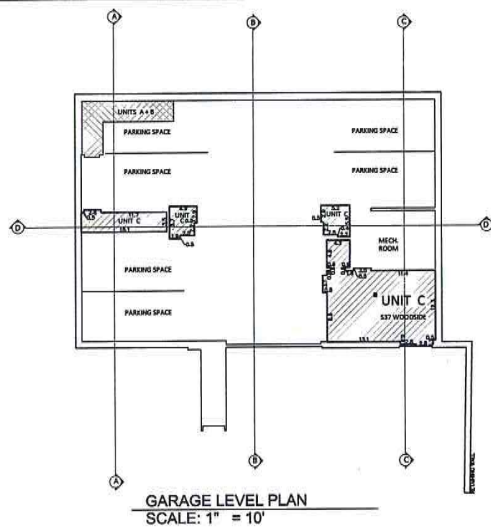
Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit A- Proposed Plat





SQUARE FOOTAGE TABLE*

LEVELS	UNIT A	UNIT B	UNIT C
GARAGE			378.0 SF
FIRST LEVEL	847.8 SF	1,600.1 SF	159.1 SF
SECOND LEVEL	916.1 SF	91.1 SF	1,587.7 SF
THIRD LEVEL			2,196.1 SF
TOTAL SF	1,763.9 SF	1,691.2 SF	4,320.9 SF

* Per Architectural Drawings

LEGEND

- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA



SHEET 2 OF 3

RECORD OF SURVEY **MOUNTAIN SPIRITS CONDOMINIUMS**

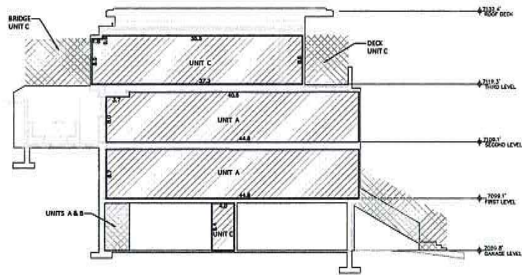
A UTAH CONDOMINIUM PROJECT
(FORMERLY HUNTER VILLA CONDOMINIUMS)
BLOCK 28, PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO: 7-4-11 FILE: \\P:\P\CitySurvey\dwg\env\plot2011\070411.dwg

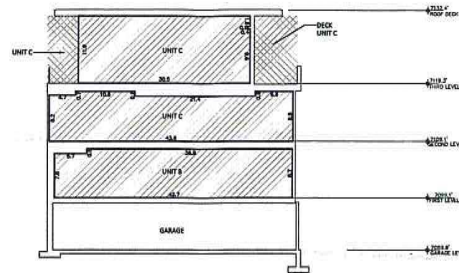
RECORDED

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

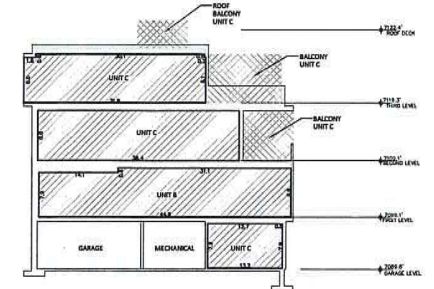
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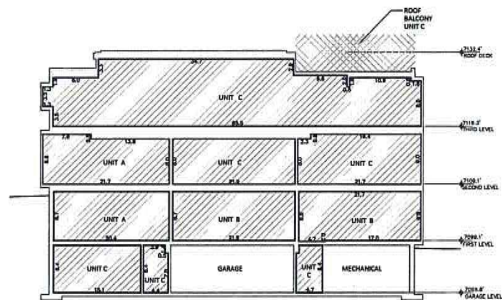
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SECTION B-B
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'



SECTION D-D
SCALE: 1" = 10'

LEGEND

- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

RECORD OF SURVEY MOUNTAIN SPIRITS CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
(FORMERLY HUNTER VILLA CONDOMINIUMS)
BLOCK 28, PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASIN AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



SHEET 3 OF 3

JOB NO: 7-4-11		FILE: K:\ParkCitySurvey\dwg\Year\2011\070411.dwg	
RECORDED			
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED			
AT THE REQUEST OF _____			
DATE _____	TIME _____	ENTRY NO. _____	
FEE _____		RECORDER _____	

5/13/15

REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
Martin A. Morrison
State of Utah
3-18-'15

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described herein. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

1. Site Benchmark: Center of storm drain manhole lid
Elevation=7089.95'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on May 2, 2011.
4. Since the property was under construction as of the date of this document, conditions and elements that have changed since the survey of May 2, 2011, have been removed or adjusted.
5. Snow coverage at the time of the survey was approximately 0" to 12".
As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, markers and/or conditions may exist which are not shown on this survey.



