



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
August 16, 2018**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, August 16, 2018.

CLOSED SESSION - 2:45 p.m.

To Discuss Property, Personnel, and Litigation

*One or more members of the City Council may attend by electronic means, including telephonically or by Skype in accordance with State Code Section 52-4-202. Such members may fully participate in the proceedings as if physically present.

WORK SESSION

4:30 p.m. - Council Questions and Comments

4:45 p.m. - Strategic Code Enforcement Update

[Code Enforcement Staff Report](#)

5:15 p.m. - Discuss the Launch of the Summit Community Power Works (SCPW)
Challenge Website for Home Energy Savings Guidance

[SCPW Challenge Staff Report](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Historical Archaeology Potential of the McPolin Farmstead
[McPolin Farm Staff Report](#)
[Attachment 1: Potential Archaeological Zones](#)
[Attachment 2: Considerations](#)
[Attachment 3: National Register of Historic Places Registration Form](#)
2. Golf Course Maintenance Facility - Early Contractor Involvement Selection
[Early Contractor Involvement Selection Staff Report](#)

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

IV. CONSIDERATION OF MINUTES

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

[July 18, 2018 Minutes](#)

[July 19, 2018 Minutes](#)

[July 27, 2018 Minutes](#)

V. CONSENT AGENDA

1. Request to Authorize the Park City Mayor to Enter into an Agreement Between Park City School District and Park City Municipal to Design and Construct a Pedestrian and Bicycle Tunnel on SR-248/Kearns Boulevard and to Enter into a Line Extension Agreement with Snyderville Basin Water Reclamation District
[Transportation Staff Report](#)
[Exhibit A: MOU School Pedestrian Tunnel](#)
[Exhibit B: SBWRD Line Extension Agreement](#)
[Exhibit C: HAWK Signal Analysis with Appendix](#)
[Exhibit D: Pedestrian Crossing Rendering](#)
2. Request to Approve the Amended Construction Budget for Woodside Park Phase 1 in the Amount Not to Exceed \$4,923,910.55 Which Includes the Waiver of Construction and Development Fees Estimated at \$136,155.25
[Woodside Phase One Staff Report](#)
[Administrative Policy - Adjustment or Waiver of Construction, Development, or Impact Fees](#)
3. Request to Authorize the City Manager to Enter into a Construction Agreement in a Form Approved by the City Attorney's Office with DRD Paving LLC, for the Ice Arena Mezzanine Reconstruction Project in an Amount Not to Exceed \$88,766.00
[Ice Arena Contract Staff Report](#)
4. Request to Authorize the City Manager to Execute the First Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with Ward Engineering Group for Golf Course Survey and Platting Services in an Amount Not to Exceed \$23,894.75
[Golf Course Contract Staff Report](#)

VI. OLD BUSINESS

1. Consideration to Ratify the Findings of Fact, Conclusions of Law and Order Granting in Part and Denying in Part the Appeal of the Historic Preservation Board's Decision Regarding the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue
(A) Action
[424 Woodside Avenue Staff Report](#)

VII. NEW BUSINESS

1. Consideration to Approve Resolution 22-2018, a Resolution Providing for the Holding of a Bond Election in Park City, Utah for the Purpose of Submitting to the Qualified Electors of the City the Question of the Issuance and Sale of \$48,000,000 General Obligation Bonds for the Treasure Hill and Armstrong/Snow Ranch Pasture Properties; and Providing for Related Matters
(A) Public Hearing (B) Action
[Bond Resolution Staff Report](#)
[Park City 2018 Election Resolution](#)
2. Consideration to Approve Special Event City Service Fee Reduction Recommendations for the Following Events: Fourth of July Celebration-\$44,100; Big Stars Bright Nights-\$36,000; Tour of Utah-\$45,360; Miners Day Celebration-\$26,000
(A) Public Input (B) Action
[Special Event Fee Reduction Request Staff Report](#)
[Exhibit A: Special Event Fee Reduction Background, Policy and Code](#)
[Exhibit B: 4th of July Fee Reduction Application](#)
[Exhibit C: Amended Big Stars Bright Nights Fee Reduction Application](#)
[Exhibit D: Tour of Utah 2018 Fee Reduction Application](#)
[Exhibit E: Amended Miners Day Fee Reduction Application](#)
[Exhibit F: Special Event Fee Reduction FY19 Part 1 Analysis and Summary](#)
3. Consideration to Approve the Inclusion of 950 Iron Horse Drive as an Official Sundance Venue to the Sundance Film Festival Supplemental Plan Conditioned on Approval of a Final Operations Plan
(A) Public Hearing (B) Action
[Sundance Supplemental Plan Staff Report](#)
[Exhibit A: Site Map and Supplemental Information for 950 Iron Horse Drive Official Sundance Venue](#)
[Exhibit B: 2019 Sundance Level Three Special Event Permit](#)

VIII. ADJOURNMENT

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

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

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Michelle Downard

Submitting Department: Building

Item Type: Staff Report

Agenda Section: WORK SESSION

Subject:

4:45 p.m. - Strategic Code Enforcement Update

Suggested Action:

Attachments:

[Code Enforcement Staff Report](#)

City Council Staff Report



Subject: Code Enforcement Update
Author: Michelle Downard, Deputy Chief Building Official
Department: Building Department (Community Development)
Date: August 16, 2018
Type of Item: Informational

Code enforcement continues to prioritize community outreach, education, and construction mitigation as a focal point of City staff. As is the case with all Staff Communications Reports, should City Council want to have an in depth discussion on this topic or would prefer a staff presentation, staff can return at the August 30 City Council Meeting.

Since the previous Council update related to code enforcement, staff has accomplished the following:

Construction Mitigation and Conditions of Approval

- As we communicated to City Council last year, the Planning and Building Departments are and have been well coordinated in the implementation of Conditions of Approval as defined in Planning Commission approvals.
- The King's Crown project was recently issued a grading permit, requiring a construction mitigation plan with specific conditions of approval and pre-construction meetings.
- Code Enforcement has been working with the Planning Department to amend Technical Report 15, Construction Mitigation Plan for the Empire Pass Master Planned Development.
- Staff intends to utilize the Backhoe Report and the Department's electronic newsletter to provide additional education to the community, including explaining construction mitigation plans. The Backhoe Report is published on our website. Printed copies can be provided as needed.

Noise

- Code Enforcement worked in coordination with the Police Department who provided training for night clubs and bars on Main Street on July 23, 2018. The training covered multiple topics including the noise ordinance amendments, community concerns and expectations for compliance.
- Staff is continuing conversations with residents and businesses regarding the noise ordinance. As needed, staff may return to Council to discuss how to amend the ordinance to maximize the balance between residents' standard of living and thriving businesses.
- Staff will be discussing enforcement efforts with the Planning Commission, including how the noise ordinance specifically relates to the Kimball Garage, 638 Park Avenue. Staff intends to address enforcement concerns by discussing both misunderstandings and identifying how to make improvements. For example, concerns were previously raised about having to visit a violating property with an officer if they called in a noise complaint. While staff cannot say with certainty that this has never happened, that is not consistent with methods to deescalate the situation. To further ensure that this does not

occur in the future, enforcement officers have been reminded that this is not a suitable way to handle the situation.

In addition to implementing the above listed items, staff also recommends the following additional actions to address the previous feedback.

Customer Service

City staffers are continually having one on one conversations with community members. However, it is important to understand our customer is not only the person at the Building Department counter, our customer is also the entire community including residents, visitors and businesses. The City Code is generally a reflection of the standards of living, which the larger community desires. Staff must balance overall community interests (the Code) with the individual requests. For example, exterior residential lighting is regulated to preserve Park City's dark skies. However, some property owners are not pleased to hear they cannot install the light fixtures they prefer. Additionally, while protecting residents from construction impacts through mitigation efforts, contractors often ask for leniency and the property owner is sometimes aware, and sometimes unaware. Staff believes that having a balanced enforcement approach, with consideration of the interests of all of our customers, is crucial, despite not always being able to provide the answer that a customer may prefer. In order to maintain the standards of living and compliance with the City Code, a clear and balanced enforcement process is key.

The Parking Services Department also works closely with the Building Department to assist with customer service issues related to construction vehicles and mitigation in the residential areas of Old Town. Routine parking enforcement involves educating construction vendors and balancing resident parking needs. This is a very common complaint from the public – construction impacts.

Messaging

Staff recognizes the opportunities to explain regulations and problem solving solutions when interacting with violating customers. Enforcement staff has an obligation to explain each violation and why it is important. Staff must explain that regulations make sense for the health and safety of the community. By doing this, we approach people with respect, not a hammer, and the community sees equity in being part of the compliance solution.

Staff further recognizes that community members are not always clear about when they can or should contact the City. Some have even communicated a hesitation as a result of fear of bothering staffers. Code Enforcement personnel intends to address some of these concerns by discussing them within the Backhoe Report. Specifically, explaining what enforcement roles exist within Park City, (code enforcement, public safety and parking), what each department enforces and scenarios when they should contact the City. Staff will also explain how understanding community concerns and having extra eyes on the street are helpful. Staff has facilitated anonymous complaints through the Park City website. A complainant never needs to feel responsible for code enforcement action against someone else, as our enforcement is determined by the code, not the complainant's comments.

Enforcement Policy

Discretion is crucial for enforcement officers. However, enforcement must be equal and consistently applied. Strategic enforcement must be based on a concern and the content of the violation. However, staff sees an opportunity to ensure that enforcement staff has appropriate, consistent internal application of enforcement actions. The internal enforcement policy has already established an education based approach of verbal warning, written warning and then enforcement, unless there are life safety concerns. While this policy has provided beneficial guidance, it does not specify when an issue should be elevated to another staff member for interpretation, such as the Chief Building Official for interpretation of the International Building Code or what enforcement action is most appropriate, such as an administrative code enforcement citation or a stop work order. The Chief Building Official and Deputy Chief Building Official intend to provide more procedural clarity to staffers including when issues should be elevated to another staffer who has the ability to dedicate additional time into providing a thorough response.

Proactive Code Analysis

As stated above, the City Code is a reflection of the community interests and should be amended as those interests evolve with time. As feedback is received, staff intends to bring those topics to City Council as early as possible for further discussion and consider taking action before becoming more problematic.

Building Permit Software

Park City has executed a contract for permit software management and is establishing a timeline for implementation. The software system is capable of receiving and permitting some permit types online and allows our customers to look up the status of permits online.

In order to accomplish the customer service, messaging, enforcement policy and proactive code analysis as listed above, staff is also considering a Customer Liaison position which would provide enhanced customer service, where needed. The liaison would focus on community engagement within the Community Development Department, similar to the Community Outreach Police Officer. Currently, multiple staffers help to troubleshooting specific circumstances as they arise but there is no consistent point of contact. A liaison would be able to dedicate time and support towards difficult customers and concerns, minimizing runaround for the customer and being a consistent contact. Staff believes that this would allow a staff member to prioritize customer service and balanced enforcement, with an increased level of service.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Celia Peterson

Submitting Department: Sustainability

Item Type: Work Session

Agenda Section: WORK SESSION

Subject:

5:15 p.m. - Discuss the Launch of the Summit Community Power Works (SCPW) Challenge Website for Home Energy Savings Guidance

Suggested Action:

Attachments:

[SCPW Challenge Staff Report](#)



City Council Staff Report

Subject: SCPW Challenge Website
Author: Celia Peterson
Department: Sustainability
Date: August 16th, 2018
Type of Item: Informational

Executive Summary

Park City Municipal set North America's most ambitious climate goals: to be net-zero carbon and running on 100% renewable electricity community wide by 2032. In order to get achieve this goal, significant community involvement is necessary and underway in various initiatives.

One initiative is the joint, Park City, Summit County, and SCPW launch of an action-based challenge website to serve as the one-stop-shop for guiding residents on how to save and conserve energy at home.

Background

- Park City, along with Summit County, established Summit Community Power Works (SCPW) in 2014 to engage our community around energy efficiency and competing for the Georgetown University Energy Prize.
- In 2016, Park City set North America's most ambitious climate goals: to be net-zero carbon and running on 100% renewable electricity community wide by 2032. ([link](#))
- In order to achieve these goals, we must continue to challenge our community to save energy and resources at home.
- In March, 2018, Environmental Sustainability staff was awarded funding through the Park City Municipal Social Equity Innovation Challenge to purchase and develop a website for community action to save energy. ([link](#))

Discussion

Park City's Environmental Sustainability staff recognized the need for a web-based platform for residents to use to find practical guidance on how to be more energy efficient at home. Staff has identified a suitable, affordable platform developed by Community Climate Solutions and used by many communities throughout the country. This platform provides guidance on seventy different actions that homeowners and renters can take to save money and energy at home.

The platform will be locally named the "SCPW Challenge" and housed at <http://parkcity.goco2free.org/>, with links directly from www.scpw.org/challenge and forthcoming www.parkcitygreen.org/get-involved.

Using this platform, residents will be able to sign in, commit to actions, find local resources available to complete the action (e.g. utility incentive and rebate programs),

and track the savings realized by completing the action (financial, energy and carbon savings). Individual savings are private unless the user specifies that they would like to share their actions and savings with other users. Public profiles can appear on a leaderboard, which recognizes people who have saved the most carbon emissions (notified as points in the platform). In addition, all user information is aggregated to show community-wide savings, which will be very helpful as we track our progress toward our community sustainability goals. Sustainability leaders will be periodically recognized through reinstatement of the Environmental Hero Award, which the City launched in 2011.

The new website will also facilitate the creation of teams to challenge one another. Teams can be based on school groups, hobby clubs, or neighborhoods. SCPW will regularly issue challenges for teams to compete against one another in friendly competitions.

In addition, the website is an effective channel for community engagement. It allows administrators to send messages to users, houses a Community Calendar for all events related to energy and the environment, profiles local success stories submitted by users, and allows for a blog to highlight City and County and community-wide projects.

This platform is funded through the Social Equity Innovation Challenge and Summit County to fund the initial set-up and annual fee for the website. Localized content has been developed by SCPW, City and County staff. Ongoing administration of the site will be managed by SCPW. Our goal is to launch the site this month, and additional local organizations have been invited to help promote the site with a “Why Join” letter to the community and utilization of their own communication channels.

For example, a “Why Join” letter has been scripted and will be signed by Mayor Beerman and other recognized and trusted community leaders including, the Executive Directors of Mountainlands Community Housing Trust, Recycle Utah, and others. We would like to invite all City Council members to sign on and sign up to the site.

In addition to promotion via community connections, the City and SCPW will utilize various media platforms to promote the site. Significant outreach will occur during this autumn for individuals, team formation, and compete for prizes by saving energy.

Feedback Requested from City Council

How would Council like to be informed of upcoming challenges?

Does Council have further recommendations to engage Park City residents?

Does Council have feedback on the proposed program goals?

- The initial focus of this platform will be community-wide engagement:
 - 375 homeowners (~20 percent of all owner occupied units) and 250 renter occupied units (~20 percent) to complete five or more energy actions each by 2020;

- Issue four community-wide challenges per year for Park City residents;
- Publically recognize local leaders using various media platforms; and
- Create more public involvement and awareness regarding Park City and Summit County's sustainability goals and initiatives.

Department Review

Sustainability, Legal and Executive

Funding Source

No funding is required at this time.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Minda Stockdale

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Subject:

Historical Archaeology Potential of the McPolin Farmstead

Suggested Action:

Review locations at the McPolin Farm that have high archaeological potential and worthwhile opportunities for public archaeology.

Attachments:

[McPolin Farm Staff Report](#)

[Attachment 1: Potential Archaeological Zones](#)

[Attachment 2: Considerations](#)

[Attachment 3: National Register of Historic Places Registration Form](#)



City Council Staff Report

Subject: Historical Archaeology Potential of the McPolin Farmstead

Author: Minda Stockdale, Farm Manager, with Christopher W. Merritt, Tynisha Lutz, and Whitney Seal, Antiquities Section, Utah Division of State History

Department: Executive

Date: August 16, 2018

Type of Item: Informational

Summary Recommendation

Review locations at the McPolin Farm that have high archaeological potential and worthwhile opportunities for public archaeology.

Executive Summary

- During the June 4, 2018, site visit with archaeologists, staff believes the extant remains of the McPolin root cellar on the hill slope to the southwest of the main property and across the paved recreational path, were potentially identified.
- Staff is working to hire an archaeological consultant to conduct both geophysical analysis and subsurface testing of several areas and features of the site for the potential to increase the historical aspects of the property and the education it provides to the public (Attachment 1).
- Though we are only in the exploratory phase, a potential active archaeological dig would be classified as "Public Archaeology" to better include the community and further include our understand of our historical past.
- Park City is a Certified Local Government (CLG) and eligible for state grants to fund historic preservation projects, including archeology. During the 2017-2018 grant cycle, the Utah Division of State History awarded the PC Planning Department \$10,000 in matching grant funds. PCMC staff believes a similar amount may be available in the next grant cycle for the McPolin Farm. Additional funds may also be available through the National Trust for Historic Preservation.
- PCMC will continue to assess funding and considerations, and report on progress (Attachment 2).
- Identified Potential Zone 1: Root Cellar is located on the conservation easement property held by SLC; they are supportive of the proposed potential activity. Staff will continue to keep SLC informed of activity on the conservation easement property.

Acronyms

- Park City Municipal Corporation (PCMC)
- Antiquities Section of the Utah Division of State History (AS)
- Certified Local Government (CLG)
- National Register of Historic Places (NRHP)
- Summit Land Conservancy (SLC)

The Problem / Opportunity

- Historical archaeology of farmsteads has a long tradition in North America with significant information yielded on the functional use of space, gendered spaces, ethnic/religious identity, socioeconomics, and a host of other topics.
- There are two omissions in the NRHP nomination. First, it appears that that a root cellar was missed in the nomination process. Second, there was no discussion in the nomination of the potential for archaeological deposits making the property eligible under Criteria D, for potential to provide data important for our understanding of history. It is the opinion of the AS, that targeted geophysical fieldwork coupled with subsurface testing will adequately provide information to revise the NRHP nomination to include considerations for Criteria D.
- Social archeology at the McPolin Farm may also provide further insights history of the Park City area, as well as a unique opportunity for public engagement with the site. Further, any work of volunteers from the local community, public tours of the ongoing excavations, and additional public products such as small presentations and exhibits aligns with the recommendation for further interpretation of the Farm in the [McPolin Farm Preservation Plan](#).

Background

- PCMC purchased the farmstead in 1990 for public enjoyment.
- The Farmstead, comprised of six contributing buildings, was listed on the NRHP in 2003 (NRIS#03000155) under Criterion A and C. A more thorough history of the farmstead and its features are included in Morrison's (2002) original NRHP nomination form (Attachment 3).
- Post-1953 private owners and PCMC moved several of the contributing buildings around the site, making their original locations slightly more difficult to identify.
- AS employed historic aerial imagery, pedestrian survey, historic photographs, and extant archival and secondary documentary resources to identify areas of high potential archaeological deposits.

Department Review

Executive, Building, Historic Preservation and Legal Departments

Attachments

- Attachment 1 - Identified Archaeological Potential Zones
- Attachment 2 - Considerations
- Attachment 3 - NRHP nomination form
- [McPolin Farm Preservation Plan](#)

References

- [King, Julia and Henry Miller, 1987. "The View from the Midden: An Analysis of Midden Distributions and Variability at the Van Sweringen Site, St. Mary's City, Maryland." Historical Archaeology 21\(2\):37-59.](#)
A seminal paper by King and Miller (1987) on analyzing historic farmsteads is related to the Colonial-era Van Sweringen Farm, where spatial analysis of yard refuse helped to interpret the changes of consumer choice, refuse disposal and

concepts of cleanliness, and even the ethnic and national identity changes of the occupants. A similar research program could come into play at the McPolin Farmstead, even outside the high probability zones mentioned above.

- [Nassaney, Michael, and Carol Nickolai, Deborah Rotman, and Daniel Saywers. "The Southwest Michigan Historic Landscape Project: Exploring Class, Gender, and Ethnicity From the Ground Up." International Journal of Historical Archaeology 5\(3\): 219-261.](#)

A second, more recent, article talks about farmstead landscapes in Michigan.