STAFF:
MARSHALL KING
MARTY MORRISON
JEFF KITCHEN
HARRISON HOLLEY

DATE: 3/17/15

TOPOGRAPHIC MAP
537 WOODSIDE AVENUE
MOUNTAIN SPIRITS CONDOMINIUMS

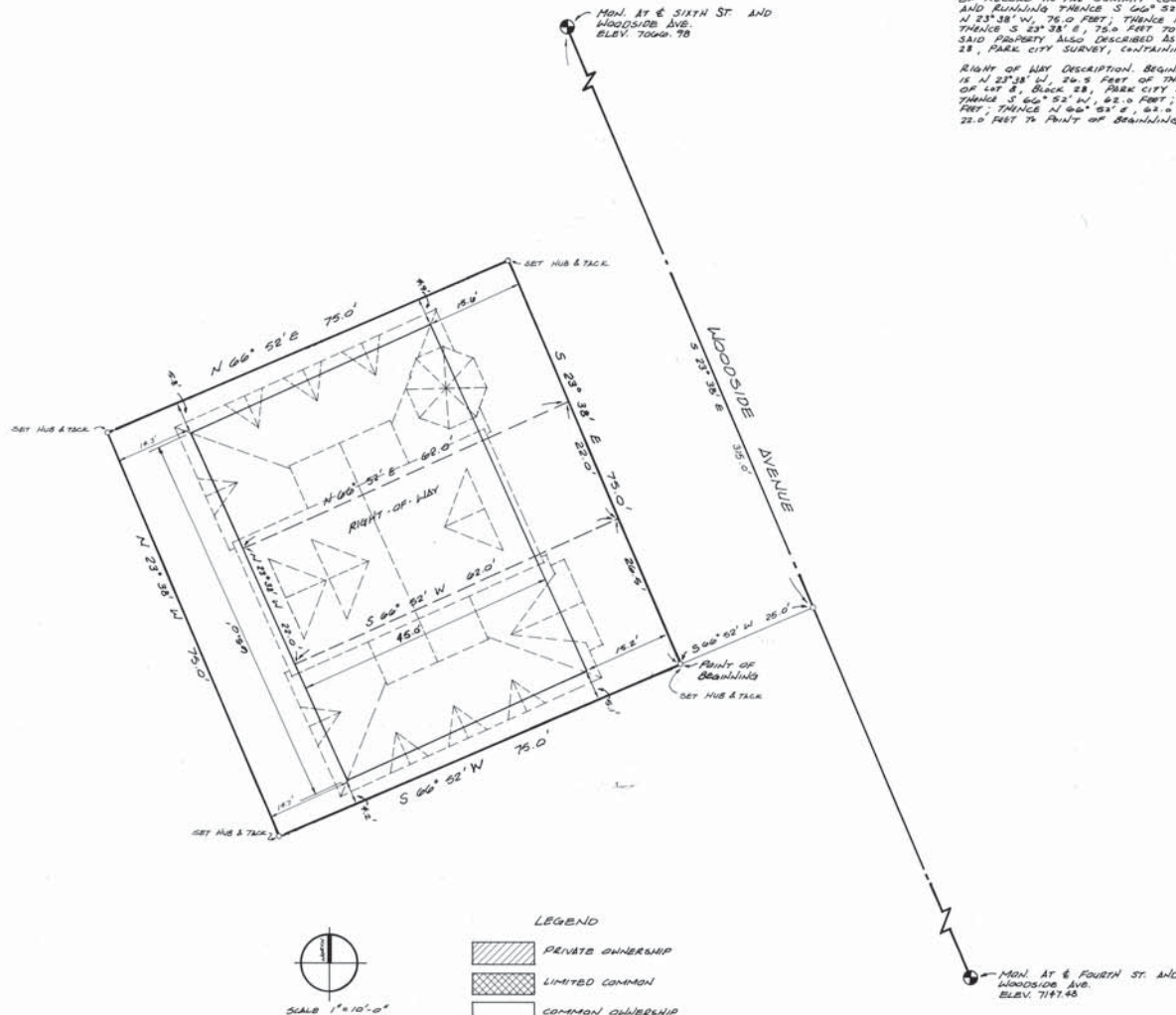
FOR: MULECOR INVESTMENTS, LLC

JOB NO.: 7-4-11

DATE: 3/17/15 FILE: X:\ParkCitySurvey\dwg\src\topo2011\070411-2015.dwg

SHEET
1
OF
1

EXHIBIT C



BOUNDARY DESCRIPTION

PROPERTY DESCRIPTION: BEGINNING AT THE SOUTHEAST-CORNER OF LOT 8, BLOCK 28, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDS' OFFICE AND RUNNING THENCE S 66° 52' E, 75.0' FEET; THENCE N 23° 38' W, 75.0' FEET; THENCE N 66° 52' E, 75.0' FEET; THENCE S 23° 38' E, 75.0' FEET TO THE POINT OF BEGINNING. SAID PROPERTY ALSO DESCRIBED AS LOTS 8, 9, AND 10, BLOCK 28, PARK CITY SURVEY, CONTAINING 0.13 ACRES.

RIGHT-OF-WAY DESCRIPTION: BEGINNING AT A POINT WHICH IS N 23° 38' W, 25.0' FEET OF THE SOUTHEAST-CORNER OF LOT 8, BLOCK 28, PARK CITY SURVEY, AND RUNNING THENCE S 66° 52' W, 62.0' FEET; THENCE N 23° 38' W, 25.0' FEET; THENCE N 66° 52' E, 62.0' FEET; THENCE S 23° 38' E, 25.0' FEET TO POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CHARLES V. KING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 1393 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION, AND BY AUTHORITY OF THE OWNERS, THIS RECORD OF SURVEY MAP OF THE HUNTER VILLA CONDOMINIUMS IN ACCORDANCE WITH THE PROVISIONS OF SUB-SECTION 1 OF SECTION 57-1-10 OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE HUNTER VILLA CONDOMINIUMS AND THAT THE SAME HAS BEEN SURVEYED & STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

12-7-83
DATE

Charles V. King

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND TO BE HERE-AFTER KNOWN AS HUNTER VILLA CONDOMINIUMS, DO HEREBY MAKE THIS CERTIFICATE, THAT I HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP TO BE PREPARED, I DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT SUBMITTING THE DESCRIBED TRACT TO SAID CONDOMINIUM ACT. I DO HEREBY FURTHER CONSENT TO THE DEDICATION OF THE RIGHT-OF-WAY SHOWN ON THIS RECORD OF SURVEY MAP FOR THE PERPETUAL USE OF THE PURCHASERS OF THE HUNTER VILLA CONDOMINIUMS.

IN WITNESS WHEREOF I HAVE SET MY HAND HEREUNTO THIS 14th DAY OF DEC. 1983.

Daniel C. Hunter III
DANIEL C. HUNTER III

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS 14th DAY OF DEC. A.D. 1983, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

Notary Public
DATE MY COMMISSION EXPIRES

CITY COUNCIL APPROVAL

PARK CITY A MUNICIPAL CORPORATION, HEREBY APPROVES THIS RECORD OF SURVEY MAP OF "HUNTER VILLA CONDOMINIUMS" THIS 14th DAY OF December, A.D. 1983.