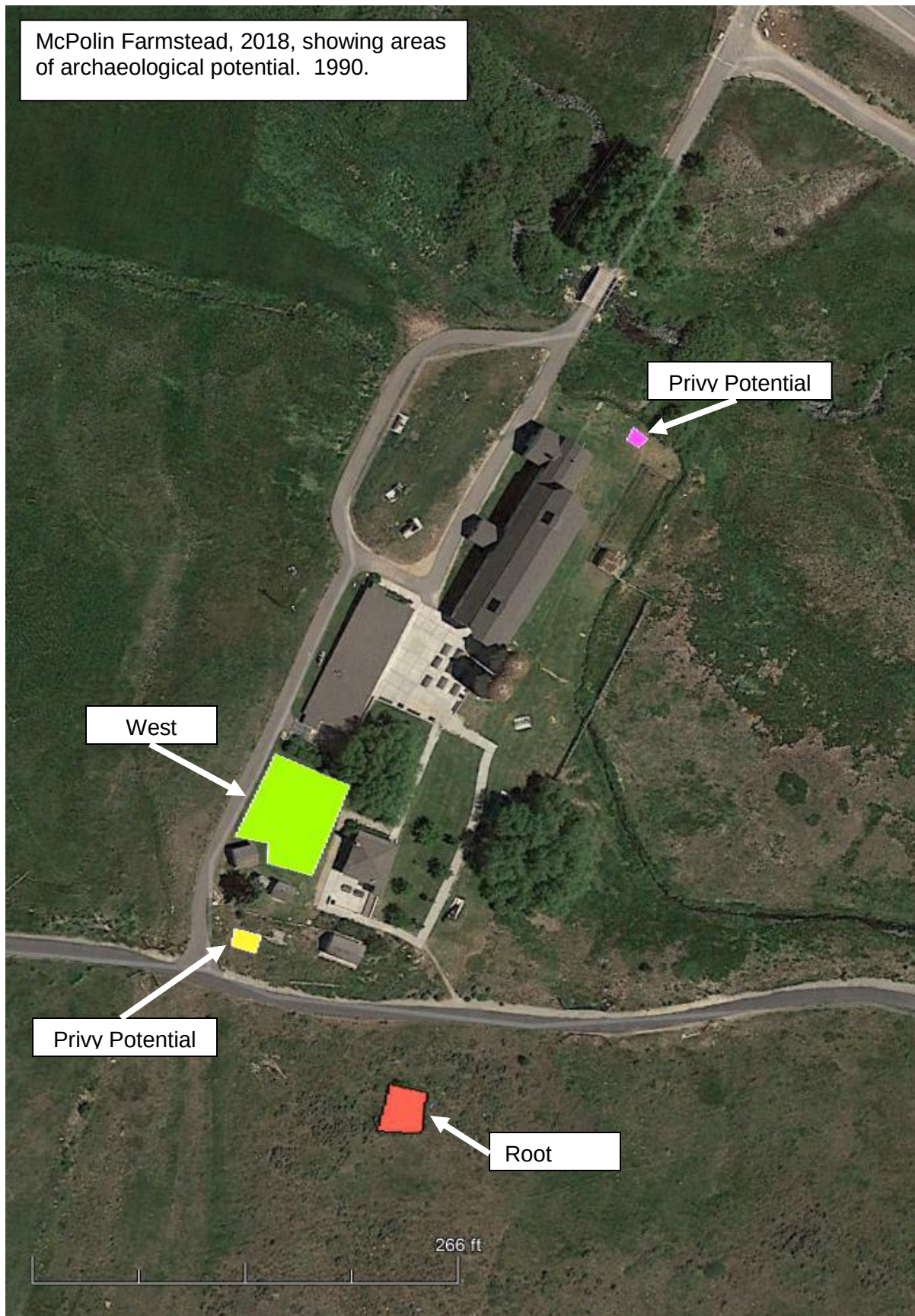
Identified Archaeological Potential Zones

- To limit the labor needs for subsurface testing in the high potential areas, it is proposed to first conduct Ground Penetrating Radar and/or Soil Resistivity in these locations to determine if there are potential subsurface features.
 - Further, AS identified three additional areas that appear to have high potential for intact archaeological deposits associated with features from the period of significance (1921-1953) – below.
 - Proposed archaeological work would include geophysical analysis of three locations (#2, #3, and #4), formal excavations of the root cellar (#1), and potential subsurface testing to locate intact features and to ground-truth results of geophysical analysis.
1. **Root Cellar:** Located on a slope approximately 150' south of the main property, the McPolin root cellar measures approximately 12' north/south by 10' east/west). While the superstructure has long since collapsed, there are still structural timbers that likely formed the doorway and front façade, entangled in a non-native plant on the north elevation. It appears that the main doorway to the root cellar is on the north elevation, with a path of local sandstone leading from the doorway back to the main property. The interior of the root cellar has been filled by at least 2' to 3' of fill, organic material, and structural collapse, suggesting the high potential for intact archaeological deposits. Walls of the root cellar appear to be lined with naturally occurring tabular sandstone, but possibly reinforced with wooden timbers during the historic period.
 2. **Privy Potential Area 1:** Directly behind the relocated Privy and Tool Shed is a raised mound of soil, with thick green grasses. This mound does not appear natural, and its proximity to the rear of the main house is suggestive that this could be the remains of an earlier privy location. Measuring 10' long (north/south) by 5' east/west, the mound roughly matches the size of the three-holer privy used by the McPolin Family.
 3. **Privy Potential Area 2:** The site plan for the 2002 NRHP nomination places the three-holer privy north of the McPolin Barn and corral, and adjacent to the drainage ditch. This seems to be a potential outhouse location only because of its historic mapping. This would have been an inconvenient location for a family privy, but perhaps serviced paid laborers or those family members working the dairy.
 4. **West Yard:** Aerial imagery from the 1950s and 1960s, indicate the presence of standing architecture in the area west of the reconstructed family home. This area is currently an open grassy yard, devoid of any surface indications of past structures.



Detail of spoon found during June 4, 2018 site visit. Photo by Whitney Seal.

McPolin Farmstead, 2018, showing areas of archaeological potential. 1990.



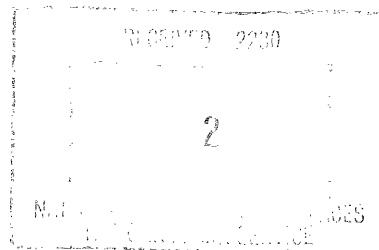
Considerations

PCMC staff will consider the following before conducting any fieldwork.

1. Artifact Sampling/Culling Protocol: Privy pits and root cellars, are two of the most artifact-rich features of any farmstead, potentially yielding tens of thousands of archaeological artifacts ranging from nails to ceramics. An archaeological consultant can assist in creating a sample strategy (both in-field and laboratory) to determine those artifacts needing long-term retention.
2. Curation: After excavation, what is the proposed curation/dispensation of any recovered archaeological materials. Each material type has unique needs but generally, historic glass, ceramics, and to a lesser degree metal, are stable in most environments. However, privies have the potential to contain well-preserved organic materials (newspapers, clothing, fabric, seeds/nuts, etc.) that would require special curation considerations.
3. Displays: Archaeological materials are excellent for interpretive displays by themselves (diet, recreation, socioeconomics, identity, gender, etc.) or for supplementing, supporting/negating, and challenging existing interpretive efforts. PCMC will need to consider the long-term use of any recovered archaeological materials in the overall mission of the McPolin Farmstead site and its interpretation.
4. Historic Preservation: Archaeological fieldwork at the root cellar will provide a unique glimpse into its historic construction techniques, layout, and contents. PCMC will need to determine the next steps before starting the project, but also be dynamic enough to change path during excavation. With such limited information from the surface manifestation, it is wholly possible that the root cellar walls and floors are intact under the fill. On the other side, the root cellar may have been completely collapsed with little to no interpretable integrity. Given these potentialities, would PCMC wish to keep the root cellar open after excavation? If so, there would need to be interpretive material created, paths created, and assessments of visitor safety. Similar questions would arise if testing identified any/all privy pit or structural foundation remnants.
5. Public Archaeology: Use of volunteers in survey, excavation, laboratory work, and public tours is critical to the success of any public archaeology venture. As such, PCMC and any archaeological consultant would need to create a formal plan for use of volunteers including discussions of liability, advertising, training, monitoring, etc. With such a prominent site as McPolin Farmstead, there may be a wealth of potential volunteers willing to assist in excavation, but few willing to complete certain tasks such as digging, screening, and public touring. A public archaeology plan should be in place, well before any fieldwork commences to avoid potential conflicts with public visitation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McPolin Farmstead

other name/site number McPolin/Osguthorpe Barn, City Farm

2. Location

street & town Highway 224 ☐ not for publication

city or town Park City ☐ vicinity

state Utah code UT county Summit code 129 zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

W. J. Sarno
Signature of certifying official/Title

2/5/2007
Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National
Register.
☐ other, (explain:) _____

Signature of the Keeper

Date of Action

[Signature]

2/14/03

McPolin Farmstead
Name of Property

Park City, Summit County, Utah
City, County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- ☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	2	buildings
		sites
	2	structures
		objects
6	4	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

AGRICULTURE/SUSTENANCE: animal facility
AGRICULTURE/storage
AGRICULTURE/agricultural outbuilding

Current Function

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Improvement-Era Dairy Barn
OTHER: vernacular

Materials

(Enter categories from instructions)

foundation STONE
walls WOOD

roof ASPHALT: shingle
other CONCRETE: foundation, floors

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

McPolin Farmstead
Name of Property

Park City, Summit County, Utah
City, County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Areas of Significance

(enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

c. 1921 - 1953

Significant Dates

c. 1921

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

☒ See continuation sheet(s) for Section No. 8

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository:

☒ See continuation sheet(s) for Section No. 9

McPolin Farmstead
Name of Property

Park City, Summit County, Utah
City, County and State

10. Geographical Data

Acreage of Property Approximately 2 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/5/5/5/0/0 4/5/0/2/8/4/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundaries include the area immediately encircling the group of associated buildings, although the entire property includes 29.73 acres (Beginning . . . that portion of the following described parcel lying in sec 5, t2sr4e, slbm, beg at a pt n 89°56'41" w 3186.42 ft fr the e 1/4 cor of sec 5 t2sr4e, slbm; & run alg the center of sec 5 n 89°56'41" w 2095.93 ft; th alg the center of sec 6 n 89°22'53" w 1330.98 ft; then 0°26'54" 22274.18 ft; th s 89°36'48" e 90.89 ft; the m/l alg the proposed wetlands bndry the next 6 courses: 1) s 20°36'02" e 224.21 ft; the 2) s 58°10'09" e 800.00 ft; th 3) s 27°12'20" e 116.62 ft; th 4) s 58°10'09" e 100.00 ft; th 5) s 89°07'59" e 116.62 ft; th 6) s 58°10'09" e 284.86 ft; the s 0°05'58" e 41.23 ft; th s 89°50'30" e 66.65 ft; th m.l alg th proposed wetlands bndry the next 4 courses; 1) s 58°10'09" e 336.62 ft; th 2) s 44°25'59" e 463.25 ft; th 3) s 58°10'09" e 80.00 ft; th 4) n 24°59'17" e 251.79 ft; the alg the proposed hwy r/w line s 58°10'09" e 40.00 ft; the m.l alg the proposed wetlands bndry the next 4 courses; 1) s 24°59'17" w 251.79 ft; th 2) s 58°10'09" e 130.00 ft; the 3) s 83°11'10" e 165.53 ft; the 4) s 58°10'09" e asr-l-l-r-2) bal 29.73 acres (see qcd 1152-752 U.D.O.T. to state of Utah)

Property Tax No. PCA-18-B-X

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that historically defined the built-up area of concentrated agricultural activity on the farmstead, excluding the areas of now abandoned fields.

☐ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sandra Morrison

organization Summit County Historical Society

date January 23, 2002

street & number 528 Main Street, P.O. Box 555

telephone 435-549-7457

city or town Park City

state UT zip code 84060

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Park City Municipal Corporation

street & number P.O. Box 1480

telephone 435-615-5000

city or town Park City

state UT zip code 84060

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

McPolin Farmstead, Park City, Summit County, UT

Narrative Description

The McPolin Farmstead, with buildings constructed c. 1921 – 1954, and 1999, consists of a large Improvement-era dairy barn and several outbuildings/structures including grain silos, a corral with an animal shelter, an outhouse, a granary, a bunkhouse and a tool shed. The dominant feature of the property is the main barn, approximately 100' x 35'. Prominently located on a hillside, the farm complex is surrounded on three sides by fields and pastureland with State Highway 224 forming the farm's northern boundary several hundred yards in front of the buildings. Though two structures have been reconstructed or replaced (the farm house and lean-to machinery shed), the replica buildings are of similar form and size to the originals and do not detract from the prominent barn. Otherwise little has changed at the farmstead since the completion of the two grain silos and milking parlor addition to the main barn in 1954. Park City, the nearest town to the farm, has grown rapidly over the last twenty years, but the city's purchase of the approximately thirty-acre farm has ensured the preservation of the structures' setting. They remain important contributing historic buildings in Summit County and the Park City area.

Barn

Exterior

Construction on the barn was probably completed in 1921, the year property taxes paid on the property increased dramatically because of "improvements."¹ Family stories explain that the materials used during construction were recycled from an old silver mill in Park City.² The theory is collaborated by the random notches visible in the floor joists. The method of construction mirrors that of many of the area's mining structures from the turn of the century, thus creating a valuable link between Park City's mining and farming pasts.

The original portion of the barn is a rectangular shaped building with two levels and basement crawl space. The foundation is rough coursed sandstone, reportedly taken from a quarry on the site. Cladding on the main level is vertical rough sawn cedar board and batten siding, and the upper level rough-sawn cedar vertical-plank siding. The windows on both floors were originally six-pane (three-over-three) divided-light sash, but are currently boarded over with plywood.

¹ Microfilm of 1921 Summit County tax payment records, Summit County Treasurer's office.

² "McPolin Homestead," as told by Lane McPolin, undated, Park City Historical Society office. Lane tells of Dan McPolin building a mill to extract ore from the tailings "in what is now know as Prospector Square." He understands that the lumber for the barn came from this mill "when the mill was closed down . . . In 1908 it was hauled by horse and wagon to the present site . . . and reconstructed fitting the lumber together without the use of a single nail." Lane is son of Patrick McPolin, grandson of Daniel McPolin. Several facts in this family history are unsupported. Two mills were built in the Prospector area - the Beggs/Miller Mill and the Broadwater. Dan McPolin is not mentioned as associated with either of these projects, and both were constructed in the 1911-1916 (*Park Record* newspaper issue 10/23/1911 and 9/15/1916). Both were expected to operate for approximately five years although there is no mention in the *Park Record* of their actual closing down. This time period (1916-1921) more closely matches the date demonstrated by the tax rolls. 24

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

McPolin Farmstead, Park City, Summit County, UT

The barn has a large gambrel roof with exposed rafters, and asphalt shingles covering the original wood roofing material. Located at both the north and south gabled facades are gambrel overhangs designed to facilitate the movement of hay by allowing the hay hooks to extend beyond the barn walls and be lowered unhindered to the ground. Two matching cupolas stand on top of the roof, dividing the ridgeline into thirds.

The barn's primary entrance/exit is located on the building's south end. At ground level, there is a centered sliding door made of horizontal-plank siding and a smaller strap-hinged door on the southwest corner. On the second level, there is a strap-hinged wood-frame door flanked by two windows. In the gable there is a large vertically sliding wood-frame door.

Off-center on the west facade is a one-and-a-half-story gable end addition built in 1954. A poured concrete foundation wall supports the concrete block walls with rough sawn horizontal cedar plank siding in the gable. The entrance consists of three steps leading to a raised six panel wood door, flanked by two wood-framed openings.

The second addition to the barn in 1954 was the milking parlor on the north facade. The milk parlor is L-shaped; the side wing is one story and the projecting wing two and one-half. The foundation is poured concrete, and the walls are concrete block construction with cedar drop siding in the gable/gambrel ends. The principal entrance, a double paneled door, is centered on the end of the side-wing. Secondary entrances are located on the gable end of the stem-wing with a small paneled door at ground level, and two large six-panel doors on the second level (primarily used to access interior grain storage facilities by delivery trucks). The windows of this addition were originally two-over-two divided light wood sash, but are currently boarded up. The gambrel roof of the addition is black asphalt shingle, matching the rest of the barn.

Interior

The primary function of the first floor was for housing and milking cows. The interior is divided into three sections by two cattle stanchions that run the entire length of the building. These wood structures encase bottom hinged wood planks that move to cinch the animal's head in place. The two outside sections function as feed stalls, while the central area is devoted to animal movement. The floor is poured concrete with a central formed channel to transport waste. Underneath lies a horizontal rough-sawn wood floor supported by 2x10 floor joists that run lengthwise. The ceiling is supported entirely by two lines of 6x10 posts dovetailed into the ceiling joists. The major joints are bolted together with mine bolts. Offset on the west wall, three steps lead down through a wood panel door to the an addition that consists of a small room with a poured concrete floor, 4x4 rectangular patterned drywall sides, and a stripped wood ceiling.

At the north end of the first floor a doorway opens into the second level of the milking parlor addition. A tiled floor leads around the outside of the room with bays created by metal fencing for holding each cow. The electric milking equipment is still in place and the center of the room opens onto the lower level where workers attached the milking cups to each cows udder. The circular pattern allowed the cows to flow around the room and exit back into the first level of the main barn.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

McPolin Farmstead, Park City, Summit County, UT

In the northwest corner of the barn's first floor, an inclined ladder stairway leads through the ceiling opening to the second floor. This area is entirely open and was used exclusively for the storage of hay. The floor is made of rough-sawn cedar planks. At either end are two cast iron counter weights each flanking the large vertically sliding doors. The counter weights are encased in vertical rough-sawn cedar planks. The ceiling consists of an exposed heavy timber vaulted truss system with collar beams running the length of the building supported by a 6x10 wall stud every ten feet. In the 1990s, cables designed to stabilize the structure against wind sheer were installed in the barn to diagonally connect the top sill of the wall studs to the floor on the first level and tie beams installed to cross brace the long walls.

Other Contributing Buildings

Granary

Located south of the barn and silos stands the granary. Built c. 1920, this rectangular shed was used to house feed and horse tack. The single-cell building is a one-story, wood-frame structure with board-and-batten siding and a gable roof with cedar shingles. Two three-over-three windows symmetrically flank the primary entrance on the front façade, although all three of these openings are currently boarded up. The interior has a wood-plank floor and exposed rafters in the ceiling. The room is divided in two by a half wall with the rear partition lined with metal, creating a storage bin for grain. The sill of single window on the rear is also lined with metal to protect the wood while grain was shoveled through the opening.

Bunkhouse

Located next to the granary is the bunkhouse, built c. 1935. This 8'x10' one-story single-cell structure has no foundation, resting instead upon sandstone blocks. The building is sheathed with board-and-batten siding and a new cedar-shake-covered gable roof. The door on the front facade is a strap-hinged wood-frame door. A square window opening is centered on the rear wall. The interior is finished with horizontal tongue-and-groove planks that were previously covered with cardboard to provide additional insulation. A hole in the ceiling and exterior metal chimney provided ventilation for a small wood stove. Family history explains that the bunkhouse was built by James McPolin (born 1918) when he was seventeen years old.³

Tool Shed

Next to the bunkhouse stands the 12'x12' tool shed, built c. 1920. This area was used for repairing or constructing farm machinery and equipment. It is a one-story single-cell structure with no foundation, board-and-batten siding and a gable roof. The door is centered on the front facade, and there is a small off-center window opening above the workbench on the south facade. The interior consists of a rough-sawn plank floor, a workbench with wooden nail bins mounted above, a cupboard for tool storage, and a small table in the northeast corner.

³ *McPolin Homestead as told by Lane McPolin*, Park City Historical Society office. James was Dan McPolin's son who could have inherited the farm but his wife was reportedly allergic to cows.

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Section No. 7 Page 4

McPolin Farmstead, Park City, Summit County, UT

Grain Silos

Located near the southeast corner of the barn, stand two concrete grain silos that stand approximately forty feet tall. The round silos are approximately ten feet in diameter with poured concrete walls and domed metal roofs. Construction began on the silos in 1953.

Corral with Shelter

Located east of the barn lies the corral and animal shelter. Construction of this area was completed c. 1920. This area was used primarily to house a bull and cow during the breeding process. The corral fence is made of welded standard gauge railroad tracks probably salvaged from the nearby Denver & Rio Grande Western Railroad track north of the property (the abandoned railroad grade is now Highway 224). The shelter consists of a wooden frame clad with corrugated metal siding. A large doorway provides access into the corral from the shelter and a small door opens from the side facing the barn.

Outhouse

Directly north of the corral and animal shelter lies the large three-hole outhouse. The date of construction is unknown, but it is presumed that it was built prior to the installation of indoor plumbing in the house in the 1930s. The exterior cladding is of drop siding and cedar shingles cover the roof. There are no interior walls.

Other Noncontributing Buildings

House

South of the barn, lies a replica of the original primary residence that was constructed in 1999 to replace the original c. 1900 one-story four-square-type house. According to family history, the original house was initially the main office for the Grasseli Mill (later the King Con Mill), a large mining operation in Park City. In 1923, it was moved in two pieces by wagon to its present location, where it was reassembled with a front porch and a lean-to addition to the back.⁴ The building was severely damaged by fire in 1955 and abandoned. In 1999, the gutted house was demolished and replicated using similar materials.

Reception Center

West of the barn lies a large one-story wood-frame reception center with a shed roof, designed to look like a shed or large coop. The original shed was built c. 1950, and was used primarily for storage of large farm machinery and equipment. The shed was demolished in 1999, and a new structure constructed to host parties and receptions.

⁴ Ibid.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

McPolin Farmstead, Park City, Summit County, UT

Narrative Statement of Significance

The McPolin farmstead, built c.1921-1954, is significant under Criteria A and C. Under Criterion A the farmstead represents the agricultural industry necessary to support the burgeoning silver mining industry and developing town of Park City. Silver was discovered in the area in 1868 and local mines began shipping ore in the 1870s. Park City grew rapidly during the last quarter of the nineteenth century and achieved a population of more than 4,300 by 1900. The influx of miners and their families created local demand for fresh produce. Large Improvement-era barns were the result of early twentieth century efforts to create more efficient farms and increase the quantity and quality of farm products. The McPolin farmstead along with its large expanse of pastureland is one of the best-preserved historic farmsteads in the Park City area. The farmstead is architecturally significant under Criterion C for the buildings' reflection of local construction traditions with the use of indigenous materials and techniques. The Improvement-era barn particularly echoes the close association of local mining and ranching through the presence of recycled mine-structure materials. Undertaking the construction of such a large structure in the early 1920s would not have seemed impossible to local farmers as numerous mammoth mining structures already dotted the local landscape. The barn and outbuildings remain intact due to the site's abandonment in the late 1950s and remain one of the most prominent landmarks in the valley.