Mayor
CITY CLERK

PLANNING COMMISSION APPROVAL

APPROVED THIS 14th DAY OF December, A.D. 1983, BY THE PARK CITY PLANNING COMMISSION.

Chairman
PLANNING COMMISSION

HUNTER VILLA CONDOMINIUMS

PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 3

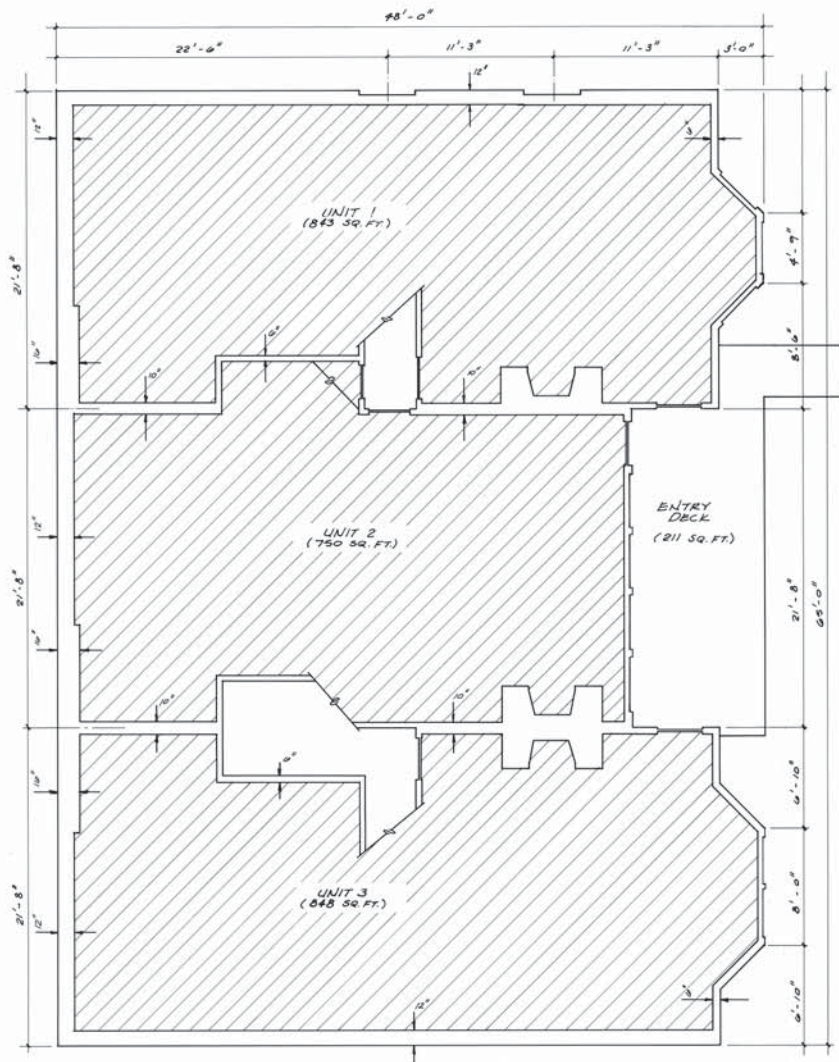
KING ASSOCIATES
ARCHITECTS/ENGINEERS

CITY ENGINEER
APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 20th DAY OF DECEMBER, A.D. 1983.
Eric W. D. Nease, P.E.
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 3rd DAY OF JAN. A.D. 1984.
Thomas E. Apple
CITY ATTORNEY

RECORDED: 2-14-83
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF
COUNTY RECORDER
FEE \$ 32.00

HUNTER VILLA CONDOS 1083



LEVEL 1
SCALE: 1/4" = 1'-0"

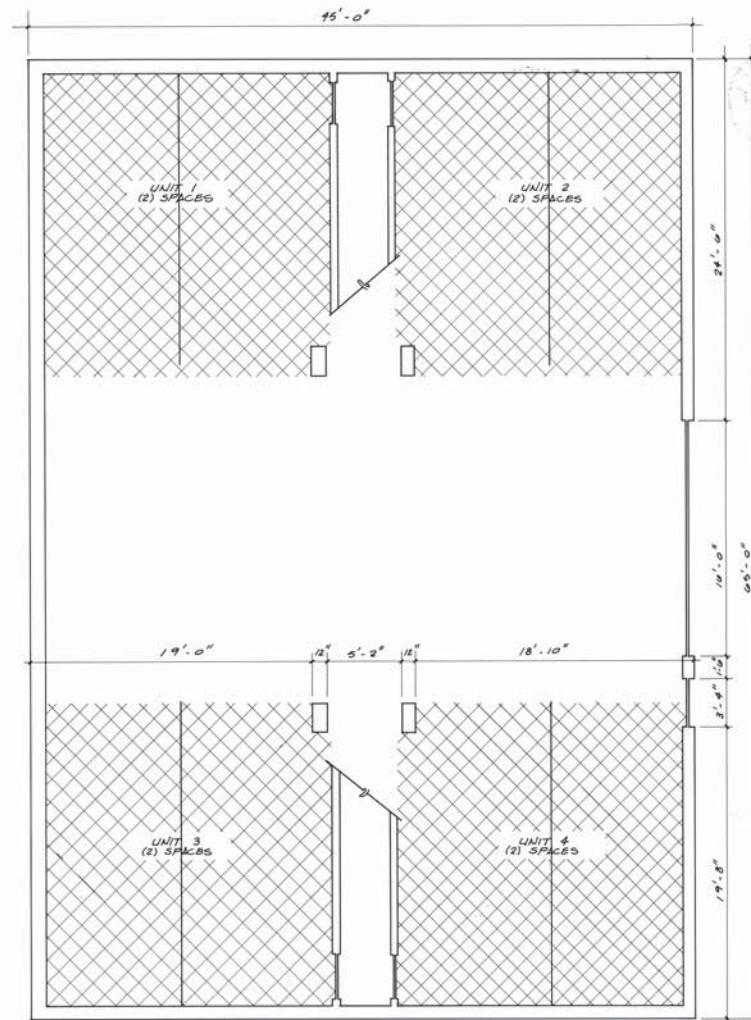
I CERTIFY THAT THE BUILDING SPECIFICATIONS HUNTER VILLA CONDOMINIUMS A UTAH CONDOMINIUM PROJECT ARE AS SHOWN ON THIS PLAN.

10-2-82
DATE

Charles V. King
CHARLES V. KING
LICENSE NO. 17929

KING ASSOCIATES
ARCHITECTS/ENGINEERS

2000 South Main Street
Suite 210
Salt Lake City, UT 84143
(801) 521-1111



PARKING LEVEL
SCALE: 1/4" = 1'-0"

HUNTER VILLA CONDOMINIUMS
PARK CITY, SUMMIT COUNTY, UTAH

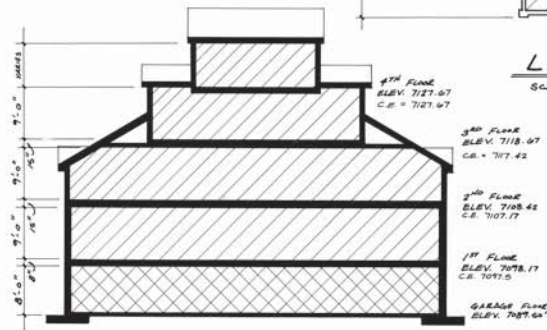
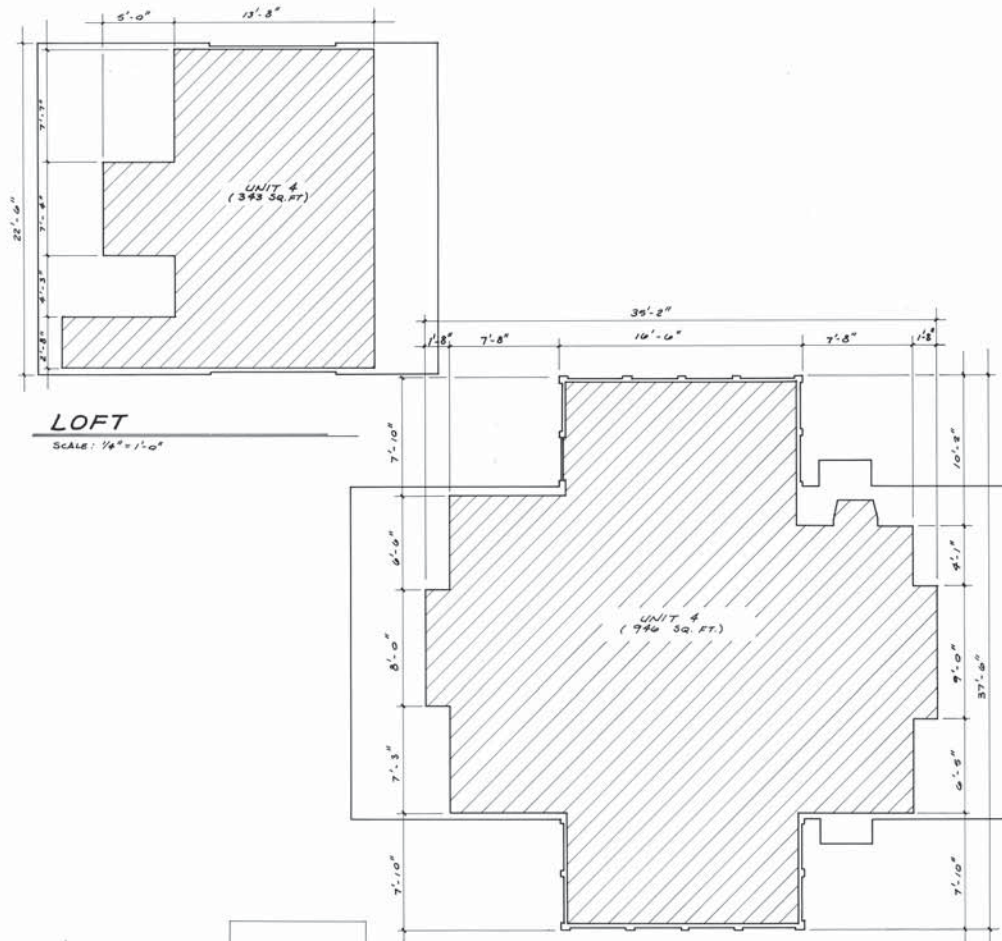
SHEET 2 OF 3

CITY ENGINEER
APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT
ON THIS DAY OF AD 19
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS DAY OF AD 19
CITY ATTORNEY

RECORDED: 2-14-83
BY: 11:30
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
HUNTER VILLA CONDO
COUNTY RECORDER
FEE \$ 22.00