History of the Park City Area

Parley Pratt, a Mormon settler and church leader, discovered the large "park -like" meadow (from which Park City was later to take its name) in 1848 and opened a direct route from Salt Lake City called the "Golden Pass" road. Samuel Snyder purchased Pratt's squatter's rights to the land for a "yoke of oxen" in 1849 and settled the area with his large polygamist family.⁵ The settlement soon became known as Snyderville. The Snyders opened a sawmill, supplying lumber to the eager market in Salt Lake City. As they denuded the local forest, family members turned to farming to make a living. Growing crops was difficult as the high elevation ensured both late and early frosts and long, severe winters. With limited arable land and variable stream flows, Snyderville's settlers pursued grazing the surrounding "meadow." In the thirty years between 1870 and 1900 the number of cattle in Utah nearly quadrupled and by 1930 one-eighth of all farms in Utah were dairy farms.

When silver was discovered in the mountains south of Snyderville, settlement patterns suddenly shifted. A new town, Park City, quickly grew, far different than Utah's Mormon towns. Park City's mines fueled a booming import/export economy in stark contrast to the self sufficient, cooperative economies of neighboring Mormon towns. Within a few years after the first mines opened up, there were more than five hundred men working underground. Unskilled immigrants flocked to town to find lucrative mine jobs and several boarding houses were built to accommodate them. Businessmen followed, opening stores and supplying the miners with food,

⁵ *Echos of Yesterday: Summit County Centennial History*, Daughters of Utah Pioneers, 1947, page 329-330

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McPolin Farmstead, Park City, Summit County, UT

timber and other services. Surrounding farmers found readily available markets, supplying both local stores and mine boarding house kitchens.

The railroad's expansion through the area in 1890 assured markets in Salt Lake and Park City with reduced transportation costs. In 1915, the Park Record newspaper reported "The Park City branch of the Denver & Rio Grande railroad daily takes from Snyderville alone better than five hundred gallons of milk and cream to Salt Lake City."⁶

History of the Barn

Daniel McPolin

Daniel McPolin was born in Cork County, Ireland, about 1861. He moved to Park City, Utah, to work in the silver mines but left the profession in 1890 due to an accident that injured both his eyes and hands. After his mining career ended, Daniel and his wife Isabelle turned to other business interests and soon managed a collection of hotels and saloons including the "Bank Saloon" at 304-306 Main Street.⁷ In 1899, they purchased the "Park City Bottling Works" and began marketing soft drinks to the entire county. He obtained a butcher's license in 1896 and opened a meat market on Main Street, probably the impetus for his purchase of the farmstead the next year.

Harrison P. McLane originally homesteaded the eighty acres.⁸ When Harrison died in 1897 his widow sold the property to McPolin for \$600.⁹ The McPolins improved the property to increase the farm's efficiency and productivity. The large barn allowed for the newest in scientific methods, combining hay storage, livestock and dairy operations under one roof. It was completed shortly before Daniel's death in 1922. Son, Patrick and his wife Grace inherited the farm,¹⁰ operating it until 1947 when he sold it to Dr. D.A. Osguthorpe¹¹ for \$26,000.¹²

Dr. D.A. Osguthorpe

Dr. Osguthorpe was a successful veterinarian. During the 1940s, his practice brought him from his main office in Salt Lake City to Park City, as his primary patients were the horses that worked in the mines.¹³ Lowered down the mineshaft, the horses pulled ore cars through the underground tunnels. Dr. Osguthorpe had first seen the McPolin barn in 1926 while retrieving his grandfather's wandering cattle. Though a resident of Salt Lake City, he took an active interest in the farm and updated the dairy operations, increasing the herd to one hundred

⁶ *Park Record*, 6 February 1915.

⁷ Park City Council minutes May 4, 1911.

⁸ Patent - Warranty Deed Book I page 236, Summit County Records office.

⁹ Warranty Deed Book I page 572, Summit County Records office.

¹⁰ Decree - Miscellaneous Records Book R page 81, Summit County Records office.

¹¹ Quit Claim Deed Book H page 224, Summit County Records office

¹² D.A. Osguthorpe oral history interview with Anji Buckner, May 11, 2000.

¹³ "Delbert Avaron Osguthorpe," by Michelle Sweet, undated, Park City Historical Society office; Oral history interview with Anji Buckner, May 11, 2000.

National Register of Historic Places Continuation Sheet

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McPolin Farmstead, Park City, Summit County, UT

cows. In 1953 he hired Walter Stewart to build the concrete block milk parlor onto the front of the barn, and two silos at the rear.¹⁴

In 1955, a plumber working underneath the house accidentally started a fire. No one was injured, but the house was severely damaged. Dairy methods had changed enough by this time that it was decided to abandon the old farm buildings, including the large barn. Operations were moved across the highway to the southern, sunnier base of Quarry Mountain.¹⁵ In 1990 Park City purchased the farm from Dr. Osguthorpe and stabilized the main barn. A fire sprinkling system and a new asphalt roof were installed for protection. In 1999, the remains of the house and large shed were demolished and replaced with the current buildings. And in 2002, minor repairs were made to the bunkhouse and tool shed, including the installation of new wood shingle roofs.

Improvement-era Barn Architecture

After 1910 government health regulations for production and handling of fluid milk required new barn designs. Agricultural college experiment stations promoted the gambrel roof, "ground stable" or improvement-era barn design, which was widely adopted throughout the country. These barns housed cows on washable concrete floors. The gambrel roof made an ample hayloft and could be erected with pre-fabricated trusses. Ducts from ventilators atop the roof provided fresh air for the cows and long rows of small windows gave light to the stable area. A small milk house was usually attached to the building.¹⁶

Previous barn design had been based upon European barn traditions, brought to the United States by immigrant groups. Though barn builders began to simplify construction techniques and standardizing bay sizes, these small refinements did not create great changes in barn building. The major evolution was the gambrel roof barn. Not only did the shape of the roof make the design innovative, but vast changes in the building system separated it from previous barns. The design incorporated standardized, lightweight machine-sawn structural members into an advanced truss configuration with nail construction. Mail order planning and mass-produced building materials spurred the implementation of the new design across the country. The new ideas were incorporated into older building traditions; for example, even the adoption of the new gambrel roof system with stud walls and a truss roof did not wholly eliminate the old heavy timber mortise-and-tenon construction system. Barn builders frequently integrated both old and new systems into the overall structural framework.¹⁷

The McPolin barn, measuring 100' x 35', is one of the largest in Summit County. Its gambrel roof allows for maximum storage because the roof structure uses no posts for support and the entire second floor is open usable space. The first level with modern concrete floor with formed drain channels allowed ease of cleaning. Two parallel rows of stanchions to hold and feed cows while milking are situated so the animals are housed in the large center isle with their heads facing the outside isles. This arrangement provides minimum obstruction for

¹⁴ Notice of Lien Book2A page 83, April 14, 1954, Summit County Recorder's office.

¹⁵ Interview with Anji Buckner May 11, 2000; "Ship in a Sea of Grass," Kathleen Shorr, Lodestar Magazine, summer 1994, page 16.

¹⁶ *Taking Care of your old Barn - Historic barn types*, University Vermont website www.uvm.edu/~vhnet/hpres/publ/barnb/bbhbty.html

¹⁷ Thomas C. Hubka, *The Americanization of the Barn*, Department of Architecture, University of Wisconsin-Milwaukee. Article on website: www.nbm.org/blueprints/90s/spring94/page2/page2.htm

National Register of Historic Places Continuation Sheet

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McPolin Farmstead, Park City, Summit County, UT

the animals while entering and leaving the barn and allows for ease of their inspection. Openings along the exterior wall on through the first level ceiling/second level floor provide easy delivery of feed from above. The new design of the barn housed the entire dairy operation under one roof, adding to the efficiency of the process along with increased comfort for both cows and farmer.

Dairy barns are not as common in Utah, where cattle raising is better adapted to the geography, especially around the high elevations of the Park City area. However two other large dairy barns still exist today in the area. Five miles away at the mouth of Thaynes Canyon stands the Armstrong Barn. Built in 1930, after the McPolin barn, the Armstrong family deliberately strived to construct the largest barn in Summit County.¹⁸ The barn has been extensively remodeled inside, with the second level hayloft now providing housing for the Armstrong family descendants. Fifteen miles away, alongside Interstate 80 stands the Dahl or Hi-Ute Barn. Built about 1924,¹⁹ this barn is English style, with a simple gable roof and main entrance to the hayloft on the broad side of the building. The milking stalls on the first level have been renovated to house horses, though the large open hayloft on the second level still houses feed for these animals. Because of the McPolin Farmstead's abandonment in the late 1950s, it is the best-preserved barn and historic farmstead in the area.

¹⁸ "Modern Dairy Barn opens," *Park Record*, October 24, 1930.

¹⁹ Summit County Tax records PP-53. Summit County Assessors office. Coalville, UT.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

McPolin Farmstead, Park City, Summit County, UT

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- "Taking Care of your old Barn - Historic barn types." University Vermont website
www.uvm.edu/~vhnet/hpres/publ/barnb/bbhbtty.html

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

McPolin Farmstead, Park City, Summit County, UT

Common Label Information:

1. McPolin Farmstead
2. Park City, Summit County, Utah
3. Photographer: Cory Jensen
4. Date: November 2002
5. Negative on file at Utah SHPO.

Photo No. 1:

6. General view of farmstead. Camera facing southwest.

Photo No. 2:

6. North & east elevations of barn. Camera facing southwest.

Photo No. 3:

6. North elevation of barn. Camera facing south.

Photo No. 4:

6. North & west elevations of barn. Camera facing southeast.

Photo No. 5:

6. West elevation of barn. Camera facing east.

Photo No. 6:

6. South elevation of barn showing silos. Camera facing north.

Photo No. 7:

6. Interior of barn. Camera facing southeast.

Photo No. 8:

6. North & west elevations of replicated house. Camera facing southeast.

Photo No. 9:

6. North & east elevations of reception center. Camera facing southwest.

Photo No. 10:

6. North & west elevations of bunkhouse. Camera facing southeast.

Photo No. 11:

6. North elevation of toolshed (right) & granary (left) . Camera facing south.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

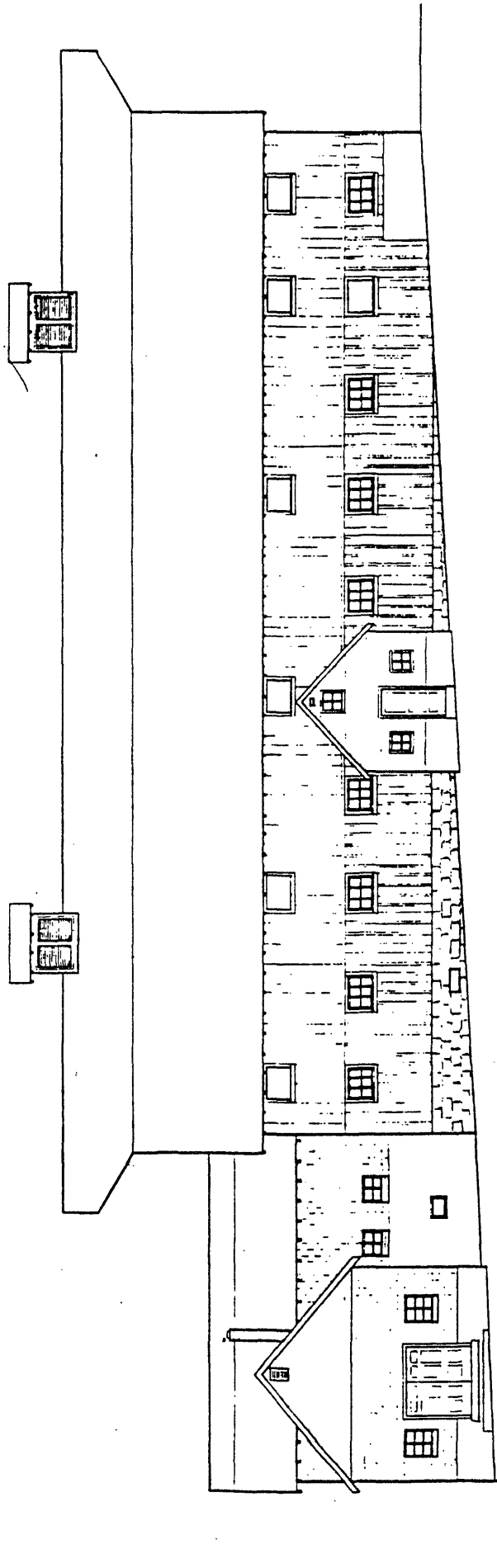
McPolin Farmstead, Park City, Summit County, UT

Photo No. 12:

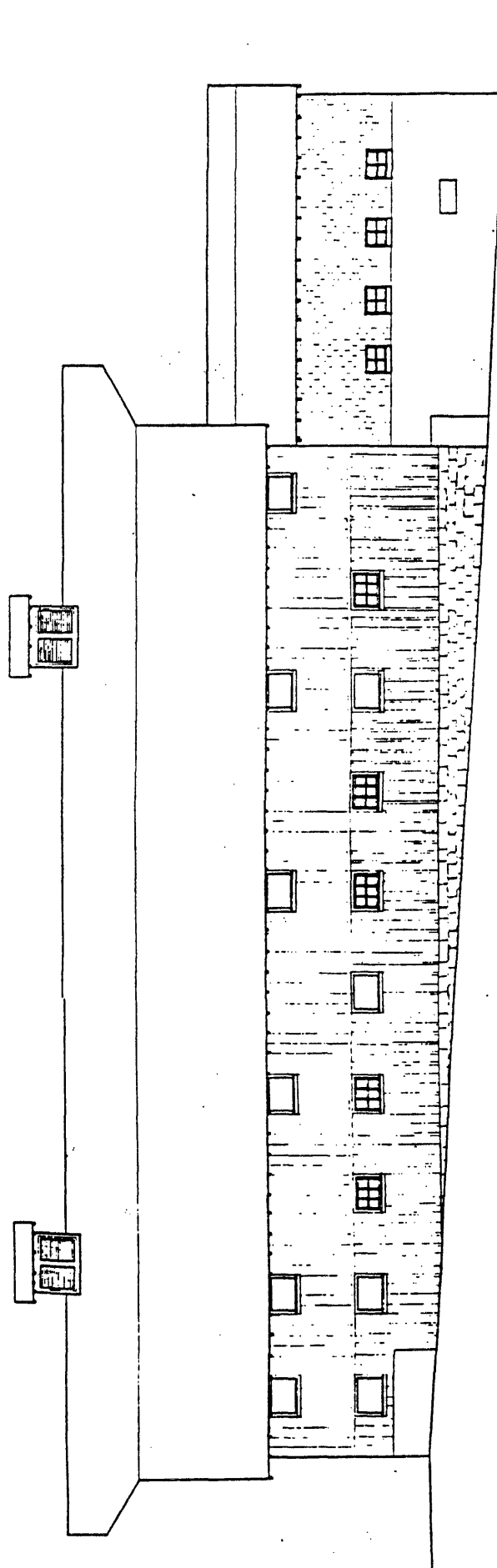
6. North & west elevations of corral shelter. Camera facing southeast.

Photo No. 13:

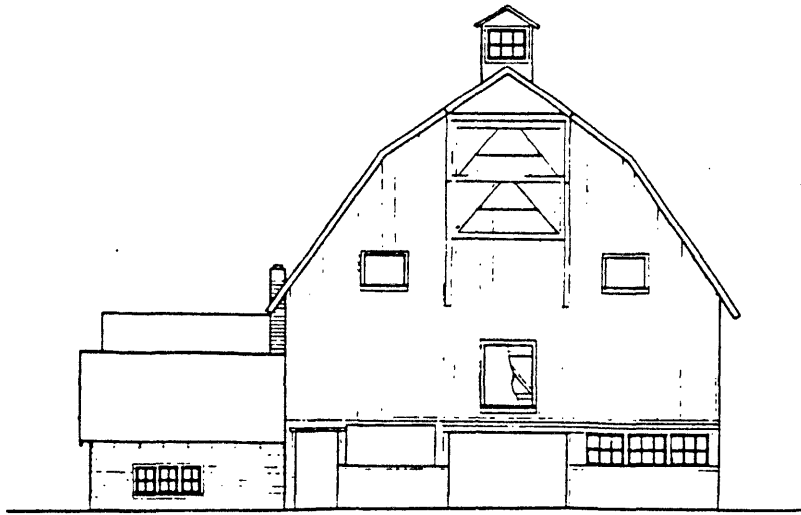
6. South & west elevations of outhouse. Camera facing northeast.



ELEVATION
1/8" = 1'-0"



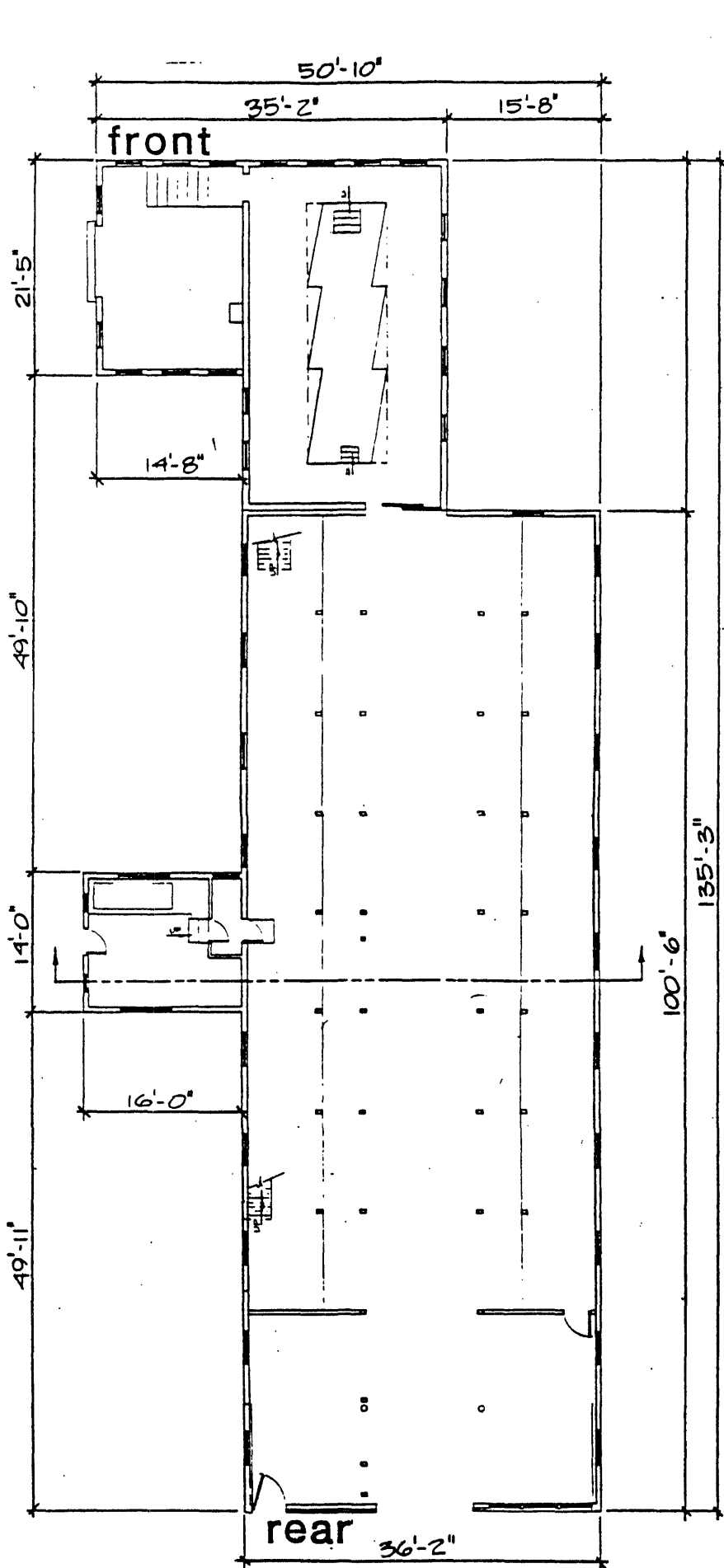
ELEVATION
1/8" = 1'-0"



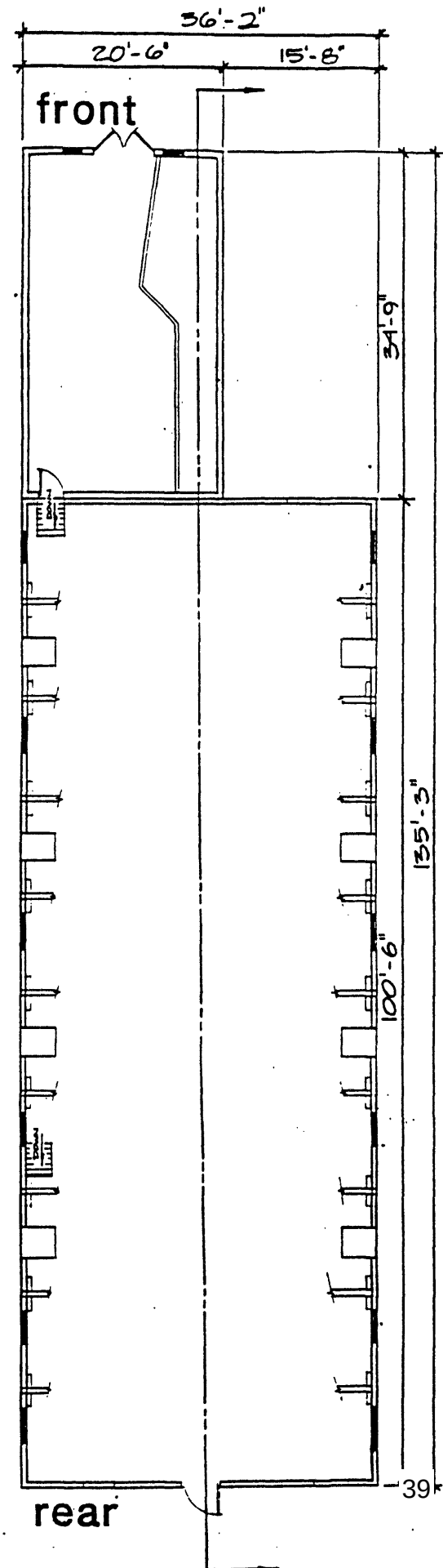
**REAR
ELEVATION**



**FRONT
ELEVATION**



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Nick Graue

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Subject:

Golf Course Maintenance Facility - Early Contractor Involvement Selection

Suggested Action:

Attachments:

[Early Contractor Involvement Selection Staff Report](#)



City Council Staff Communications Report

Subject: Golf Course Maintenance Facility – Early Contractor Involvement Selection
Author: Nick Graue, Public Utilities Engineer
Department: Public Utilities
Date: August 16, 2018
Type of Item: Informational

Executive Summary

On June 15, 2018, Park City publically advertised for written Proposals from qualified firms to provide pre-construction and construction services for the Park City Golf Maintenance Facility construction using the Early Contractor Involvement (ECI) delivery method. The intent of the RFP is to select a respondent that is capable of providing and managing all construction related facets of the project.