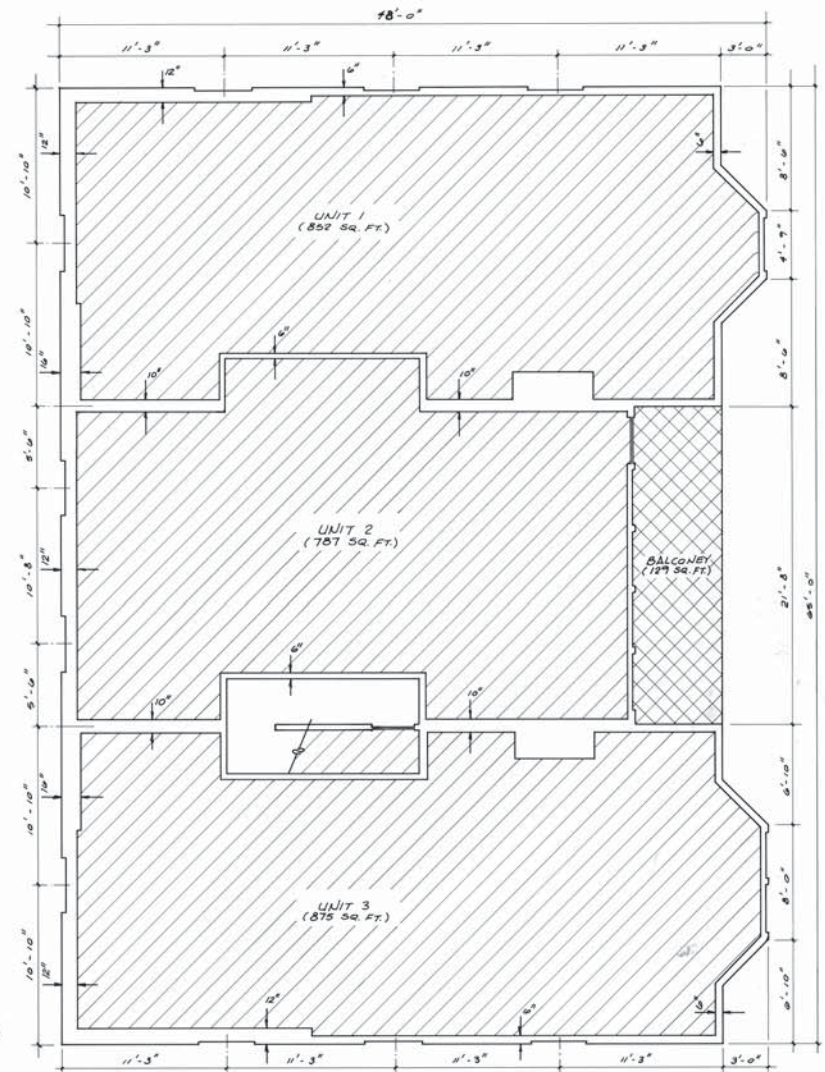
HUNTER VILLA CONDO'S 2 OF 3



I CERTIFY THAT THE BUILDING SPECIFICATIONS HUNTER VILLA CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT ARE AS SHOWN ON THIS PLAN.

DATE

Charles V. King
CHARLES V. KING
LICENSE NO. 1729



**HUNTER VILLA
CONDOMINIUMS**

PARK CITY, SUMMIT COUNTY, UTAH
SHEET 3 OF 3

KING ASSOCIATES
ARCHITECTS/ENGINEERS

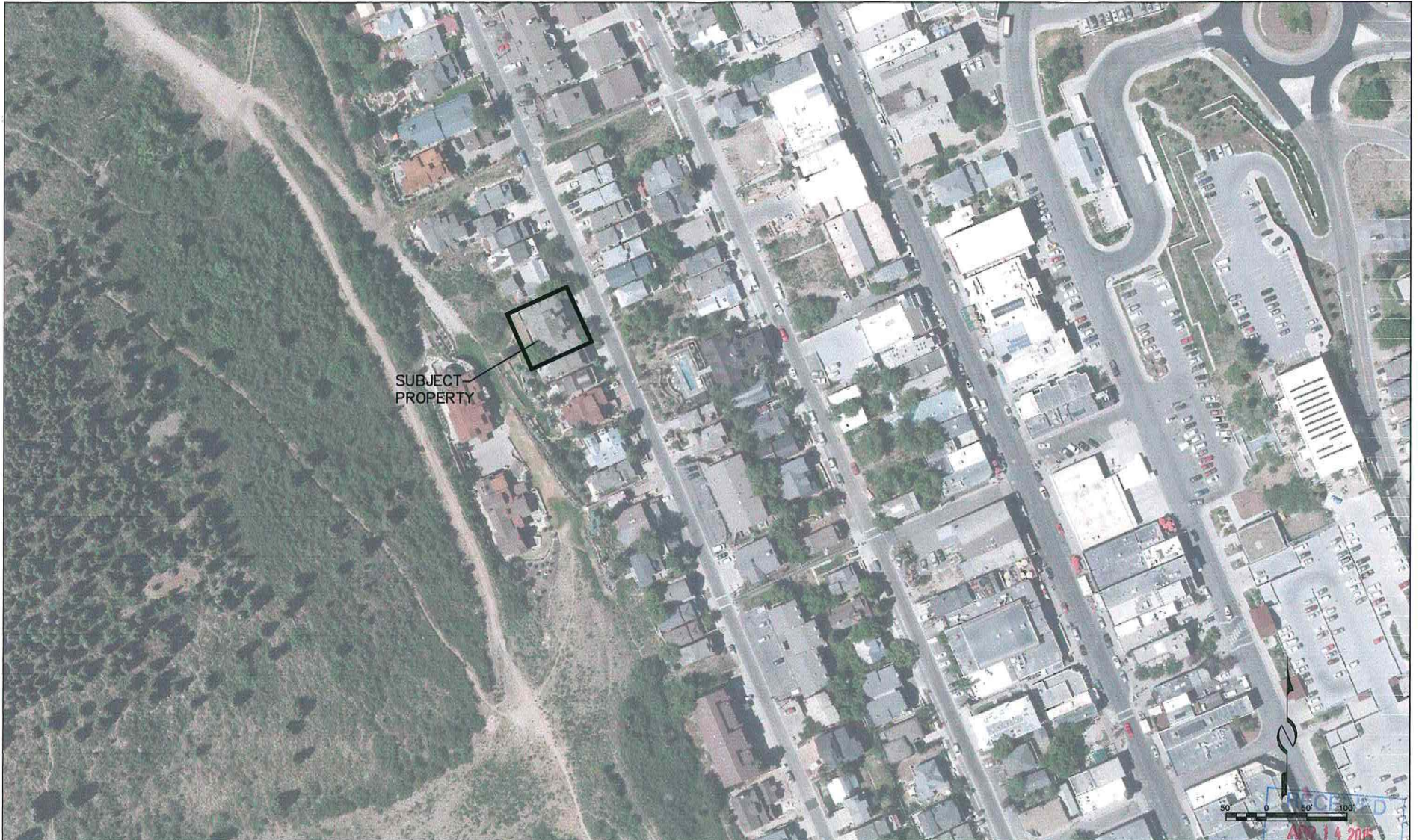


CITY ENGINEER
APPROVED AND ACCEPTED BY THE
CITY ENGINEERING DEPARTMENT
ON THIS _____ DAY OF _____ AD 19____
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS _____
DAY OF _____ AD 19____
CITY ATTORNEY