Two proposals were received, but only one proposal is considered responsive. Alder Construction, Inc., (Alder) is the only responsive proposer and their proposed fee for pre-construction services is \$10,000.00. Council approval for a contract of this amount is not required however, staff would like to inform Council that this contract is being presented to the City Manager for execution. This initial contract for pre-construction services with Alder will progress to a construction agreement with Alder for the full construction amount (unless the City cannot agree to the terms of the Guaranteed Maximum Price (GMP) Proposal submitted by Alder as the final deliverable for the pre-construction services phase). The tentative project schedule anticipates the construction contract will be brought to Council for approval in September 2018.

ECI Contract Delivery Method

The ECI contract delivery approach, also commonly referred to as construction manager-at-risk (CMAR) or construction manager/general contractor (CM/GC), has been selected to involve the contractor early in the design process. The ECI contract delivery approach meets and incorporates the City's competitive bidding requirements for the construction work while addressing the complexities of the project. ECI is intended to address the City's following goals:

- Form a partnership between the City, the ECI Contractor, and the AE Team through the entire design process, thereby increasing cooperation and coordination among the parties;
- Increase effectiveness and constructability of the design through the contractor's input during a pre-construction phase. Enable scheduling and design decisions, affecting both the types of materials specified and the means of construction, to be made with full consideration of the construction perspective;
- Integrate quality based selection performance requirements and not encourage favoritism in the awarding of public improvement contracts.

- Reduce post-design services and construction time by providing the Architectural and Engineering (AE) Team the opportunity to tailor the design to the ECI Contractor's strengths and preferred means and methods.
- Provide the ability to procure early work packages and to select vendors/suppliers and schedules, thereby mitigating the risk of construction price volatility and accelerating the project schedule.

Contractor Selection

To select a firm whose experience, capabilities, and past performance best meets the needs of the project, firms were requested to provide the following information in their Proposal:

- Administrative Related Items
- Project Approach and Management Capabilities
- Project Organization
- Relevant Project Experience
- Current Project Commitments
- ECI Contract Delivery Method
- Pre-Construction Approach
- Self-Performance Work
- Subcontracting Plan
- Project Constructability Review
- Summary

Summary

Alder Construction Company has met all of the requirements of the RFP and has demonstrated success as an ECI contractor for past City projects. Staff is confident in Alder's ability to construct a successful project on time and within budget and as such will be proceeding to execute a pre-construction services contract for this phase of the project, with the intent to return to Council for approval of the final construction agreement in approximately one month.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section: CONSIDERATION OF MINUTES

Subject:

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

Suggested Action:

Attachments:

[July 18, 2018 Minutes](#)

[July 19, 2018 Minutes](#)

[July 27, 2018 Minutes](#)



PARK CITY COUNCIL MEETING MINUTES - DRAFT
1255 PARK AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

July 18, 2018

The Council of Park City, Summit County, Utah, met in open meeting on July 18, 2018, at 10:15 a.m. in the Park City Library Community Room.

ROLL CALL

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

Affordable Housing Discussion:

Jason Glidden, Affordable Housing Manager, presented this item and reviewed the City's goal of attaining 800 affordable units by 2026 and 220 affordable units by 2020. He indicated The Retreat at the Park and Central Park Condos were completed. Woodside Phases 1 and 2 were in the works and the Homestake Lot units would begin next year and should be finished by 2021.

Nate Rockwood indicated the housing pipeline was created so new projects could be evaluated and the cash flow analyzed to determine if the City could fund new projects. He noted he expected an 80% return on investment (ROI) on the units. He proposed that the Housing Authority be the organization to construct and manage rental projects. It could issue bonds, as well as buy, sell and rent units. The rental payments would repay the bonds. He reviewed the pros of this concept and stressed this concept would be self-sustaining. Some cons would be the necessity of having an HOA so the Housing Authority could manage the units. The rent would need to be high enough to cover

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costs, which would mean it would be 60%-80% average median income (AMI) and the Housing Authority would use City owned land.

Council Member Worel asked how the process would work since the Council was the Housing Authority. Rockwood stated the City Council, acting as the Housing Authority, could issue a bond and the bond wouldn't go against the City's credit because the Housing Authority was acting as a separate entity. He pointed out that this concept would be new to the State and he was working with Zion's Bank to further explore the possibilities. Council Member Worel asked if the Housing Authority would have its own budget to which Rockwood responded in the affirmative.

Council Member Ware Peek stated it was good business practice to take out 15 year bonds, and asked why the Housing Authority would take out a 25 year bond. Rockwood stated it would be necessary to have a longer repayment schedule in order to keep rents down and noted most school districts took out 20-25 year bonds to reduce the annual costs. Council Member Henney noted the burden of repayment was on the renters and would not be the responsibility of the community at large. Council Member Gerber was excited about this opportunity and felt having units at 60% AMI would be welcomed in the City.

Council Member Joyce asked if the City would be able to receive tax credits if it worked as the Housing Authority. Rockwood responded that the City would not be eligible for tax credits unless the rents were at a lower AMI. Council Member Joyce asked to see a cost comparison between what the City could construct a housing project for and what another housing entity such as Mountainlands could construct it for using tax credits.

Rockwood stated Housing Authorities in Utah bonded to help developers construct affordable housing. Council Member Henney asked if the Park City Housing Authority would consider using Mountainlands to manage the housing projects. Rockwood stated the auditing and financials would have to stay with the City, but other aspects could be contracted.

Mayor Beerman asked if constructing smaller units would result in more units at smaller price points. Glidden stated different models would be considered to have the right mix of studios, one, two and three bedrooms in the projects. Council Member Henney asked if potential zoning revisions would include height and density bonuses and parking reductions. Glidden stated increased density would definitely be proposed. Reduced parking requirements had been discussed a little and height had not been addressed for

1 a while, but staff needed to work with developers to see if these zoning changes would
2 be an incentive to developers to construct affordable projects. Council Member Henney
3 asked Council if they were willing to grant these code changes to incentivize developers
4 to construct affordable housing, and noted the community was against height and
5 density bonuses. Glidden indicated that these were only preliminary considerations to
6 attain the City's affordable housing goal.

7
8 Mayor Beerman stated there might be more tolerance from the community now than in
9 the past and asked if the Council was supportive of code changes to facilitate affordable
10 housing, to which the Council responded in the affirmative. Mayor Beerman asked if
11 Council would grant additional height. Council Member Ware Peek stated she would
12 support additional height if it was located in the right place. Council Member Gerber
13 stated if height was allowed, the project would still have to go through the Planning
14 process and would be adjusted and appropriate by the time it was presented to Council
15 for approval. Council Member Henney stated while he campaigned for office he voiced
16 that affordable housing would look different in the future than it did in the past. He noted
17 the City was constructing more urban units rather than traditional single family homes.
18 He felt more height would give the City many more units.

19
20 Mayor Beerman stated height, density, setbacks, parking, tax credits, fee waivers and
21 financial incentives were issues that could be discussed. Council Member Joyce stated
22 he cared about the City's districts and was not focused on the City owned properties.
23 There was Ironhorse, the commercial district, etc., and those areas should be
24 considered. He also commented that he had heard pushback from the community about
25 affordable housing in general.

26
27 Council Member Worel stated she was on Planning Commission when form based code
28 was discussed and the community did not want height to impede the view corridors.
29 They also worried that density would increase traffic. Council Member Henney stated
30 the home values in the City had increased dramatically and asked what the response to
31 the residents had been. Council Member Joyce stated neighbors didn't want their taxes
32 to pay for affordable housing. Council Member Worel agreed that she had those
33 conversations too, and residents were fine with employees commuting if they couldn't
34 afford to live here. Council Member Henney stated dissent was okay and Council
35 needed to determine what portion of the community were dissenters and then estimate
36 how many of those could shift their opinion. Council Member Gerber stated dissenters
37 were moving into town at a faster rate than residents were being converted on having

1 affordable projects. The City was also losing long term rentals as nightly rentals
2 increased.

3
4 Mayor Beerman stated this town was no longer affordable for the middle class. That
5 part of the community was going away. People might not care about all essential
6 workers, but they do favor their children's teachers living in town. Council Member
7 Gerber felt there was a wide range of opinions in the City. The City Council was the filter
8 that determined what the majority wanted and that was not always easy to determine.
9 Council Member Henney thought these conversations should continue, so the
10 community could be defined. Council Member Worel stated if the sense of community
11 was important to Council, the City should prohibit nightly rentals so those units would be
12 forced back to long-term rentals. Council Member Gerber was in favor of that, but noted
13 the State prohibited the enforcement of nightly rentals. Glidden didn't think the rentals
14 could be prohibited but there were regulations that could be imposed, such as requiring
15 the second homeowner property tax rate for those units.

16
17 Council Member Ware Peek thought height and density would be supported if the ski
18 resorts built employee housing at their base. She thought there were certain pockets of
19 space where additional height and density would be supported. She requested to hear
20 from private developers. Discussion ensued on proposals from private developers.

21
22 Council Member Gerber asked if the proposed code changes would be for public/private
23 partnerships as well as City owned housing projects. Mayor Beerman asked if Council
24 wanted to discuss this issue with the community again. He stated the only progress
25 seen to date was having the City build its own affordable housing. Council Member
26 Ware Peek stated Park City Heights was just outside the City limits but the sense of
27 community was there. Mine Bench, which was slated for Public Works and an example
28 of an area just outside of where Council would like, was on a bus route and was a good
29 location for people who work here. Council Member Gerber was concerned about
30 building outside the City limits because the residents would not be able to participate in
31 the government process. Mayor Beerman stated the funding and City owned property
32 would be gone at the conclusion of the current projects, which would result in 250 units,
33 and asked if Council wanted to consider building regional affordable communities to
34 reach the goal. Council Member Gerber was not in favor and indicated the goal was to
35 have 800 units within the City limits. She felt the proposal by Rockwood would open
36 new doors to enable Council to reach its goal. Council Member Henney favored the
37 European model of dense villages with open space surrounding them.

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1 Council Member Joyce stated the City would not be able to prevent development in the
2 surrounding areas. He wanted to consider alternatives for reaching the goal. Council
3 Member Worel expressed concern on where space would be found for this number of
4 units. Council Member Gerber indicated the City was losing its younger generation who
5 had a lot of energy to make the City better, and stressed the affordable housing should
6 be in town.

7
8 Council Member Ware Peek indicated sense of community was important and noted
9 people moved from Deer Valley into Old Town to experience the sense of community.
10 She also supported higher density.

11
12 Mayor Beerman opened the meeting for public input.

13
14 Mary Christa Smith stated as a new homeowner in Central Park Condos, she was
15 delighted to be in the heart of town where she could bike to shop and be so close
16 together. She also noted that mental wellness depended on closeness in the
17 community. One of the biggest gaps she saw was that there were no mental health
18 therapists that lived in town, so people had to wait 120 days to see a therapist. She felt
19 sense of community was critical to mental wellness.

20
21 Mayor Beerman closed the public input portion of the meeting. The Council took a
22 recess. Upon returning, they renewed their housing discussion and discussed the
23 following questions presented by Glidden:

24
25 1. Does the City Council want to make any changes to the City's Affordable Housing
26 goal? Glidden stated the original goal was to have the City develop half of the units and
27 developers construct the other half. The Council agreed. Council Member Ware Peek
28 felt adding the accessory unit combination would get another 100 units easily.

29
30 2. Does the City Council want to look at a larger regional approach to housing which
31 may include partnerships outside of City limits? Council Member Worel was in favor of
32 looking at a regional approach. Council Member Gerber favored keeping the affordable
33 housing in the City limits for now. Council Member Ware Peek favored looking at a
34 regional approach and wanted to talk to regional partners. Council Member Henney
35 wanted to focus the City's efforts in town, but also wanted to be creative and open to
36 hearing proposals on a case-by-case basis. Council Member Joyce gave some
37 scenarios for interesting proposals and agreed with Council Member Henney.
38

1 3. Who does the City want to target with the housing program? Council Member Gerber
2 wanted year-round housing, both rentals and for sale units, for the seasonal and
3 permanent workforce. Council Member Ware Peek favored developing more rentals in
4 the community. She thought seasonal workforce housing was an easier question to
5 address because dorm-like living quarters could be considered. Council Member Joyce
6 felt seasonal needs should be addressed by the resorts. He favored helping the long-
7 term community. Council Members Henney and Worel agreed with Council Member
8 Joyce.

9
10 4. Is the City Council supportive of reducing development standards to reduce costs on
11 affordable housing? Council Member Gerber felt the current net zero energy standard
12 was essential for continued savings in the future, but she didn't care if units had granite
13 countertops or hardwood floors. Council Member Joyce agreed. Council Member
14 Henney liked that the units blended with the surrounding areas. He didn't want to loosen
15 the code to build a substandard product. Council Member Joyce thought decreasing the
16 square footage per unit would be interesting to explore. Council Member Ware Peek
17 agreed that energy savings was important but costs could be cut on flooring,
18 countertops, etc.

19
20 5. Is the City Council supportive of moving forward on the financing tool presented by
21 Rockwood? Council agreed to have Rockwood move forward on the financing proposal.

22
23 With regard to density and height, Mayor Beerman was not in favor of increasing height
24 and felt it would activate the community in a negative way. He favored increasing
25 density and setbacks in certain locations and exploring under-parking requirements. He
26 also favored fee waivers or financing tools for developers. Council Member Joyce felt
27 the Bonanza Park and Prospector area should be looked at for additional units and he
28 felt height and density could also be looked at in that location. He thought the
29 community would buy into a specific location versus a blanket code change. Parking
30 was a little more flexible but he thought it was a little premature since driving behaviors
31 hadn't changed.

32
33 Council Member Gerber liked Council Member Joyce's suggestion for height and
34 density within the greater Prospector area and agreed with his thoughts on parking. She
35 stated this was the start of the height and density discussion to move the sentiment of
36 the community. She favored having these discussions to see what would happen.

1 Council Member Ware Peek favored increased density and agreed with Council
2 Member Joyce on specific locations for height. She wanted to think creatively for
3 affordable housing solutions, and would consider setback changes and fee waivers as
4 well. She also favored the under-parking proposal because Millennials were shifting the
5 norm.

6
7 Council Member Henney agreed with Council Member Joyce's suggestion for height
8 and density as well as his comments on under-parking. Council Member Worel was
9 against code changes for height with the exception of Council Member Joyce's scenario
10 of Prospector. She was not a fan of density but would consider proposals. She was
11 against under-parking, but favored setback allowances.

12
13 Council Member Henney liked Council Member Gerber's comment that the community
14 was evolving and Council Member Joyce's Prospector suggestion for limited height and
15 density allowance. Mayor Beerman felt the discussion was very constructive and the
16 Council was close together in their goals. This would flow well into the community
17 visioning. He suggested taking a recess to walk on Norfolk and Woodside and admire
18 the funky community.

19
20 Following a walk and lunch, the Council reconvened.

21
22 Council Member Ware Peek stated a few passionate community members spoke out
23 against the aforementioned code changes, and it might be worth the effort to open a
24 dialogue with them to see if sentiment had changed. Mayor Beerman stated the
25 community was concerned with the height and density in the Deer Valley district.
26 Council Member Ware Peek noted the HOA trumped the City code so it hampered other
27 progress.

28
29 **Council Discussion – What is the One Outcome You Would Like to See**
30 **Accomplished?:**

31 Mayor Beerman talked about the definitions of City critical priorities. He reviewed the
32 four core values that were defined in 2009 along with 12-15 priorities. At the time, Diane
33 Foster challenged Council to establish two or three critical priorities, things that if
34 Council didn't get right, it would change the community. Council Member Henney
35 explained that many priorities had a plan and process, but the two initial critical priorities
36 had no plan or process, and there was an urgent need to focus on those. Mayor
37 Beerman asked if Council still agreed with the definition of Critical Priority. Council
38 Member Joyce agreed with the definition, but softened with the talk behind the

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1 definition. He expressed concern over the protocol when something no longer met the
2 criteria of being a critical priority. There were core values that were important but no
3 longer priorities. He didn't want to define everything as a priority. He used open space
4 as an example. Mayor Beerman stated Council was expected to juggle a lot of things at
5 the same time and the priorities were intermixed.

6
7 Mayor Beerman felt Council should come back to the core values and give them special
8 attention. Council Member Joyce stated the City had critical priorities, top priorities and
9 other. Since the City had finite resources, the attention should be given to the critical
10 priorities and some of the other priorities would not get the same attention. Council
11 Member Gerber indicated the Bonanza Flat, Treasure Hill, and the Arts and Culture
12 District were unplanned opportunities that presented themselves. It would be foolish to
13 not take advantage of these types of opportunities.

14
15 Mayor Beerman stated some felt critical priorities were the most important thing, but he
16 felt the core values were the most important things for the community. Council Member
17 Henney stated open space did not take up staff time, but did use financial resources.
18 Council Member Joyce disagreed and thought Bonanza Flat used a lot of staff time.
19 Mayor Beerman thought Bonanza Flat was supported by the community. Council
20 Member Gerber thought the three opportunities of Treasure Hill, Bonanza Flat and the
21 Arts and Cultural District might have distracted Council from Transportation or Housing,
22 but they would be legends in the future and would impact the community for years to
23 come. Council Member Joyce stated that taking advantage of every once in a lifetime
24 opportunity would hamper the critical priorities. Council Member Henney stated the
25 critical priorities were for staff to prioritize their efforts, but he was open to asking staff
26 how their performance was based on Council's critical priorities.

27
28 Mayor Beerman asked Foster if the critical priorities were effective. Foster stated the
29 critical priorities should be the focus, but opportunities should be looked at as they
30 presented themselves. She felt these discussions were helpful feedback for staff.
31 Council Member Ware Peek agreed with the definitions of the Council's priorities and
32 felt they set the course for the future of the City. Mayor Beerman indicated that coming
33 to government from a business background could be frustrating, but someone told him
34 that his focus should change from maximum efficiency to maximum transparency.

35
36 Council Member Worel agreed with Council Member Ware Peek that Council should
37 speak with one voice on the critical priorities. Council Member Henney felt efficiency

1 was gained through transparency. Mayor Beerman suggested having deeper
2 discussions on topics on a regular basis. Council was in favor of that suggestion.

3
4 Speaking of goals that Council was champion of, Mayor Beerman stated he was a
5 champion of open space. He brought COSAC back and he spent many hours working
6 on that for the City. Council Member Ware Peek was passionate about simplifying
7 government processes. She hoped to make the City's processes less painful for the
8 residents. Council Member Henney praised that suggestion and appreciated the model
9 given of having a help desk. Mayor Beerman agreed with Council Member Ware Peek
10 that oftentimes a resident's first impression of the City government was dealing with
11 staff regarding a City service.

12
13 Council Member Gerber was a champion for workforce housing. The outcome she
14 wanted to see was more second generation residents participate in City government,
15 including the Latino community.

16
17 Council Member Joyce stated Bonanza Park and Prospector was a goal he would like
18 to see accomplished. There was a need to change that district, but there was not a
19 current plan. He knew the Arts and Culture District was not a true district, but could be a
20 piece of a larger district. Currently, this part of town was fragmented. He would like to
21 build out a strategy from the Arts District and move outward, and form a plan of what the
22 district could be 10-20 years from now. He felt that if this area was let go in today's
23 economy, it would end up as a hodgepodge of stuff. Council Member Henney thought
24 this was what the Arts and Culture District purchase was all about and he supported the
25 vision of the potential described.

26
27 Council Member Worel was concerned about citizens who felt their voices were not
28 being heard by the City. There were a lot of issues, including affordable childcare and
29 seniors, and all this would fall under the Social Equity umbrella. She thought as Social
30 Equity was addressed, a lot of these problems would be resolved as a consequence.
31 She wanted support services to back up a Social Equity plan.

32
33 Council Member Henney stated there was an intersection of many themes that he was
34 thinking about. He met with City staff and came to the conclusion there needed to be
35 outreach, inreach, narrative, identity of the community, and content. He believed the
36 City was doing better than five years ago conveying back to the community a narrative
37 that had content the community could relate to. He wanted to continue Coffee with
38 Council, Pizza with Council, etc. to promote transparency. Council's priority should be

1 the community's priority that the Council was pushing forward. He wanted to build trust
2 between the community and the Council. He wanted to continue putting energy into this
3 form of connecting with the community and staff. Council Member Worel indicated this
4 tied back to her point that people didn't feel connected. Council Member Henney hoped
5 to invite all voices into the conversation.

6
7 Mayor Beerman felt these were five outstanding ideas and he thought each would help
8 the others in accomplishing these goals.

9
10 **Economic Diversity Discussion:**

11 Jonathan Weidenhamer, Nate Rockwood and Luke Cartin presented this item.
12 Weidenhamer reviewed that the strategic plan for years was to diversify within the resort
13 economy and do no harm to that industry. The main challenges were the cost of living
14 and workforce issues. The critical priorities continue to help the City remove these
15 barriers to economic diversity.

16
17 Weidenhamer stated the climate discussion was critical to economic diversity. The
18 summer economy was one third of the winter economy, so twenty years from now, the
19 City needed to look back to see what was done early to promote the summer economy
20 that would make the community thrive in the event of no snow. Some ideas included a
21 culinary aspect of tourism. He also wanted to have a discussion on higher education,
22 such as a hotel hospitality program. It would be a great opportunity for the youth, as
23 they grew up in the community, to have that option to stay and work here. Resort
24 development was going to be big in the future.

25
26 Cartin indicated the snow pack would be less reliable in the future so alternatives should
27 be discussed. He explained climate change and noted sustainability and economic
28 development were tied together. He referred to the City's net zero goals and noted the
29 efforts made here had spurred some changes with other cities across the nation.

30
31 Rockwood stated looking for ways to diversify in the economy made sense as the City
32 looked to the future. He gave examples such as the agreement put in place for the Arts
33 and Culture District. Partnering with private entities helped spark a redevelopment
34 process. He indicated this was an opportunity to guide the process. Transportation,
35 housing, net zero and the City portion of the development addressed the critical
36 priorities. Rockwood also suggested having a food based economy tied to the Arts and
37 Culture District, Main Street and the resorts.

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1 Mayor Beerman stated the shoulder seasons were getting shorter even though
2 summers were hotter and winters were shorter. Rockwood stated Vail moved here and
3 was promoting the City, so tourism was being driven by the lodging groups.
4 Weidenhamer felt the Waldorf, St. Regis, and Montage hotels brought a different level
5 of clientele and the City was seeing more money from these guests.
6

7 Council Member Ware Peek asked to know more about the Cornell Hospitality School.
8 Weidenhamer stated he just started looking into this possibility and he would give more
9 updates in the future. Council Member Ware Peek stated the University of Utah had an
10 extension here a number of years ago, and now there was a culinary institute, but it
11 looked like it was more for those wanting a hobby rather than those wanting skills for a
12 career. Weidenhamer thought having higher education in town would benefit the
13 residents.
14

15 Council Member Gerber indicated skiing was an expensive hobby and it would be
16 difficult to find an equivalent in the summer. Also, there weren't things that involved the
17 entire family like skiing did. Council Member Worel stated she had a conversation with a
18 business owner whose perception was that Vail brought in those on a budget and who
19 were here using their free passes.
20

21 Rockwood stated when lodging revenue increased, all other aspects of the community
22 revenue increased as well. Council Member Joyce indicated there was no occupancy
23 for office space now and he felt that was an obstacle for economic diversity. The trend
24 of the average daily rate for visitors was also concerning. He expressed concern about
25 sales tax, which was an economic indicator. He favored the culinary idea and liked
26 businesses that promoted experiences for the consumer. He credited the increase in
27 tourism more to the Chamber than to Vail coming to the City, and hoped the City would
28 attract the big events where big revenue was earned more than the day tourist that
29 spent \$20 and went home. Mayor Beerman wanted to consider the second
30 homeowners and indicated they shopped, ate at restaurants, decorated their homes,
31 etc. and that was also reliable revenue.
32

33 Council Member Ware Peek was glad the City was focusing on uniqueness. The
34 Olympic Park last winter experienced record numbers because they enhanced their
35 offering. Other unique businesses were High West Distillery and the glass blowing
36 business, Red Flower. Council Member Gerber thought occupancy rates were
37 interesting. An average of less than 50% of beds were reserved for the year. She stated
38 this didn't include the nightly rentals. She wondered how many people the City could

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1 handle and asked how much revenue the City missed out on by not capturing tax
2 revenue from nightly rentals. Rockwood stated the City was in compliance with the
3 State regarding nightly rentals. Council Member Joyce stated it was a challenge
4 because the winter activities made the City unique, whereas summer activities were the
5 same across the country and tourists had more places from which to choose.

6
7 Council Member Henney stated differentiating the City from other communities would be
8 a challenge, but he felt this was a unique community and thought tourists were attracted
9 to Park City because they felt like locals for a short period of time.

10
11 Mayor Beerman opened the meeting for public input.

12
13 Bill Malone, Chamber Bureau, noted some observations during this conversation. Last
14 winter, skier days were down 6% and lodging was down 1% , yet the average daily rate
15 was flat. That showed people were still enjoying their stays in Park City. In reality, they
16 came to ski but that wasn't an option this year. This September the Chamber was going
17 to take five Park City chefs to do a dinner in New York City (NYC). People from NYC
18 wouldn't come here to eat dinner, but they would come to ski and would also eat dinner.
19 He thought some things to make the summer season successful was the arts and
20 culture offerings, sports and recreation, culinary, and destination special events. One
21 thing that impacted the summer visits was the meetings industry. He thought the idea of
22 having a college in town was mixed because of housing constraints. There were talks of
23 starting a hospitality course at the Utah Valley University (UVU) extension before the
24 recession but that was put on hold.

25
26 Juliana Duran, Associate Director of Pando Labs, talked about economic stability. She
27 read a prepared statement regarding internships her company provided to help youth
28 attain skills and be able to find careers post education. She thought many service
29 employees had post high school degrees but hadn't found employment in their field.

30
31 Alex Butwinski and Hadley Dynak, Park City Summit County Arts Council. Butwinski
32 stated the City supported Project ABC and the Arts Council, which was exciting. He
33 stated this was the next phase for tourism in the City. Dynak was excited economic
34 development and arts and culture were linked. She liked creating spaces for artists to
35 work. Transparency was important so she was making sure that would happen with
36 these conversations. Mayor Beerman thanked Dynak and Butwinski for their work.

1 Allison Kuhlow stated she was helping Randy Burton find funding for the build-out for
2 the 333 Main Street space. She thought promoting the culinary aspect of the City was
3 great and stated this was an experience as well as a necessity of needing to eat. She
4 noted the Egyptian Theatre was looking at increasing programming at another venue,
5 which would increase revenue and she hoped the City would support existing
6 businesses as well as new businesses coming to the community.

7
8 Mayor Beerman closed the public input portion of the meeting.

9
10 Council Member Worel stated the ideas brought forward were unique and creative. She
11 noted Council Member Henney's comment that tourists wanted to come and live like
12 locals. She hoped to retain the authenticity for the local residents as the City diversified
13 the economy. Council Member Henney felt that could be attained by keeping the locals
14 happy. He was hopeful that there was a way to combine art and culture and
15 commercialism. Mayor Beerman thought if the town made the locals happy, tourists
16 would like the uniqueness too.

17 Council Member Joyce stated he was hearing that the Council no longer cared about
18 the locals. It made him nervous and he hoped to learn more about the dissatisfaction.

19
20 Council wanted to hear more ideas for diversifying the economy. Council Member Joyce
21 stated the resorts were a big part of the picture, but it was hard for them to participate
22 when the City hadn't laid out a strategy. He asked for a strategy that could be presented
23 to the resorts. Council Member Henney wanted to expand the Arts and Culture part of
24 town. Council Member Joyce asked if the City should present that to resorts. Mayor
25 Beerman noted it would be presented, but it was too early to do that yet. Weidenhamer
26 indicated talks with resorts happened regularly and current and future projects were
27 discussed

28
29 Council Member Gerber stated the formula business restriction was put in place last
30 year, and she wanted a discussion of how chain stores would fit in the community
31 overall. Weidenhamer indicated the City could offer goals and tools to the Prospector
32 area for their future development. Council Member Henney was supportive but he was
33 concerned with private development. He liked Council Member Joyce's ideas of meeting
34 with the owners/developers to see if a plan could have consensus and common ground
35 and then build on that common ground for a shared vision. The biggest leverage with
36 the base of the resorts was that the City was an empowered community and it set the
37 terms of engagement.

PARK CITY COUNCIL MEETING - DRAFT

SUMMIT COUNTY, UTAH

July 18, 2018

P a g e | 14

1 Rockwood stated the direction given was good and progress was being made with the
2 partners. Connections were being made and would continue. Cartin stated keeping the
3 City authentic was important and he was happy to see that priority discussed. Mayor
4 Beerman stated there was an unbelievable economic boom here. It created challenges,
5 such as traffic and housing, but because of the economic success, the tools were there
6 to fix the challenges.

7
8 With no further business, the meeting was adjourned.

9
10

Michelle Kellogg, City Recorder



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

July 19, 2018

The Council of Park City, Summit County, Utah, met in open meeting on July 19, 2018, at 2:30 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property at 2:31p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:15 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Regenerative Agriculture on City Lands

Luke Cartin, Environmental Sustainability Manager, presented this item. Cartin discussed the concept of using certain agricultural practices to improve soil health, water quality and soil sequestration of open land with conservation easements purchased by Park City. Staff measured the carbon sequestration rate of open space which had been useful in understanding the additional climate benefit of open space to sequester carbon into the soil. Certain conservation easements allowed agricultural practices to be used on certain parcels, such as McPolin Farm. Staff would like to explore integrating regenerative agricultural practices into these parcels.

The goals of integrating regenerative agricultural practices at McPolin Farm include:

- Improve soil health, water quality and carbon sequestration through regenerative agricultural practices. This could include the use of livestock, limited agricultural equipment use, seeding, and watering.

- 1 • Develop tools to measure soil carbon and sequestration.
- 2 • Educate the public and stakeholders on what projects are underway to
- 3 accomplish the goals as well as Park City's agricultural history.
- 4 • Partner with universities, land managers, conservation groups, and others to
- 5 share best practices.

6
7 Council Member Ware Peek mentioned she visited the land and it was great to see it in
8 action. She asked if the McPolin parcel was grazed. Cartin said there were other
9 parcels that were grazed including near the movie studios, and increased grazing would
10 be seen but was not currently in action. Council Member Ware Peek asked if Cartin
11 would assess repairs that needed to happen on the land. Cartin answered he would first
12 like to investigate best practices to determine the correct long-term plan before
13 improving.

14
15 Council Member Joyce voiced he was excited about the potential end result of the
16 project but struggled with the City building its expertise on agricultural practices. He
17 asked if there were experts such as universities or 4-H clubs that could be utilized.
18 Cartin responded the City would provide the policy and experts would be brought in to
19 implement. Council Member Gerber asked if the land would be leased to landowners.
20 Cartin answered the City owned most fencing at McPolin farm and would be
21 responsible. The grazing portion would be viewed as a service instead of a lease which
22 would keep the City clear of any tax issues.

23
24 Council Member Worel stated she was excited about the project and asked how Cartin
25 envisioned the educational component. Cartin replied it was important to engage the
26 public onsite and tour the land as well as engage the right partners. Council Member
27 Worel asked if it would be an organized site tour or more of an independent walk. Cartin
28 indicated an organized group would be beneficial as well as signage, describing the
29 project near where the public stopped to take photos.

30
31 Council Member Henney asked what the cost would look like for the City. Cartin
32 answered City cost would be an estimated \$10,000 and 50/50 grant matches would be
33 available. Logan Jones, Trails & Open Space Coordinator, added there would be
34 monetary benefits from the Noxious Weed Program as well as cost-savings from land
35 that was grazed.

36
37 Mayor Beerman asked if the project would limit public access in any way. Cartin stated
38 public access was important but public safety was a goal as well. There might be times
39 of limited access but it would be temporary.

40
41 Mayor Beerman voiced his support for the project as it would serve as an example for
42 other communities and cities.

Potential 2018 Treasure Hill & Armstrong General Obligation Open Space Bonds

Nate Rockwood, Capital Budget Debt & Grants Manager, presented this item. There was a presentation last week on the potential for an Armstrong open space purchase, also known as Snow Ranch Pastures. Council asked Rockwood to return this week to present options for what a potential bond would look like and what open space funding would be available.

Previous conversations had been based on the 2017 tax year. Rates were now certified for the 2018 tax year, which would be used as the base numbers for ballot language. Mr. Rockwood worked with Zions Bank to assess the different bond scenarios and to ensure the most updated bond rates and tax data.

Rockwood described the details of two bond scenarios: for a \$53.7 million Treasure Hill/Armstrong open space bond which for the average primary resident assessed value of \$799,214 would come to \$220 annually or \$399 for a non-primary property. For \$50.7 million Treasure Hill/Armstrong open space bond, with the dedication of all previously allocated Additional Resort Communities Sales Tax towards the total purchase of the properties. This second scenario of \$50.7 million showed an estimated annual property tax rate increase for the average primary resident assessed value of \$799,214 at \$206 annually or \$375 for a non-primary property.

Mayor Beerman invited the public to step forward for input.

John Stafsholt voiced his support of the joint bond. Adding Armstrong to Treasure would be very beneficial as they were the last two historical pieces of property. Combining the bonds would create a community bond.

Cindy Matsumoto agreed that the bond would be the last hope of preserving the historic feel of Park City which would greatly benefit the City and community.

Ruth Drapkin agreed that Armstrong was an iconic, irreplaceable property. She supported a combined bond.

Diana Lapage echoed support of combining the bond as Armstrong was the last piece of open land. The beauty and hiking would continue to attract visitors.

Bob Richer stated he was a commercial property owner in Park City. Mr. Richer was on the City Council when the first open space acquisition occurred in the early 1990s and this would be the opportunity to finish that work. Open space would strengthen the economic vitality of our community and he supported a combined bond.

1 Brian Van Hecke voiced the importance to pass the bond now to protect open land for
2 future generations. Park City was a low-taxed community so residents were fortunate
3 for the opportunity to pass the bond.

4
5 Wendy Fisher of Utah Open Lands echoed the importance of preserving open space. In
6 addition, the family who owned the land would make a 63% contribution to ensure the
7 protection of the property. Before the bond went to the ballot, there would already be a
8 leveraging of the dollars beyond any private fundraising.

9
10 Kyra Parkhurst stated she was in favor of the bond as it would ensure that Park City
11 was surrounded by green space but communicating to the public was an important
12 piece to pass the bond.

13
14 Mayor Beerman closed the public input portion of the meeting.

15
16 Mayor Beerman asked Council if they recommended combing the two properties into
17 one bond, moving forward with the Treasure plan as it stood, or to continue the
18 discussion. Council Member Henney indicated he was in favor of engaging the
19 community for feedback and revisiting the discussion at a future Council meeting.

20
21 Mayor Beerman asked Council for their thoughts regarding either using \$3 million of the
22 Citizens Open Space Advisory Committee (COSAC) funds. Council Member Henney
23 stated it seemed like open space preservation was favored, but he looked forward to
24 hearing from the community about how it should be attained.

25
26 Mayor Beerman suggested Rockwood research areas to decrease the price. Rockwood
27 affirmed he would gather more information.

28
29 **Social Equity Follow Up: Listening Tour**

30 Jedd Briggs, Budget Operations Manager, and Rocio Torres, Community Liaison,
31 presented this item. Briggs stated the conversations around Social Equity had occurred
32 in Chambers and at Coffee with Council events, but now they would like to move the
33 conversation to the outside community. The team identified two main groups for
34 outreach: underserved/marginalized populations and strategic stakeholders. Briggs
35 recommended two Council Members present per meeting.

36
37 Council Member Gerber stated she was concerned that individuals who were resistant
38 to Social Equity were not included as a third group. Council Member Worel agreed with
39 Council Member Gerber but suggested that outreach with resistant community
40 members would need to occur as individual interactions instead of a group setting.
41 Council Member Henney echoed that he would like resistant individuals to be heard.
42 Council Member Ware Peek added it should be Council's role to identify those
43 community members instead of staff.

1 Diane Foster, City Manager, stated staff had identified some groups who might not be
2 wholly supportive or might not understand the objective. Staff would formulate how to
3 approach the group and would look to Council for feedback. Council Member Henney
4 described the importance of inviting the group to share their thoughts instead of asking
5 and really listening to their thoughts.

6
7 Council Member Gerber asked if the conversations should take place in small groups or
8 an individual level. Council Member Joyce responded that it should be individualized or
9 if the community member mentioned a group that appeared resistant to the idea that
10 Council Members should ask to speak with the group. These conversations should have
11 structure and Council Members should communicate a consistent message. Council
12 Member Joyce would like staff to create a one-page description of Social Equity and
13 talking points. Briggs suggested the August 2nd meeting with Kilo Zamora would be a
14 good time to firm up ideas and talking points.

15
16 Mayor Beerman said it would be challenging to be inclusive in an elevator speech. He
17 also voiced that he would like the interfaith community to be included as a fourth group.
18 Foster stated Council would be provided with the ability to send the substance of their
19 feedback to staff.

20 21 **2018 Sundance Film Festival Economic Impact Presentation**

22 Jonathan Weidenhamer, Economic Development Manager, with Betsy Wallace,
23 Managing Director, and Morgan Everett, Assistant Director of Administration and
24 Government Relations of Sundance Institute, presented this item. Wallace began her
25 presentation by thanking the community for their support during the 2018 Sundance
26 Film Festival.

27
28 Everett explained that Sundance worked with Y2 Analytics and Blynscsy to gather the
29 data on which the statistics were based. Because the event did not have a single point
30 of entry, it was important to capture individual patrons a single time. Due to increased
31 technology, Blynscsy provided this raw data which Y2 then filtered and analyzed for a
32 very strong result. The methodology consisted of 36 sensors, in-person surveys and
33 online surveys to capture attendance and spending habits

34
35 Over 124,000 people came to Park City and surrounding cities to attend the Festival,
36 44,600 traveled to Sundance from out of state, and 89% of out of state attendees
37 planned to return to Utah within a year. The 2018 Film Festival resulted in a \$191.6
38 million economic impact to the state with \$19.2 million in state and local tax revenue.
39 There were 3,323 jobs that were supported with \$100 million in local wages. Forty two
40 percent of Festival attendees were age 35 or younger. Patrons spent \$183.7 million at
41 the Festival, the largest component was being lodging at \$62.6 million. Council Member
42 Joyce asked where the majority of the visitors stayed. Everett responded the majority

lodged in Park City. Media coverage was valued at \$93.2 million with 62,000 stories in print, online, and television outlets. Social media gained 42 million impressions.

Wallace emphasized the global focus of Sundance Institute through cinema and year-round programs. The Institute also prioritized local audiences through their Utah Community Program which granted access to free screenings throughout the year. Wallace again thanked Council and the City for their partnership.

Council Member Henney asked if Sundance counted people as attendees who were not in Park City for the event, but entered an official venue. Also, did they account for who was in Park City regardless of the Festival versus the incremental audience for Sundance. Wallace responded the two groups were in Park City regardless of the Festival were skiers and locals. The technology already filtered out locals unless they attended a film or event. For skiers, the end of January was traditionally slow so there was a bit of overlap but it was not significant.

Council Member Henney asked if attendance on Main Street could be measured by the sensors. Wallace responded that in years past the technology was not available but that data would be gathered going forward. Council Member Henney asked for Wallace's thoughts about how The Ray venue performed during and post Festival. Wallace stated there were a couple of storefronts who voiced concern but overall the venue was successful. They made sure to have staff on the ground to ensure smooth operations.

Council Member Joyce asked if the space had been used since the Festival. Wallace replied Google used the space recently and Sundance staff would hold their staff retreat there but it was sparing due to permits and the HOA. Council Member Joyce stated he frequented the shopping center and received feedback from business owners that it was quite disruptive. Wallace responded the peak increased traffic and patronage was five days and the space was free for the business owners the rest of the year. Council Member Henney asked if Sundance held any follow-up debriefs with any of the business owners. Wallace answered that a bit of follow up was done but more needed to occur in the coming months. Council Member Joyce emphasized that the businesses were impacted a full two weeks due to Festival set up and tear down. Wallace thanked him for the reminder and added that the traffic plan required three landlord approvals.