RECORDED
NO. 202142
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AS THE REQUEST OF:
COUNTY CLERK
FEE \$ 32.00
HUNTER VILLA CONDO'S 3 OF 3

EXHIBIT D



(435) 648-9487 Woods Engineering CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street, P.O. Box 2884 Park City, Utah 84060-2884	STAFF: MARSHALL KING JEFF KITCHEN DATE: 3/2/15	AERIAL PHOTOGRAPH MOUNTAIN SPIRITS CONDOMINIUMS BLOCK 28, PARK CITY SURVEY FOR: MIKE MUELLER JOB NO.: 7-4-11 FILE: X:\PCS\dwg\537 Woodside\wshb\537woodside-cortho.dwg	SHEET 1 OF 1
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EXHIBIT E

Note: * Refers to Street Address

① PC-341
THOMAS T 7 LLC
0.01 AC
1889-1755

PARK CITY - BLOCKS 5,9,28, SECTION 16, T2S, SECOND STREET

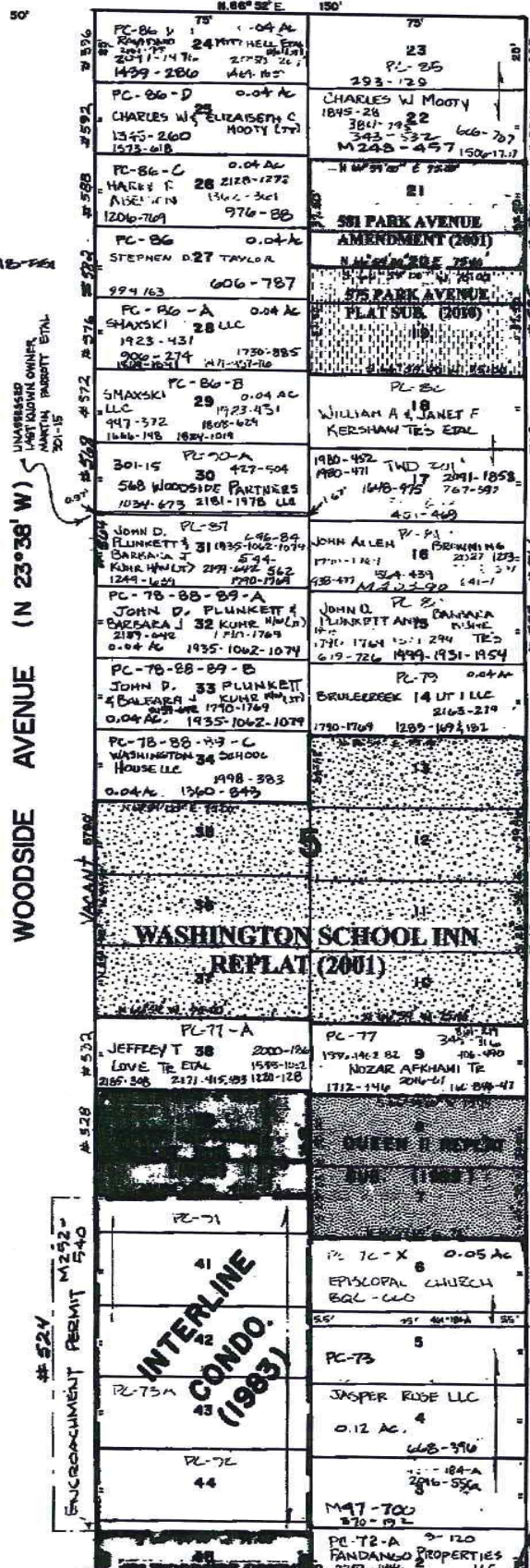
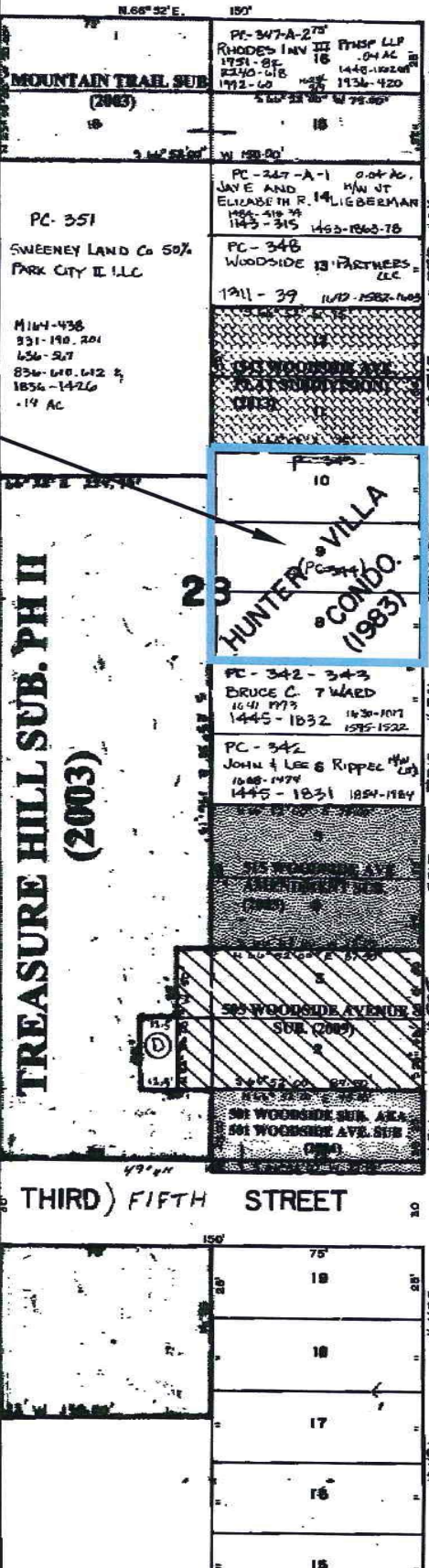


EXHIBIT F

Certificate of Occupancy

City of PARK CITY

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section 306 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

Use Classification 4-Plex - Hunter Villa Bldg. Permit No. 213-80
Group R-3 Type Construction V-N Fire Zone - Use Zone HR-1
Owner of Building Mountain Spirits Address 537 Woodside Ave.
Building Address 537 Woodside Ave. Locality Park City, Utah 84060
By: Richard Carlisle / BMD Date: October 2nd, 1986
Building Official

POST IN A CONSPICUOUS PLACE

ADDRESS 535-537 Woodside ZONE HR-1

SUBDIVISION _____

OWNER Daniel C. Hunter

CONTRACTOR Valley Design & Const.