With regard to The Ray, Council Member Ware Peek asked if there were a minimum number of events Sundance was required to host in the space. Wallace replied the HOA allowed 10 events per year. Council Member Ware Peek suggested Council facilitate community based events.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

1

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

2

3 **II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

4 **Council Questions and Comments**

5 Council Member Worel met with the Solomon Fund who would have opportunities to
6 visit partner agencies that had done great work with funds from their grants. She
7 attended the Mountainlands Open House where she saw renderings of upcoming
8 projects and noted they would celebrate their 25th anniversary soon. Council Member
9 Worel enjoyed the work that took place at the Council Retreat.

10 Council Member Gerber also enjoyed the Council Retreat. She and Council Member
11 Joyce held Coffee with Council this week and had a great conversation regarding Social
12 Equity.

13 Council Member Joyce attended the water treatment plant's open house. It was well
14 attended and the interest was high.

15 Council Member Ware Peek attended a farewell celebration for City employee,
16 Elizabeth Fregulia. She attended the second Park Silly walk-through where the focus
17 was how to increase vibrancy on upper Main Street. Council Member Ware Peek
18 attended HPCA and Communities that Care steering committee that focused on a
19 partnership between mental health and religious communities.

20 Mayor Beerman thanked everyone who participated in the Council Retreat.

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

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

26

III) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from June 26, 2018:

Council Member Gerber moved to approve the City Council Meeting Minutes from June 26, 2018. Council Member Worel seconded the motion.

RESULT: APPROVED

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

V) CONSENT

1. Request to Authorize Their First Right of Refusal and Approve a Real Estate Purchase Agreement for the Ironwood Phase II Employee Housing Unit for \$250,000, in a Form Approved by the City Attorney:

Jason Glidden, Affordable Housing Manager, presented this item. Council Member Worel asked for the anticipated resale value. Glidden responded it was estimated at \$800,000. Council Member Worel asked if a lot of work needed to be done on the unit. Glidden replied no work was needed on the unit. Council Member Worel asked if the City intended to purchase the unit and resell it to which Glidden affirmed. Council Member Joyce asked if the \$2,800 roof assessment was in addition to the \$250,000 asking price and would the unit count against the housing inventory. Glidden answered yes on both accounts but the proceeds would create the ability to build two to three additional units.

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

RESULT: APPROVED

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

VI) OLD BUSINESS

1.Consideration of Applicant's (Park City Performing Arts Foundation dba Park City Institute) Request to Amend a Level 3 Special Event Permit Granted on May 17, 2018, Regarding the Potential Relocation of Six (6) of the Big Stars Bright Night Concert Dates (8/5, 8/11, 8/12, 8/16, 8/24 and 9/2) From Quinn's Junction Recreation Fields to City Park.

Jenny Diersen, Special Event & Economic Development Program Manager, and Jonathan Weidenhamer, Economic Development Manager presented this item. After

1 they received numerous positive comments, Park City Institute submitted a request to
2 bring this proposal forward. Staff debriefed with Transit, Public Safety, and Parks/Rec
3 following the previous concert. Staff was supportive of exploring the option to change
4 the venue to City Park from Quinn's Junction but wanted to ensure that operations and
5 logistics were properly coordinated with Park City Institute, community partners and
6 residents. After many discussions, it was determined by staff that City Park was the best
7 operational location and would offer better cost-savings for both the City as well as Park
8 City Institute.

9
10 Council Member Gerber asked where cost-savings would be derived. Diersen
11 responded Park City Institute would incur cost-savings by decreasing bus service
12 requirements which was required at Quinn's. In addition, police coverage would also be
13 decreased by half.

14
15 Council Member Worel requested Diersen to provide information regarding potential
16 field damage at both locations. Diersen explained the stage was on the pavement in the
17 parking lot at Quinn's Junction. At City Park, the stage was on the perimeter of the
18 baseball field. There was a miscommunication with the stage provider about placing
19 plywood on the field before building the stage. It was immediately remedied by the
20 provider. Trash was also an issue which would be resolved by Park City Institute. Staff
21 was currently researching options to mitigate stage sinkage on the baseball field in the
22 event of wet grounds.

23
24 Council Member Gerber asked if Day Camp would be able to continue with normal
25 hours and if recreational teams were scheduled to use the City Park field during concert
26 times. Diersen replied Day Camp had normal hours, they changed pickup to the MARC
27 which was not requested by the City. The fields were available all dates of the
28 scheduled concerts.

29
30 Council Member Joyce asked if there was a sense of how many attendees were at the
31 previous concert and which venue would be better equipped to handle full capacity.
32 Diersen stated both spaces could accommodate 2,500 people while 1,700 people
33 attended the previous concert. City Park would be the most convenient space with
34 respect to transit lines and proximity to resorts and the high school.

35
36 Council Member Worel requested Police Chief Carpenter to review the impact on police
37 staff. Chief Carpenter responded increased bikes reduced traffic and he was
38 comfortable reducing police coverage from 16 officers to eight. Carpenter was confident
39 they could move forward with the City Park relocation.

40
41 Council Member Gerber asked Diersen to review dates that conflicted with other events
42 occurring in the City. Diersen responded that the conflicting events did not pose

1 logistical concerns. While City Park was ideal for staff, it was important to speak with
2 Old Town residents about the impact.

3
4 Mayor Beerman opened the public hearing.

5
6 Angela Moschetta of Future Park City stated the concert in City Park created nostalgia
7 of previous concerts in the park. Future Park City collected 107 digital signatures from a
8 diverse group of individuals in support of relocating the series to City Park. The move
9 would support a number of Council priorities including transportation and Social Equity.

10
11 Sarah Berry of Future Park City added concert in City Park created community and Park
12 City Institute was a generous partner. She suggested setting a deadline for a final
13 decision.

14
15 Teri Orr of Park City Institute explained 1,700 tickets were sold while 2,000 people were
16 in attendance. The two concerts at both locations went smoothly with the partnerships
17 with the City and community members. The City Park concert felt like a community
18 backyard. The stage company had some hiccups with set up and trash pickup but that
19 was remedied. The series was truly a local event and moving the event to City Park
20 would further the community atmosphere.

21
22 Joe Butterfield congratulated the City and Park City Institute on a great event. He lived
23 in the heart of the City Park area where parking was extremely challenging due to
24 multiple events. Butterfield suggested a residential parking permit for those who lived on
25 the streets that were directly impacted. Council Member Henney asked Butterfield if the
26 impacts of events on residents outweighed the community building aspect. Butterfield
27 responded he fully supported the events.

28
29 Mayor Beerman closed the public hearing.

30
31 Council Member Henney indicated he did not receive any negative feedback about the
32 event. He was in support of the consideration to relocate. Council Member Gerber was
33 concerned that Council did not receive negative feedback due to the public thinking it
34 was a one-time event. She would like further community outreach done by staff and
35 continued discussions with the neighborhood.

36
37 Council Member Joyce was reluctant to relocate groups who had previously reserved
38 the park unless there was an adequate alternative.

39
40 Council Member Ware Peek stated she would defer to staff's recommendation to
41 relocate. She also received positive feedback from the public and looked forward to
42 hearing more from the community. She asked if tickets were offered to those residing in
43 the immediate neighborhood. Orr responded yes. Council Member Ware Peek asked if

the stage would stay up through the series. Diersen answered the stage would stay up for the August 10th and 11th concerts.

Jonathan Weidenhamer asked Council for feedback regarding reporting the findings of staff outreach to the community. Mayor Beerman was happy the public was supportive of the concert but expressed concerned that residents had hit their thresholds. He would like to determine if a lack of negative feedback was due to residents thinking it was a single event. Mayor Beerman asked Council if they would be willing to knock on doors to gain first-hand feedback. Council affirmed.

Orr was concerned the audience would be confused if every concert in the series changed location. She would like their marketing materials to reflect the same location.

Mayor Beerman asked if Diersen could provide additional information regarding the Park City Baseball Tournament. Diersen replied the Tournament was a new Level Two event which was booked at City Park due to Quinn's being scheduled for the concerts. If the relocation was approved, Diersen would move the Tournament to Quinn's. Diersen explained community outreach was scheduled in the coming days for Kimball Arts Festival and Tour of Utah and suggested including the concert series as a way to streamline efforts.

Council Member Worel asked if there was a conflict on August 10th with Mountain Village Live Music. Diersen answered the impact was minimal as this event attracted 40-50 people. Foster asked if staff would have enough time to make changes by August 5th if Council provided feedback from the community at the August 2nd meeting. Diersen was confident it could be done.

Weidenhamer stated staff requested that Park City Institute begin the concerts an hour early at 6:00 p.m. due to the load out at Deer Valley. Orr believed it would negatively affect overall ticket sales and the success of the event. Council Member Gerber suggested a later concert start time might benefit Kimball Arts Festival. Diersen responded the 6:00 p.m. start time would promote walking between the events. She was firm on keeping the start time at 6:00 p.m. on days that included Deer Valley concerts if City Park was the determined location. Mayor Beerman determined the start time would be revisited if the series moved back to Quinn's, but it did not have the needed support at this time.

Council Members Ware-Peek and Henney supported staff's recommendation.

2. Consideration to Approve Ordinance 2018-43, an Ordinance Amending the Land Management Code of Park City, Utah, Chapters 15-2.1 Historic Residential-Low Density (HRL); 15-2.2 Historic Residential (HR-1); 15-2.3 Historic Residential (HR-2); 15-2.4 Historic Residential Medium District (HRM); 15-2.5 Historic

Recreation Commercial (HRC); 15-2.6 Historic Commercial Business (HCB); 15-2.7 Recreation and Open Space (ROS); 15-2.8 Protected Open Space (POS); 15-2.9 Rural Estate (E-40); 15-2.10 Estate (E); 15-2.11 Single Family (SF); 15-2.12 Residential (R-1); 15-2.13 Residential Development (RD); 15-2.14 Residential Development-Medium Density (RDM); 15-2.15 Residential- Medium Density (RM); 15-2.16 Recreation Commercial (RC); 15-2.18 General Commercial (GC); 15-2.19 Light Industrial (LI); 15-2.22 Public Use Transition (PUT); 15-2.23 Community Transition (CT); 15-3 Off-Street Parking; 15-4 Supplemental Regulations; and 15-15 Defined Terms, to Update References to Setbacks and Yards

Bruce Erickson, Planning Director with Tippe Morlan, Elizabeth Jackson, and Laura Newberry, Planners, presented this item to clarify aspects of the Land Management Code with respect to the definition of a 'setback.' The Planning Commission gave unanimous approval and the City Attorney asked for additional clarification regarding Old Town. No changes would be made other than the definition.

Council Member Ware Peek asked if a deck was part of a yard. Morlan replied that as long as it was 30 inches of final grade. Council Member Joyce commented that it looked like the word "area" was a defined term. Morlan answered that "area" was indeed a defined term.

Erickson added the Planning Department would be conducting outreach in the coming weeks.

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

Council Member Worel moved to approve Ordinance 2018-43 with the amendment of having the new definition as shown in the slideshow. Council Member Henney seconded the motion.

RESULT: APPROVED

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

VII) NEW BUSINESS

1.Consideration to Approve Resolution 19-2018, a Resolution Concerning the Authorization of OED to Conduct the Commercial Property Assessed Clean Energy District (C-PACE District), within Park City Municipal Corporation Governing Body ("Governing Body")

Luke Cartin, Environmental Sustainability Manager, presented this item. C-PACE was a state-administered program to fund large clean energy upgrades to businesses.

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

Council Member Henney moved to approve Resolution 19-2018, a resolution authorizing OED to conduct the Commercial Property Assessed Clean Energy District within Park City Municipal Corporation Governing Body. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Resolution 20-2018, a Resolution Opposing Federal Immigration Policies That Separate Families Seeking Asylum

Matt Dias, Assistant City Manager, presented this item. As a result of direction received from Council, staff sent letters to key staff and Congressmen – Lee, Hatch, and Bishop’s offices condemning federal immigration actions at the border. Staff also created a resolution as a symbolic gesture to inform the community about Council’s feelings about the issue and to show support to immigrant residents.

Council Member Gerber asked if the resolution could include language of support to reunify families. Dias responded it could be included with an amendment.

Council Member Ware Peek commented that she liked how the resolution tied multiple issues together in a concise way. Council Member Henney thanked staff for drafting the resolution as it demonstrated that it was an important issue to the community.

Council Member Ware Peek moved to approve Resolution 20-2018, a resolution opposing federal immigration policies that separate families seeking asylum as amended. Council Member Henney seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve the Level Three Special Event, Park City Kimball Arts Festival to be Held on Friday, Saturday and Sunday, August 3, 4 & 5, 2018, Including the Estimated City Service Fee Reduction in the Amount of \$142,789.60, Based on the City Services Agreement, Findings of Fact, Conditions of Approval and Conclusions of Law in a Form Approved by the City Attorney

Jenny Diersen, Special Event & Economic Development Program Manager, and Chris Phinney, Events Coordinator, presented this item. Minor changes to the event included ticket price, emergency command location, gala location, patio addition for spirits

garden, programming addition on Studio on Main, VIP lounge, and event parking rates with first hour free.

Council Member Henney asked if the patio space being dark outside of the Festival would be inconsistent with the Vibrancy code. Mayor Beerman asked if the patio was an extension of the building and not an independent space. Diersen responded Kimball was not aware the code applied to the space and the patio was vital for event vibrancy.

Council Member Worel asked where volunteers and staff would park. Diersen answered key staff members would have parking but Kimball encouraged volunteers and staff to access public transit. Council Member Worel asked if staff could access parking at City Hall. Diersen responded she would investigate that option.

Council Member Worel asked Diersen to expand on the reasoning behind invoicing Kimball for \$10,000. Diersen explained that Kimball was invoiced every year to contribute to staff time and offset police coverage.

Council Member Henney voiced that the dark space ordinance should apply to all events and should be enforced year-round.

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

Amy Roberts, Kimball Arts Festival, voiced concern over the overlap of timing with the Festival closing at 6:00 p.m. and the Park City Institute concert starting at 6:00 p.m. and indicated there would be an impact on traffic and closing logistics as well as a decrease in attendees.

Council Member Worel moved to approve the Level Three Special Event, Park City Kimball Arts Festival to be held on Friday, Saturday and Sunday, August 3, 4 & 5, 2018, including the estimated city service fee reduction in the amount of \$142,789.60, based on the City Services Agreement, findings of fact, conditions of approval and conclusions of law in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2018-44, an Ordinance Repealing Title 6, Chapter 2 of the Municipal Code of Park City: Burglary and Robbery Alarms

Malena Stevens, Public Safety Executive Assistant, and Rebecca Gillis, Finance Manager, presented this item. The Burglary and Robbery Alarm code was enacted in

1 1982 and required residents with a home alarm to pay \$100 to the City and deduct \$25
2 for each call. Resident payments were never tracked, which resulted in \$73,000 that
3 was with the City. The Finance Department would cut checks to those they could
4 contact. Unclaimed Property Division would receive \$64,000 and property owners could
5 claim it there.

6
7 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
8 closed the public hearing.

9
10 Council Member Gerber moved to approve Ordinance No. 2018-44, an ordinance
11 Repealing Title 6, Chapter 2 of the Municipal Code of Park City: Burglary and Robbery
12 Alarms. Council Member Ware Peek seconded the motion.

13 **RESULT: APPROVED**

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

15
16 Council Member Gerber moved to close the meeting to discuss personnel. Council
17 Member Joyce seconded the motion.

18
19 **RESULT: APPROVED**

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

21
22 **CLOSED SESSION**

23
24 Council Member Worel moved to adjourn from Closed Meeting. Council Member Gerber
25 seconded the motion.

26
27 **RESULT: APPROVED**

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

29
30 **VIII) ADJOURNMENT**

31 With no further business, the meeting was adjourned.

32
33
34 _____
35 Leah Langan, Deputy City Recorder



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

July 27, 2018

The Council of Park City, Summit County, Utah, met in open meeting on July 27, 2018, at 2:00 p.m. in the City Council Chambers.

Mayor Pro Pro Tem Gerber opened the special meeting at 2:00 p.m. She excused Mayor Beerman and Council Member Worel.

SPECIAL MEETING – 2:00 p.m.

I) ROLL CALL

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

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

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

III) OLD BUSINESS

1. Consideration to Approve a Request Made by Park City Institute (dba Park City Performing Arts Foundation) to Move Six of the Big Stars Bright Nights Concert Dates (8/5, 8/11, 8/12, 8/16, 8/24 and 9/2) from Quinn's Junction to City Park:

1 Harrington reminded the Council of voting procedures in the case of Council member
2 absences. Jenny Diersen, Special Events Manager, presented staff's recommendation
3 to move the summer concert series to City Park. She stated response to the July 13
4 concert was positive, and public outreach was conducted door-to-door and through
5 neighborhood meetings. She noted feedback from those meetings and email response
6 to community outreach was included in the packet.

7
8 Diersen stated there were support and concerns from the community. She indicated the
9 request was an opportunity to troubleshoot for future, longer-term events. Access for
10 public safety and transportation was easier for staff at the City Park location and it was
11 centrally located and a community gathering place.

12
13 Diersen explained concerns included the perception of exceeding event capacity in
14 town, and neighborhood impacts to residents. She explained staff would mitigate
15 concerns by issuing resident access passes, placing directions on VMS boards to offsite
16 parking, and police placement at residential and busy intersections to assist with bus
17 and residential traffic. She stated community collaboration was critical to executing this
18 event, and spoke of the need for continued community collaboration. She asked that the
19 Council defer operational planning for specific concerts to staff.

20
21 Council Member Joyce asked about conflicts with private events already scheduled in
22 City Park. Diersen responded existing reservations were able to move to a preferred
23 location or adjust their timing to allow for concerts and clean up.

24
25 Mayor Pro Pro Tem Gerber opened the meeting for public comment.

26
27 Tom Heard, Park City resident, stated there were too many events and activities. He
28 was opposed to the increased traffic and people during this event. He asked the Council
29 to make Park City more livable and less entertainment oriented.

30
31 Amy Roberts, Kimball Art Center, was supportive of the concerts at City Park. She
32 requested the August 5th concert begin at 7:00 p.m. instead of 6:00 p.m.

33
34 Mo Hickey, Park City Institute, thanked Council and staff for their support for the new
35 venue. He spoke to community partnerships, and hoped for continued partnerships.

36
37 Teri Orr, Park City Institute, thanked the Council and staff and highlighted the request to
38 change the time for proposed concerts to begin at 7:00 p.m. due to low ticket sales and
39 community feedback. She stated the traffic patterns were different from the concurrent
40 Deer Valley concerts and would not conflict.

41
42 Peg Bodell, Old Town resident, appreciated the effort on behalf of the Council to
43 support the Institute. She supported the pilot year of concerts in partnership with the

1 City. She supported the event at Park City Mountain Resort as a permanent venue. She
2 was concerned about the later concert start time in Old Town. She asked that the noise,
3 lights and crowds be mitigated quickly at 10:00 p.m. She was concerned about
4 measuring noise and stated there was confusion about where to measure decibels
5 from. She asked that staff be better educated to measure noise levels. She asked that
6 the stage face Deer Valley Drive to mitigate noise. She stated Sullivan Road was used
7 illegally to access units on other streets, and asked that staff not encourage extra
8 access to that street.

9
10 She appreciated increased signage and barricades and expressed interest in discussing
11 parking passes with Council at a future date. She was concerned about 'A' passes and
12 access. She offered to take staff to lunch to talk about long term event solutions.

13
14 Mayor Pro Pro Tem Gerber closed the public input portion of the meeting.

15
16 Council Member Ware Peek reported she had heard Grace Potter's sound engineer
17 was able to set the noise level for her concert in City Park and was louder than
18 permitted. She asked if there was a way to control that.

19
20 Diersen clarified that staff responded to noise complaints by measuring the decibel level
21 from the complainant's location. She explained that if the decibel level exceeded the
22 ordinance, the applicant would be asked to lower the volume. She spoke to the sound
23 engineers. Orr explained that the artist's noise engineers determined the quality of the
24 sound and not the volume. Diersen stated Police carried noise meters at events and
25 were trained to use them.

26
27 Diersen confirmed her recommendation to keep the concert start time at 6:00 p.m. due
28 to a number of reasons, including wishing to stagger release of Deer Valley concerts on
29 the same nights. She stated Police and Transportation Planning supported that
30 decision.

31
32 Council Member Ware Peek asked about Deer Valley concerts on Arts Festival
33 weekend. Diersen confirmed the Deer Valley concerts started at 7:00 p.m. on Friday
34 and Saturday.

35
36 Council Member Henney wished to support the neighborhood with the 6:00 p.m. start
37 time. He spoke to the idea of City Park becoming the permanent venue. He asked for
38 staff's comments because he heard concerns in the community that these concerts
39 were opening the door to a long term solution for Park City Institute's summer concerts.

40
41 Orr responded it was not the Institute's intention to remain at City Park, and their goal
42 was to find an alternative venue for summer 2019.

1 Council Member Henney asked about summer camp pick up locations. Diersen
2 responded access for parents to pick up from summer camp at City Park would be built
3 into the operational plan.

4
5 Council Member Henney stated there was a parking problem on Park Avenue with
6 bumper to bumper parking, and doubted cars belonged to residents or Main Street staff.
7 He wondered why there was no permitted parking on Park Avenue and asked for a
8 solution. He wished to discuss parking separately. Foster confirmed a majority Council
9 interest in an in depth parking discussion on Park Avenue. The Council agreed.

10
11 Council Member Joyce agreed with Henney and stated his concern was the negative
12 feedback from the adjacent neighborhood and addressing the concerns of Old Town
13 residents. He was reluctant to support a 7:00 p.m. start time.

14
15 Council Member Henney noted he was surprised by the neighborhood's support for the
16 event. They agreed the response was mostly split. Council Member Henney noted
17 concerns were about parking and not the event, and felt separate discussions about
18 parking, and a permanent venue for Park City Institute, would be a solution to the
19 community's concerns.

20
21 Mayor Pro Pro Tem Gerber indicated she helped with community outreach on Sullivan
22 Road, and expressed concern that constant events had lost their allure and made day-
23 to-day life for residents difficult. Council Member Ware Peek was surprised by the
24 feedback; she heard nostalgia for the recent past in Park City. She also heard feedback
25 from residents in support of the event venue if the impacts were mitigated, and it
26 convinced her to consider these events on a case-by-case basis. She asked how
27 residential parking permitting would be handled.

28
29 Diersen responded residential mitigations would be customized to each concert night.
30 Staff would also use it as an opportunity to research and test solutions to see what
31 worked best. Council Member Ware Peek expressed concerns about the Institute's
32 future as an important cultural institution. She was concerned about Deer Valley concert
33 egress during Arts Festival weekend: congestion and parking with additional concerts
34 during the weekend.

35
36 Diersen stated Park City Mountain Resort (PCMR) was looking at ways to assist with
37 parking. She stressed the importance of City and Kimball Art Center staff partnerships,
38 and mitigating the impacts to Old Town residents. Council Member Ware Peek
39 reiterated the event was not new and already permitted for an outdoor concert - it was
40 just a new venue.

41
42 Council Member Henney stated it was balance and there were good reasons to approve
43 or deny. He stated the Council was not ignoring issues, but trying to balance them.

Council Member Peek appealed to the wider community to respect Old Town residents during these events.

Mayor Pro Pro Tem Gerber spoke about event fatigue. She asked what and who defined a compelling community event. She stated Park City took on many events and they put pressure on the community. She noted that concerts in the park used to be free and small and were relocated because they became too large. She felt staff could facilitate more events, but questioned if the Council should.

Council Member Joyce highlighted that the Council had recently discussed cutting back on events. He thought the low response rate during door-to-door public outreach was because residents were at work. He was not in support of repeating City Park concerts in summer of 2019.

The Council was supportive of a 6:00 p.m. concert start time.

Council Member Henney moved to approve a request made by Park City Institute (dba Park City Performing Arts Foundation) to move six of the Big Stars Bright Nights Concert Dates (8/5, 8/11, 8/12, 8/16, 8/24 and 9/2) from Quinn's Junction to City Park. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Minda Stockdale, Deputy City Recorder

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Julia Collins

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

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

Suggested Action:

Attachments:

[Transportation Staff Report](#)

[Exhibit A: MOU School Pedestrian Tunnel](#)

[Exhibit B: SBWRD Line Extension Agreement](#)

[Exhibit C: HAWK Signal Analysis with Appendix](#)

[Exhibit D: Pedestrian Crossing Rendering](#)

Subject: Authorize an agreement between Park City School District and Park City Municipal to design and construct a pedestrian and bicycle tunnel on SR-248/Kearns Boulevard; and line extension agreement with Snyderville Basin Water Reclamation District

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

Departments: Transportation Planning, Engineering and Sustainability

Date: August 16, 2018

Type of Item: Administrative

Summary Recommendation

Review and approve the proposed agreement and easements between Park City School District (PCSD) and Park City Municipal Corporation (PCMC) to improve pedestrian and bicycle connectivity across Kearns Boulevard/SR-248, between the High School and Cooke Drive. Also review and approve a line extension agreement with Snyderville Basin Sewer Reclamation District (SBWRD). Staff is requesting City Council authorize the Mayor to enter into both agreements prior to construction.

Executive Summary

The objective of the SR-248 Corridor Improvement Project is to construct corridor improvements that fosters safe pedestrian and bicycle connections, provides connectivity to neighborhood destinations and the school campus, increases aesthetics, and expands transit services while balancing the needs of the general purpose traffic along the corridor. A pedestrian and bicycle tunnel on our most congested corridor will help increase our multimodal options in town and is supported by the PCSD.

In 2016, the Utah Department of Transportation (UDOT) recommended a culvert tunnel at mile post 0.8, near Cooke Dr., to improve vehicular capacity and to increase safe access to the High School at the CrossWalk beacon (HAWK) crossing. UDOT is initiating design and construction of the tunnel in close coordination with the broader SR-248 Project and PCMC staff. As part of the SR-248 Project, a significant amount of public feedback was expressed about the HAWK signal impacting vehicular travel and in favor of providing a safer bicycle and pedestrian crossing (Exhibit C). The tunnel is Phase 1 of the SR-248 Project.

In winter 2018, PCMC received Council approval to enter into a Professional Service agreement with Horrocks Engineers to aid in the analysis, design and construction of the crossing improvements. Horrocks performed a "Benefit Analysis" to determine the need and most appropriate facility treatment, with the recommendation resulting in an underpass tunnel. Together with UDOT, we have developed access easements, and maintenance and construction agreements with the adjacent property owner, PCSD. Additionally, we defined an alignment that fits within the existing easement on the Seminary Building property and are working closely with them.

Background

- In 2016, [UDOT prepared a Concept Report for SR-248](#) and SR-224 to improve capacity and bicycle facilities along SR-248 between SR-224 and US-40. The Concept Report recommended a pedestrian tunnel to provide a safe crossing at mile post 0.8 to replace the existing HAWK signal near Cooke Drive.

- UDOT and PCMC determined that crossing improvements could advance independently and yet stay coordinated with the overall SR-248 Corridor Project.
- On November 9, 2017, staff presented an [overall programmatic update to City Council](#) that included updates on local and regionally significant transportation projects. The pedestrian access and safety improvements on SR-248 were included in this update.
- On December 5th, 2017, staff presented the initial crossing improvement project, approach and scope to foster a partnership with the adjacent property owner, PCSD Board.
- January 11th, 2018, a [Professional Service Agreement was established with Horrocks Engineers](#) to provide engineering services to design and support the construction of bicycle and pedestrian safety improvements.
- Through a benefit traffic analysis, Horrocks identified a below grade tunnel would have the greatest benefit to support our multimodal goals, as well as limit or improve travel delays on SR-248 (Exhibit C).
- On June 19th, 2018, staff presented the tunnel alternatives to the PCSD Board and gathered input on the memorandum of understanding for the access, easements, maintenance and construction of the tunnel.

Community Engagement

Community members have and continue to voice strong support for the City and UDOT to develop solutions to minimize the conflicts between pedestrians and vehicles on SR-248. During the initial scoping stage, most public comments voiced the need for this type of infrastructure improvement (Exhibit C). Staff has continued to provide resources to the community through the SR-248 Project webpage, Citywide Spring Open House, multimedia, and direct communication with stakeholders and residents.

Analysis

PCMC and UDOT are currently developing alternatives to address congestion and long term transportation needs on the SR-248 Corridor in order to improve both pedestrian and vehicular access to the High School, as well as overall pedestrian safety. Currently, the HAWK beacon causes considerable delays during peak traffic hours and poses significant pedestrian and vehicle conflicts. The City, PCSD and UDOT believe these conflicts can be resolved in coordination with the larger SR-248 improvements, as well as in cooperation with any future school campus planning exercises. PCMC has worked closely with the adjacent property owners to design a tunnel that is consistent with their goals, access and future circulation desires. The foundational basis for the Memorandum of Understanding (MOU) was developed from the existing operations, maintenance and access agreement used during the Comstock tunnel. The updated agreement (Exhibit A) has been refined on the basis of the PCSD Board member input, traffic impacts, UDOT and SBWRD standards, overall constructability, maintenance, safety, and access for users with emphasis on safety.

Next Steps

Staff will return to the PCSD Board on August 21, 2018, to finalize the proposed MOU and sewer extension. On August 20th, 2018, staff will also attend SBWRD Board meeting for approval of the sewer line extension agreement.

In order to minimize construction impact, construction will be broken into two phases; 1) initial utility work when daily traffic is low on SR-248 (late fall or early winter 2018), 2) spring 2019 construction of the tunnel structure.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Support moving forward with the MOU between the PCSD and PCMC consistent with the language detailed in Exhibit A and move forward to with the line extension agreement as outlined in Exhibit B.

Pros

- a. The proposed agreement will result in increased pedestrian and bicycle safety and accessibility.
- b. This project will further the City's transportation related goals.
- c. The project will provide additional connections to destinations including increased access to the Park City High School.

Cons

- Additional financial resources and staff time will be required.
- During construction, disruptions will occur on SR-248.

2. **Null Alternative:** Council could choose do nothing.

Pros

- Does not allocate any City funds.

Cons

- Does not enable the necessary work to further develop viable pedestrian and bicycle connections.
- Miss an opportunity to implement and improve transportation conditions on SR-248/Kearns Blvd. Corridor.
- Traffic will increase and pedestrian access will become more difficult in the future, creating more conflict between those traveling on SR-248.

Funding Source

It is anticipated that construction funding for the tunnel will come from a variety of local, state, and federal sources and will be confirmed after development of a final engineer's estimate. The funding for the pedestrian tunnel may be comprised of the sales tax revenues from the 2016 transportation sales tax, as the project was approved by the Council of Governments during the February 2017 meeting and may also be provided through the City's Capital Improvement Program as approved in June 2017.

Department Review

This report has been reviewed by the following departments: Executive, Legal, Sustainability, and Transportation Planning.

Attachments

Exhibit A	Proposed MOU between the PCSD and PCMC
Exhibit B	Snyderville Basin Water Reclamation District Line Extension Agreement
Exhibit C	Traffic Analysis prepared by Horrocks Engineers
Exhibit D	Rendering of proposed tunnel layout

Park City School District and Park City Municipal Corporation SR-248 Tunnel Memorandum of Understanding

This Memorandum of Understanding is made and entered into this ____ day of ____ 2018, by and between the Park City School District (PCSD) and Park City Municipal Corporation (PCMC) (jointly referred to herein as the Parties).

Purpose. The purpose of memorandum is to clarify the understanding and responsibilities of PCSD and PCMC regarding the construction and ongoing maintenance of a tunnel under SR-248 that will replace the existing High Intensity Activated Signal (HAWK) beacon crossing. The future tunnel crossing location is at mile post 0.8 on SR-248 which is southwest of the Cooke Drive southern access and adjacent to the entrance into the high school Kearns campus (Figure A).

PCSD and PCMC agree to use best efforts to adhere to the following:

Whereas, the 2016 Utah Department of Transportation (UDOT), Region Two Concept Report for SR-248 recommended a pedestrian underpass in this location as a potential project improvement; and

Whereas, both parties recognize that a tunnel underpass across SR-248 will provide for a higher level of safety and connectivity for school students as well as the community at-large to access adjacent destinations; and

Whereas, regional collaboration and partnerships for improved transportation solutions are high priorities for both Parties; and

Whereas, both Parties recognize that traffic congestion along SR-248 is a community issue that requires community collaboration; and

Therefore, the Parties agree to the following:

1. Both Parties agree that as part of broader SR-248 corridor improvements, a tunnel underpass is necessary, which will assist in safely and efficiently promoting pedestrian and bicycle circulation across SR-248. The parties agree to work cooperatively to accomplish the following tasks:
 - a. Provide for the best possible pedestrian and bicycle facility, as well as improve pedestrian and traffic circulation and safety within the school zone.
 - b. Work with UDOT to aid in traffic mitigation efforts.
 - c. Monitor the effects that the HAWK signal removal has on ingress/egress movements by school buses at the parking lot access locations and work with UDOT to determine an

adequate mitigation measure to be implemented. Funding of mitigation measure shall be determined through further discussion with PCSD, UDOT and PCMC.

2. In addition to the terms below, PCMC agrees to cover the total cost of design, utility relocation and construction of the tunnel. Additionally, PCMC will acquire the associated permits from UDOT.
3. PCSD will grant easements for the following:
 - a. Storm, Pedestrian Access and Maintenance Easement – For the purposes of maintaining the tunnel improvements and related infrastructure. This easement will provide access as shown (“Storm, Pedestrian Access and Maintenance Easement Exhibit A”) onto the school property by Park City municipal personnel. To capture and treat the stormwater runoff within the ramps and stairways of the tunnel, a sub-surface water quality and infiltration facility will be installed within the defined easement area. This system will be evidenced with a manhole rim(s) at the finished grade provided for access to maintain the facility. Related stormwater maintenance may include cleaning and pumping the system free of sediment and debris. PCMC will maintain responsibility to clean and service this storm system. A future sump pump may be installed within the sub-surface vaults with power conduits provided only at initial development of the system. This easement may also include power and fiber conduits for electrical and communications systems. The easement will cover all maintenance to access the tunnel which may include repairs, construction, ongoing monitoring of all mechanical, snow removal systems, communication and electrical systems in the tunnel.
 - b. Temporary Construction Easement – This easement will provide temporary construction access within the project area through the construction period of the project as shown on “Temporary Construction Easement B.”
 - c. Snyderville Basin Water Reclamation District Sewer Easement – There is a proposed re-alignment of a 24” diameter sanitary sewer line that is currently routed through SR-248 in the area of the project that will be in conflict with the proposed tunnel. As a part of the project improvements, this sanitary line will be re-routed around the structure to the north and requires an additional easement as shown on “Snyderville Basin Sewer Easement Exhibit C.” The 24” sewer will be re-routed at a depth that will allow for the connection of a new sewer line that the School District may be installing as part of a future campus re-development as shown on Figure A – SBWRD Sewer As-built. The School District will sign as the property owner on the SBWRD Line Extension Agreement which outlines the conditions of the sewer line-relocation.
4. PCMC and PCSD will collaborate on the following:
 - a. Lighting – Safety is a paramount concern for all parties. PCMC agrees to install and maintain lighting in and around the project area to meet Building Code standards and provide a safe environment for users.
 - b. Security Cameras – PCMC agrees to install conduits, wiring and make initial purchase of security cameras within the tunnel. PCSD agrees to purchase and install all conduit,

cameras and wiring needed to establish the video feed outside of the project construction area (Figure B). Additionally, PCSD agrees to administer the camera feeds within its network and to the ongoing maintenance of said cameras.

- c. Snow Removal – PCMC agrees to provide winter snow removal for the facility illustrated in (Snow Removal Exhibit D). PCSD agrees to provide winter maintenance for the facilities within school property not maintained by PCMC.
- d. Landscape Maintenance – PCMC agrees to install all landscaping for the tunnel as part of the project construction, as well as maintain the landscaping for the area south of the tunnel improvements (between the share-use path and Kearns Blvd.). PCSD agrees to maintain the landscaping and irrigation as outlined in the construction documents in the area north of the tunnel improvements.
- e. Sewer Improvements Alignment Improvements: PCMC agrees to fund and construct the necessary sewer improvements. Both parties agree to the Snyderville Basin Water Reclamation District Line Extension Agreement.
- f. Electrical Conduit for EV Charging Station: PCMC agrees to install the necessary electrical conduit that is sized to accommodate the future electric vehicle chargers to be installed by PCSD at a future date. PCMC will install the conduit from a PCSD metered power source to the proposed electrical charging station locations (number of stations estimated at up to 4 double head units. The parking lot will be striped to accommodate 2 units (conduits will extend to all 4 future station locations.) PCSD is responsible for the ongoing electrical use, fees, and maintenance.
- g. Parking Lot Reconfiguration– PCMC agrees to collaborate with and provide PCSD with a restriping plan that improves vehicle and pedestrian circulation within the faculty lot to be used by PCSD. PCMC will provide the construction funding and site plans for the parking lot striping reconfiguration in the area adjacent to the tunnel (see item f.)
- h. Public Art –PCSD reserves the right and agrees to consult with PCMC to create and maintain public art within the tunnel. PCMC agrees to whitewash or remove any graffiti, as determined by a representative from the school district or the City Public Works Director. General maintenance, repair or restoration to any public art, due to vandalism or exposure, is the responsibility of PCMC.

IN WITNESS WHEREOF, the parties have duly executed this Memorandum of Understanding the day and year written above.

Park City School District

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

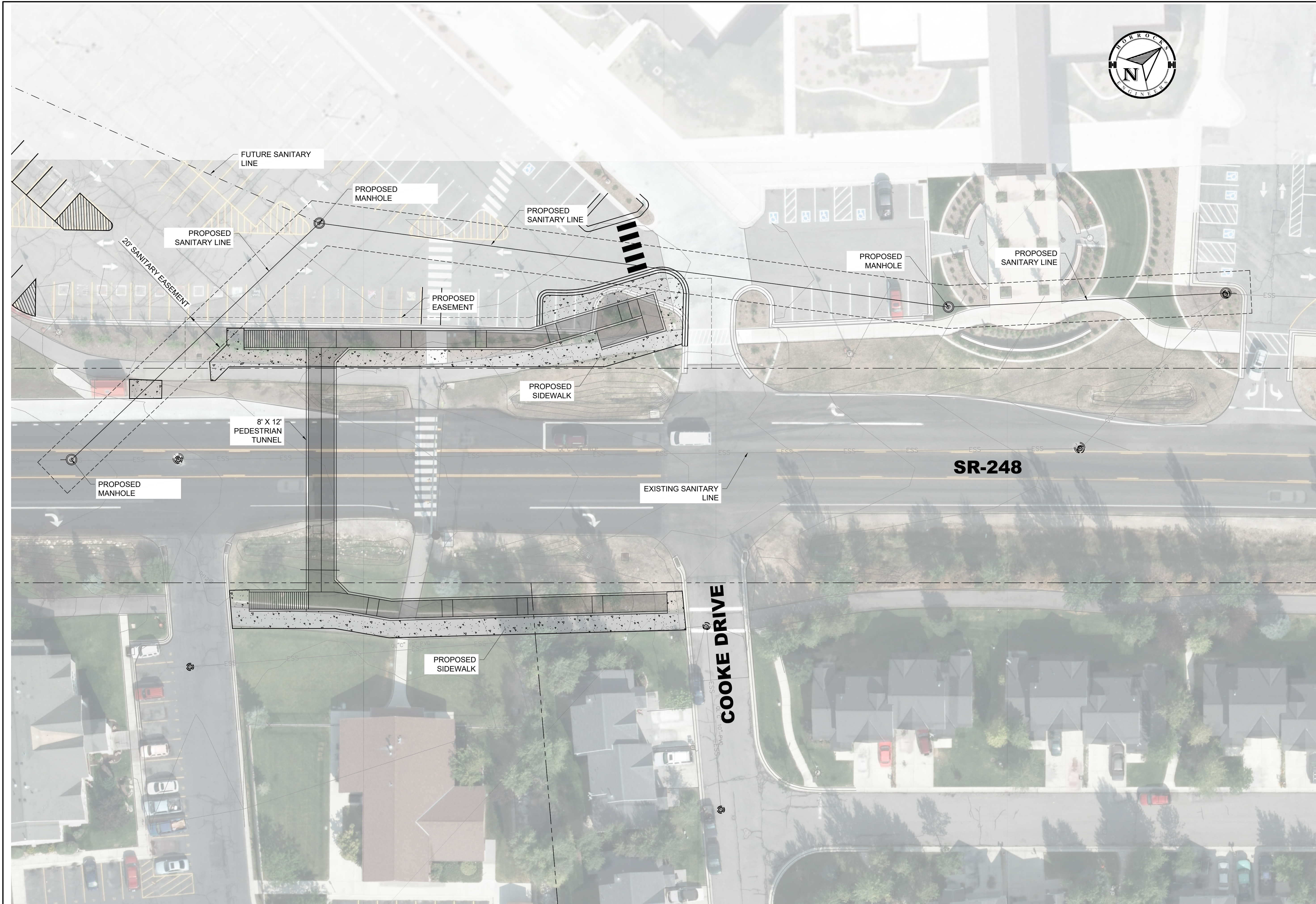
Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