TYPE OF USE Multi Family Dwelling (4 units)

FIRE SPRINKLERS ☐ YES ☐ NO

TYPE OF BUILDING _____ TYPE OF CONSTRUCTION _____

NUMBER OF BUILDINGS _____ NUMBER OF STORIES _____

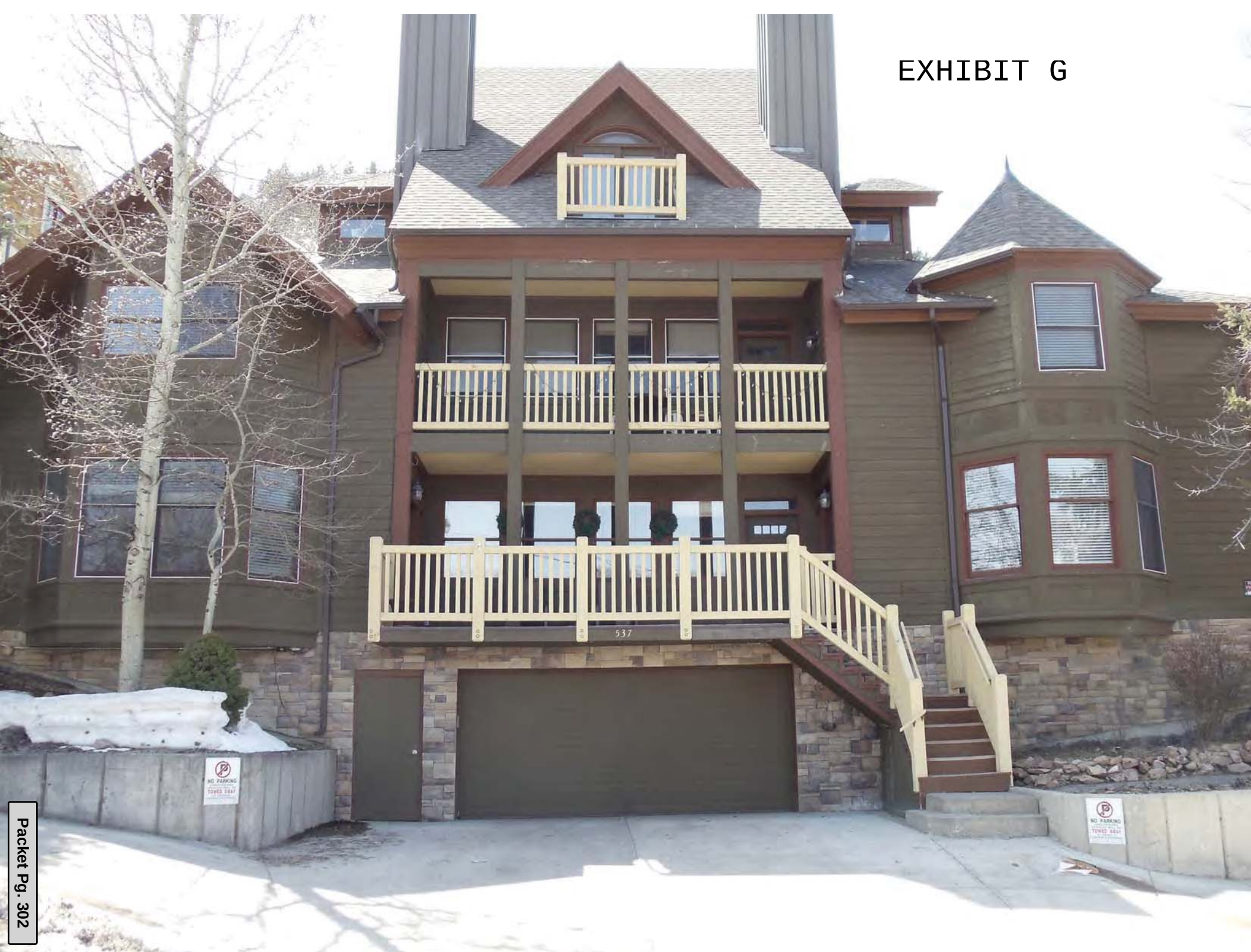
NUMBER OF UNITS _____ OCCUPANCY GROUP _____

CONDITIONAL USE PERMIT _____

BOARD OF ADJUSTMENT _____

OTHER _____

		DATE ISSUED	CERTIFICATE OF OCCUPANCY
BUILDING PERMIT NO.	#213-80	10/29/80	
Retaining Wall	#690-81	9/24/81	
#4 Remodel	#3125-87	5/4/87	
Roof Repair	#4619	10-13-89	
Interior Rem.	#4503	8-28-89	
Chimney Repair	B96-02225	8-7-96	
Deck Railing	B99-04844	6/7/99	
Resurf	B04-09273	4/22/04	
Hand-Rail	B04-08807	9/16/04	





September 4, 2012

Troy Worgull
 Don Ziebell
 OZ Architects, Inc.
 7401 E Redfield Road
 Scottsdale, AZ 85260

NOTICE TO APPLICANT OF PLANNING STAFF ADMINISTRATIVE ACTION

<u>Project Address:</u>	537 Woodside Avenue
<u>Project Description:</u>	Remodel exterior and interior of non-historic structure located within HR-1 Zoning District. Proposal includes removal of the existing steeply pitched roof, oversized chimneys, and the upper floor. Proposal includes a reduction from four residential units to three.
<u>Date of Action:</u>	September 4, 2012
<u>Project Number:</u>	PL-11-01361
<u>Project Planner:</u>	Kirsten Whetstone, MS, AICP

Summary of Staff Action

This letter serves as the final action letter and Historic District Design Review approval for the proposed remodel of 537 Woodside Avenue. Staff reviewed this project for compliance with the Historic District Design Guidelines; specifically with 1) Universal Guidelines for Non-historic sites and 2) Specific Guidelines for Non-historic sites, and has approved the proposed design for modifications to the non-historic site pursuant to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 537 Woodside Avenue.
2. The property is located within the Historic Residential (HR-1) District.
3. The existing four-plex condominium building, known as the Hunter Villa Condominium, is a non-historic structure. There are no historic structures located on this lot.
4. The property contains three (3) standard "Old Town" lots and 5,625 square feet.
5. The Hunter Villa Condominium four-plex was constructed in 1980-81. The condominium record of survey plat was recorded at Summit County on February 14th, 1983.
6. The existing structure has a building footprint of 3,070.55 square feet. No increase in building footprint is proposed.
7. No changes are proposed to the existing building setbacks.

8. No new non-conforming situations are proposed for walls, footprint, setbacks, or building height. Existing retaining walls on the property cross onto the Woodside ROW.
9. For construction and maintenance purposes, access and construction easements should be acquired from the adjacent property owners for any work that requires use of an adjacent property, or construction shall occur completely on the subject property.
10. The remodel includes changes to the walls, for structural support and insulation, as well as siding, windows, doors, patios, decks, circulation and access. The work is considered to be a remodel of an existing legal non-conforming structure. A new garage door is proposed that will complement the new architecture. Windows, doors, porch and balcony details are consistent with the architecture of the building and compatible with the historic district.
11. The remodel does not create any new non-compliance nor increase the degree of the existing non-compliance of the structure.
12. The proposal includes installation of a new garage door, consistent with the architectural design of the remodel, in the existing opening. Due to the existing opening and physical situation of the existing garage, one double garage door is approved for this structure.
13. The building is a legal non-conforming use, in that it contains an existing four-plex. The LMC was revised to exclude multi-family condominiums from the HR-1 zone, after the existing structure was legally constructed. The proposed plans will reduce the degree of non-conformance by removing one unit. No increase in floor area is proposed with the approved plans.
14. There is an existing historic single family house on the adjacent property at 543 Woodside. The 543 Woodside structure is listed as a significant site on the Historic Sites Inventory. There is an existing historic single family house on the lot across Woodside at 564 Woodside, listed as a landmark structure on the Sites Inventory.
15. The applicants propose to meet LEED standards for construction and a Green Roof is proposed.

Conclusion of Law

1. The proposal complies with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites as conditioned.
2. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District.

Conditions of Approval

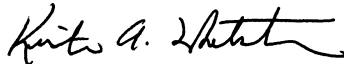
1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate impacts to the adjacent historic home and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.

2. Final building plans and construction details shall reflect substantial compliance with the drawings stamped in on August 23rd and 29th, 2012, approved by the Planning Department on September 4, 2012. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to construction.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
4. All standard conditions of approval shall apply (see attached).
5. If a building permit has not been obtained by September 4, 2013, this HDDR approval will expire, unless an extension is requested in writing prior to the expiration date and an extension is granted by the Planning Department.
6. Any area disturbed during construction of the proposed work shall be landscaped according to an approved Landscape Plan, and approved by the Planning Department prior to issuance of a Certificate of Occupancy.
7. A final Landscape Plan shall be submitted with the building permit submittal and shall be reviewed in conjunction with the building permit. The Landscape Plan shall include irrigation details for the landscaped area, plant lists for type and size, information regarding ground cover, and details on the Green Roof plantings, structure, and irrigation. The landscape plan shall be a water conserving plan.
8. Construction waste should be diverted from the landfill and recycled when possible.
9. Any proposed roof mounted solar panels shall be shown on the plans submitted for building permit review and shall be located towards the rear of the building, when possible. Wall mounted solar panels may be considered on the rear façade or back portions of the side facades.
10. Lighting fixture details have not been submitted, included or reviewed as part of this application. All exterior lighting cut sheets and locations shall be submitted to the Planning Department for review and approval prior to installation. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded.
11. City Engineer review and approval of all appropriate grading, utility installation, public improvements, drainage plans, and flood plain issues, for compliance with City and Federal standards, is a condition precedent to building permit issuance. All proposed work within the Woodside Ave ROW requires a permit from the City Engineer. An encroachment permit is required, prior to issuance of a building permit for all existing encroachments into the Woodside Ave ROW.

12. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain. Roof mounted equipment and vents, with the exception of solar panels and small energy systems, shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.
13. Exterior wood surfaces shall be treated with an opaque rather than transparent finish, unless otherwise approved by the Planning Director. Provide a weather protective finish to wood surfaces that were not historically painted. Low VOC paints and paints are recommended to be used. Samples of all exterior materials shall be provided to the Planning Department for approval prior to installation.
14. The proposed windows, doors, railings and balcony/porch details, including dimensions and cut sheets, shall be shown on the building plans or provided separately with the building permit application and shall be consistent with the approved plans.
15. Approval of this HDDR was noticed on September 4, 2012, any approval is subject to a 10 day appeal period.
16. No preservation guarantee is required as this is not an historic structure.
17. As a condition precedent to issuance of a building permit, all Land Management Code requirements, including the HR-1 zoning district requirements, with approved allowances for the non-complying and non-conforming elements, shall be met. No increase in existing building footprint is proposed or approved. No increase in existing building height is approved and building height is approved as shown on the stamped plans.
18. An amended record of survey plat application for the reconfigured units shall be recorded at Summit County prior to issuance of a certificate of occupancy for any revised unit.

If you have any questions about this approval, please do not hesitate to contact me. I can be reached at (435) 615-5066, or via e-mail at Kirsten@parkcity.org

Sincerely,



Kirsten A. Whetstone
Senior Planner

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007