DRAFT



REV	DATE	BY	DESCRIPTION
REVISIONS			

SCALE
HORIZONTAL
N.T.S.
VERTICAL
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HORROCKS
ENGINEERS

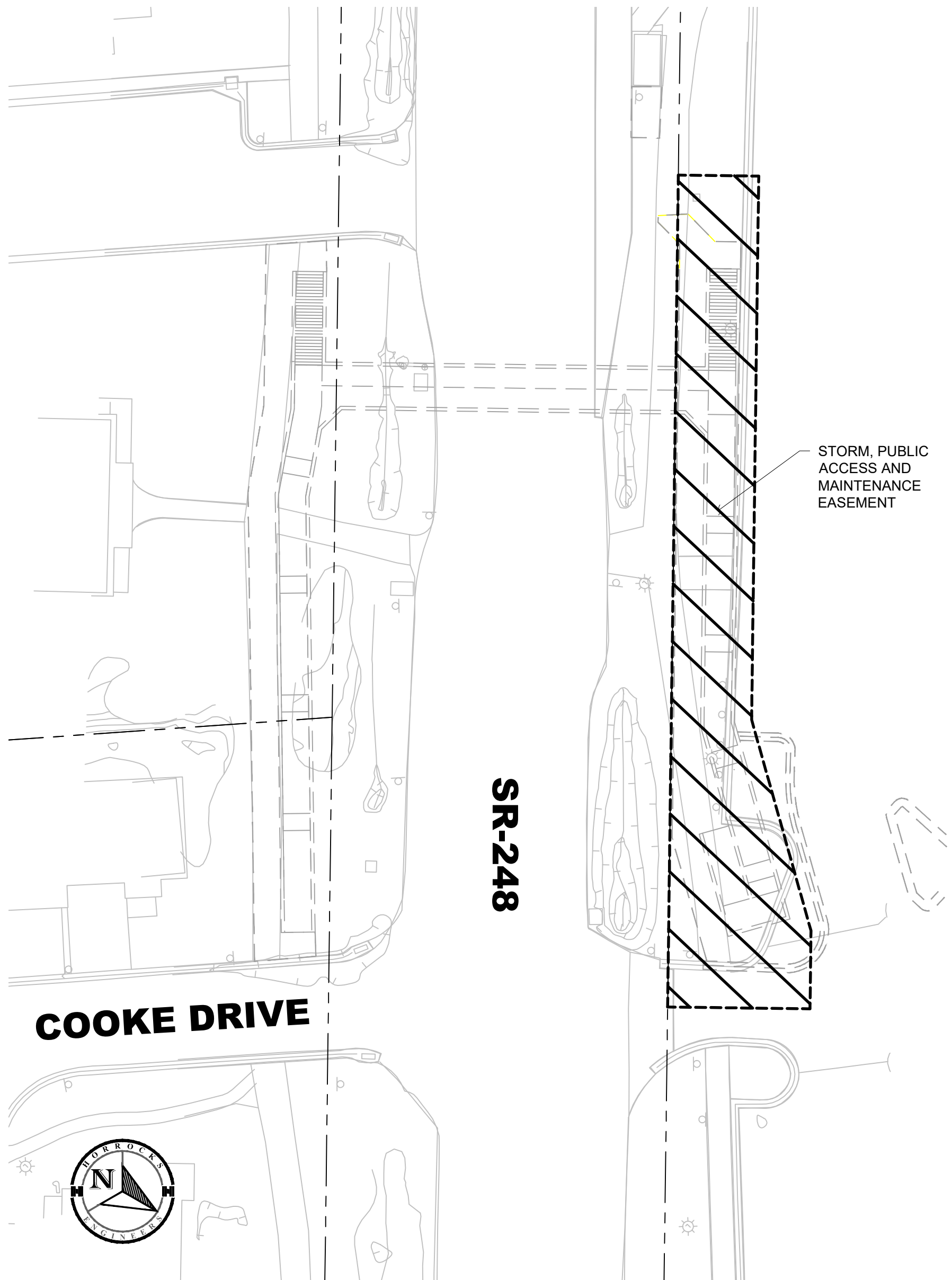
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

SR-248 PEDESTRIAN TUNNEL

GENERAL SITE EXHIBIT

DESIGNED	DATE	PROJECT NO.
TJR	7/25/18	UT-1036-1801
DRAWN	DATE	SHEET NO.
TJR	7/25/18	1 OF XX
CHECKED	DATE	DRAWING NO.
RBS	7/25/18	FIGURE A

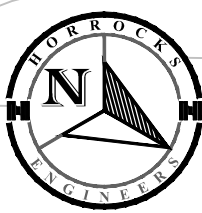
\\hobosidatal\2018\UT-1036-1801 SR-248 Pedestrian Access Improvements\02 CAD\03 Exhibit\UT-1036-1801 MOU Pedestrian Tunnel Exhibit.dwg Travis Rhoads 7/25/2018 10:42 AM



COOKE DRIVE

SR-248

STORM, PUBLIC
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MAINTENANCE
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WARNING

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IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE

SR-248 PEDESTRIAN TUNNEL

STORM, ACCESS AND MAINTENANCE EASEMENT

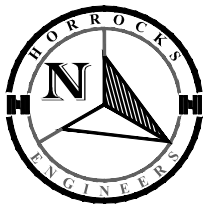
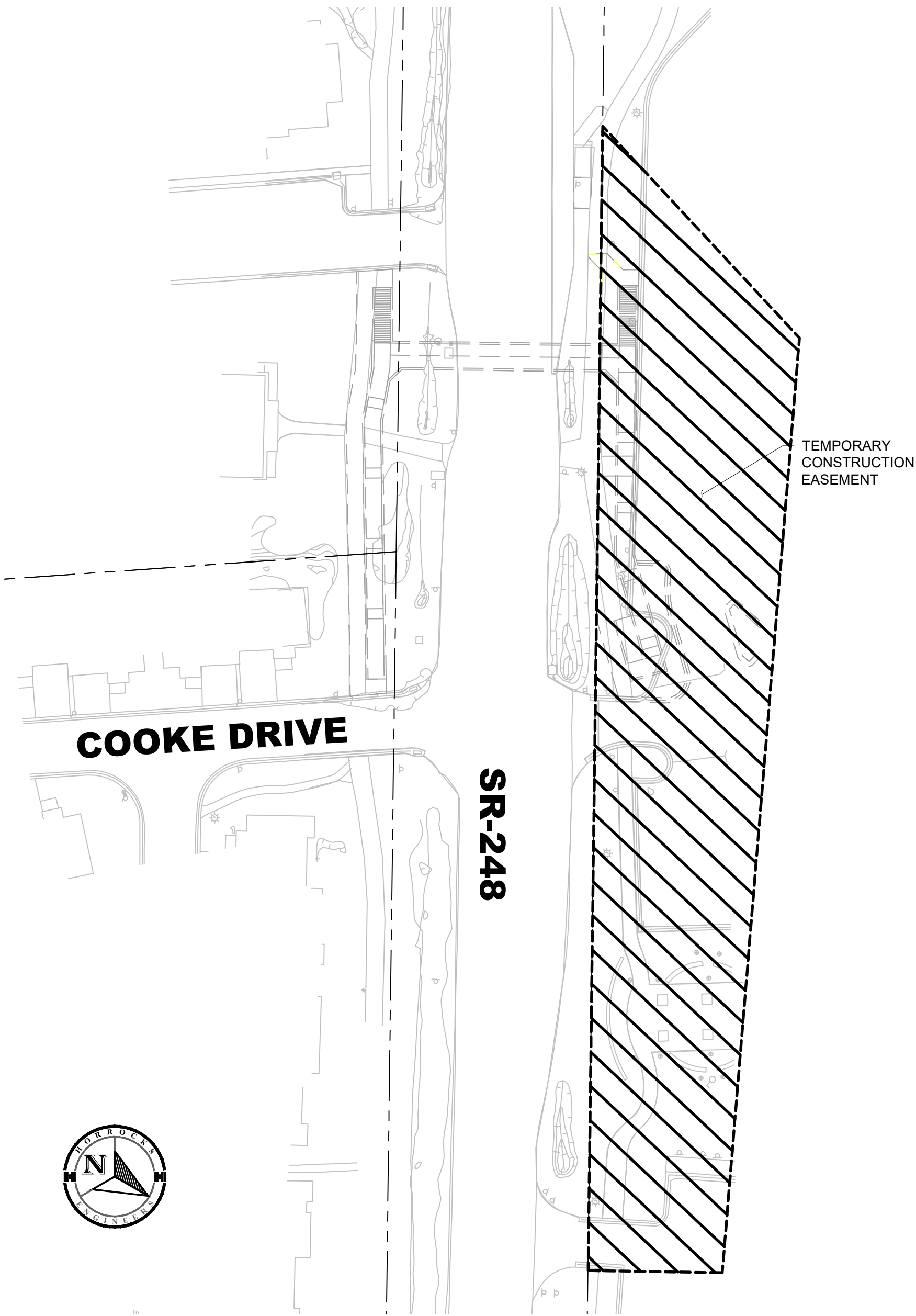
DRAWING INFO	
DATE	07/25/18
SCALE	N.T.S.
REV #	DATE
*SEE 2nd SHEET FOR LISTING	
PROJ. NO.	

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EX A

PAGE XX

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HORROCKS
ENGINEERS

1349 Galleria Dr., Suite 110
Henderson, NV 89014

(702) 966-4063
www.horrocks.com

WARNING

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MEASURE 1" THEN DRAWING
IS NOT TO SCALE

SR-248 PEDESTRIAN TUNNEL

TEMPORARY CONSTRUCTION EASEMENT

DRAWING INFO

DATE 07/25/18

SCALE N.T.S.

REV # DATE

*SEE 2nd SHEET FOR LISTING
PROJ. NO.

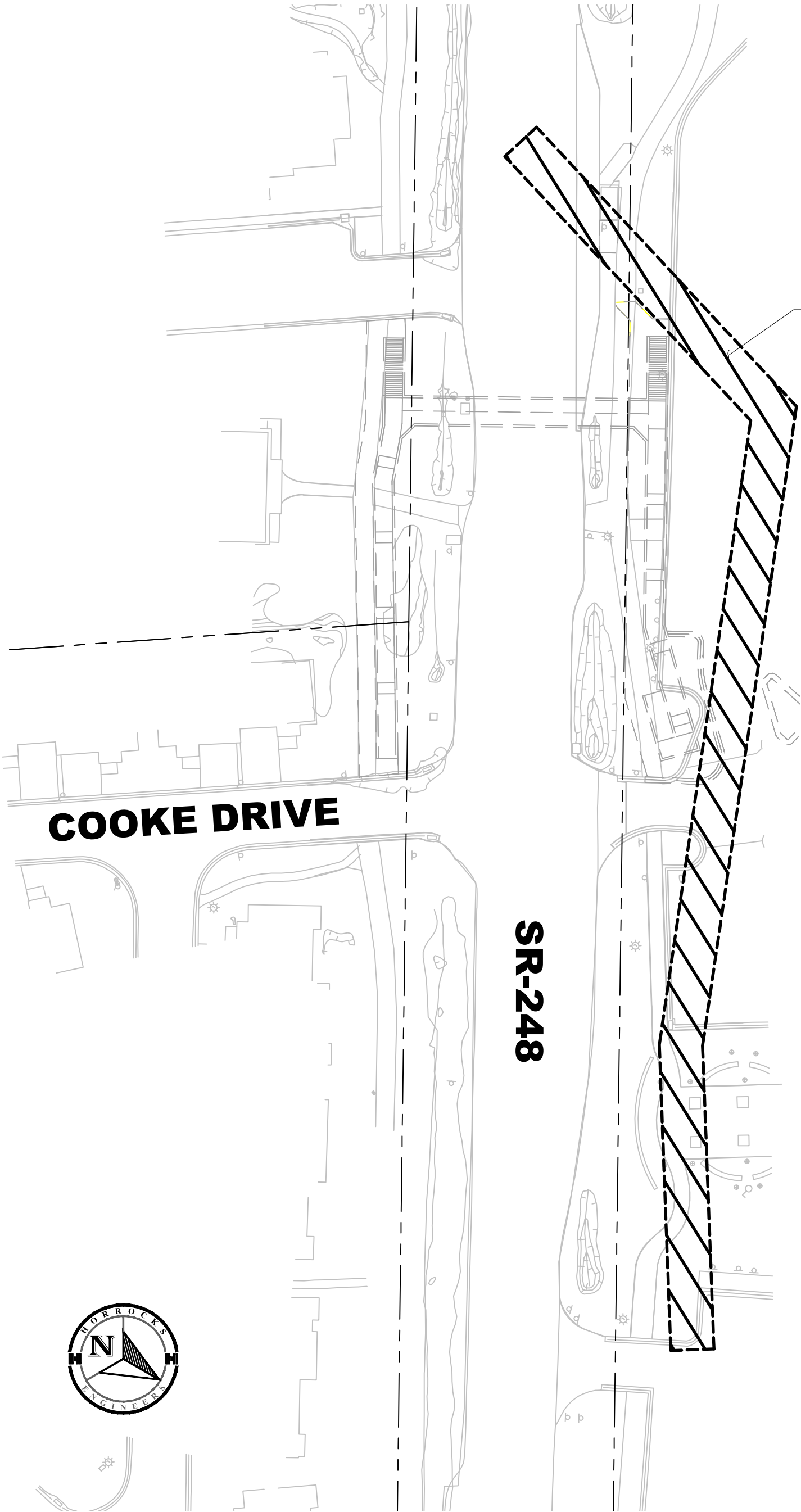


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EX B

PAGE XX

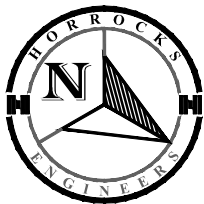
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20' SBWRD SEWER
EASEMENT

COOKE DRIVE

SR-248



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SR-248 PEDESTRIAN TUNNEL

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT SEWER EASEMENT

DRAWING INFO

DATE 07/25/18

SCALE N.T.S.

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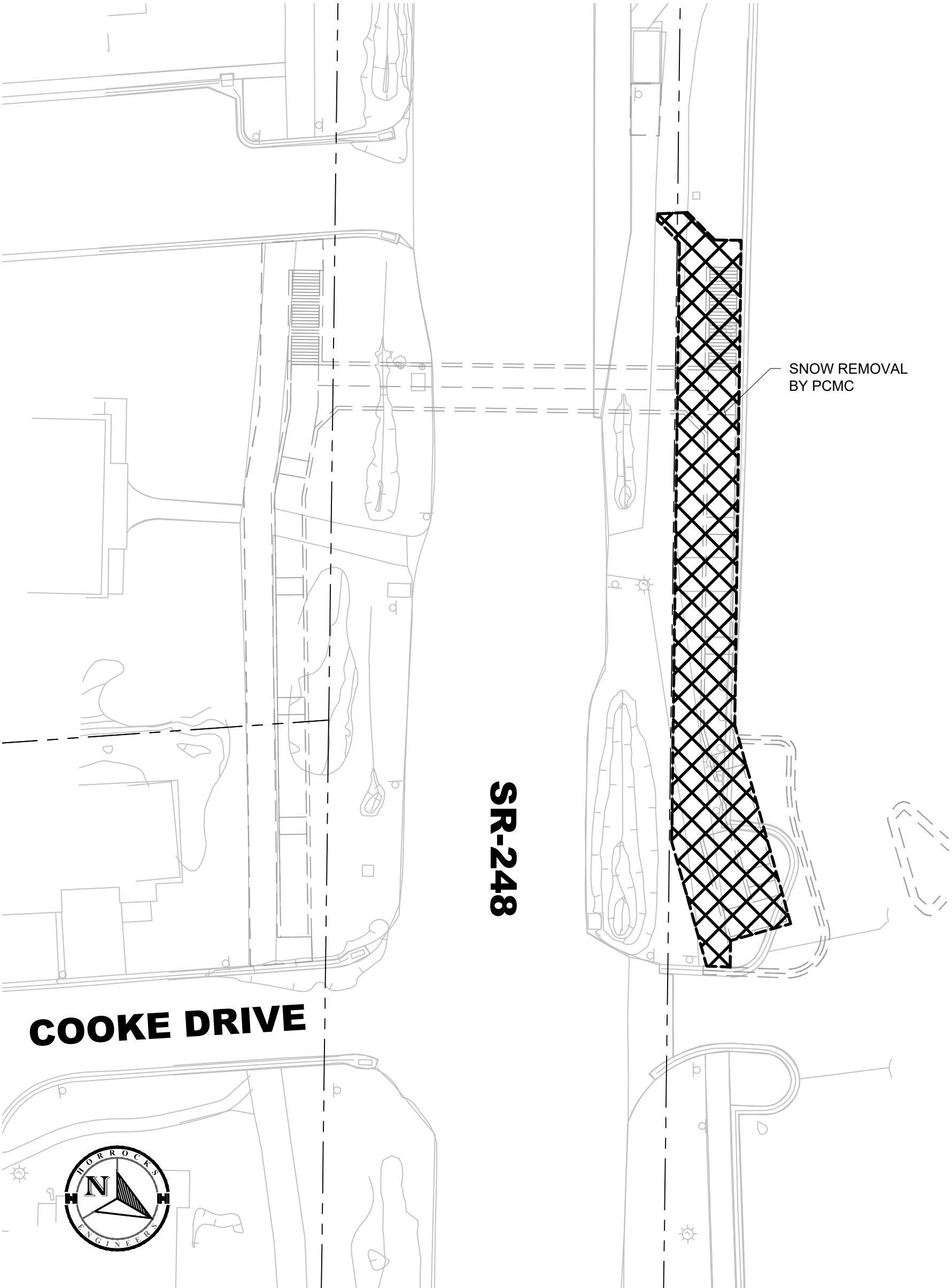


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EX C

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SR-248 PEDESTRIAN TUNNEL

SNOW REMOVAL

DRAWING INFO

DATE07/25/18

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REV #DATE

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PROJ. NO.

91

EX D

PAGE XX

TEMPORARY CONSTRUCTION EASEMENT B

CONSTRUCTION ACCESS AND STAGING LICENSE

This license agreement is made and executed this ____ day of _____, 2015, (the "Effective Date") by and between **Park City Board of Education**, a Utah public school district ("Licensor"), and **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation (the "City" or "Licensee"). Licensor and Licensee are also referred to herein individually as a "Party" and, collectively, as the "Parties."

RECITALS AND DEFINITIONS

A. Licensor owns the property located at **1750 Kearns, Park City, UT. Parcel Number PCA-2-2300-X** ("Licensed Property").

B. Licensee, as a matter of record, is the beneficiary of an easement for the construction of an underground pedestrian tunnel, staircase, accessible ramp, and appurtenant structures including underground utilities as well as maintenance and repair of a pathway on a portion of the Licensed Property which easement area is represented on the attached (**Exhibit A**) (the "Easement") and intends to do work within such Easement according to its terms. Licensee desires temporary access across and ability to store materials and otherwise stage construction on the Licensed Property located within the Easement and near but outside the Easement and Licensor is willing to grant such subject to the terms hereof.

NOW, THEREFORE, in consideration of the covenants made herein and other good and valuable consideration, the adequacy of which is acknowledged by the parties hereto, it is mutually agreed by and between the Parties hereto, as follows:

COVENANTS AND AGREEMENTS

1. Licensor hereby grants Licensee a non-exclusive, temporary, and revocable (upon violation of the terms hereof) license (**Exhibit A**) (the "License") for the purpose of construction, access, and staging (to include the storage of equipment and materials) on the Licensed Property from **October 1, 2018 to November 30, 2019**. Such License shall include all activities reasonably necessary to facilitate the construction of a bicycle and pedestrian tunnel within the Easement. Notwithstanding the foregoing, Licensee may not use the Licensed Property for the purposes hereunder until the certificate of insurance referenced in Section 5 below is delivered to Licensor.

2. Licensee, on a daily basis, will remove litter and other construction debris resulting from Licensee's use of the Licensed Property.

3. Licensee will control access to the Licensed Property so as to prevent unauthorized motor vehicles from entering the Licensed Property. Licensee will not block vehicle access along any established road, driveway, or parking lot on the Licensed Property and will cooperate and coordinate with other parties with rights of record to use such roads, driveways, or parking lots.

4. Licensee will not block or prohibit vehicular or pedestrian access to and from property during school hours only upon consent by Licensors.

5. All activities under the terms hereof by Licensee shall comply with all applicable codes and laws and shall be approved by and subject to the regulation by the Park City Municipal Corporation Chief Building Official. Licensee assumes all responsibility for costs associated with the handling of contaminated soils on the Licensed Area as part of the construction of the tunnel and pathway and waives all present and future claims against Licensors for such costs.

6. Licensee will use the Licensed Property and exercise its rights hereunder at its sole risk and expense. Licensee will indemnify and defend Licensors from and against all claims and liabilities, including reasonable attorneys' fees, arising out of the use of the Licensed Property by Licensee or agents or invitees of Licensee. Licensee will provide Licensors with a certificate of insurance naming Licensors as an additional insured with respect to Licensee's use of the Licensed Property. Failure of Licensors to receive proof of such insurance prior to ten days following the execution of this Agreement shall void Licensee's rights hereunder to utilize the Licensed Property.

7. The License shall be non-exclusive such that Licensors may use the Licensed Property at any time in a manner which does not interfere with Licensee's construction activities. Licensee shall be responsible for any damage to the Licensed Property caused by the Licensee, its employees, agents, contractors, subcontractors, or any other person acting under the direction of the Licensee, and the Licensee shall keep the Licensed Area in a clean and orderly manner. On or before **November 30, 2019**, the Licensee shall (i) cause to remove from the Licensed Property all personal property and equipment used during construction, and (b) restore the Licensed Property to the condition it was in on the date of the execution of this License, or in a condition better than it was at the time of execution of this License. Such restoration work shall include, without limitation, the repair or replacement of any structures, fences, driveways, parking lot, landscaping, or other improvements on the Licensed Property that belong to Licensors and that are removed, damaged, or destroyed by the Licensee or its employees, agents, contractors, subcontractors, or any other person acting under the direction of the Licensee.

8. The contact person and/or representative for Licensee shall be _____ at (cell) _____, (email) _____. The contact person for Licensors shall be _____ at (cell) _____, (email) _____.

9. Miscellaneous Provisions.

(a) This Agreement embodies the entire understanding among the Parties with respect to the subject matter hereof and shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

(b) This Agreement may be executed via email PDF and in any number of counterparts. Each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement.

(c) Each individual executing this Agreement in a representative capacity represents and warrants to the other Parties that he/she has been duly authorized to execute and deliver this Agreement in the capacity and for the entity set forth above his/her signature.

(d) The exhibits attached to this Agreement are expressly made a part of this Agreement as fully as though completely set forth in it. All references to this Agreement shall be deemed to refer to and include such exhibit.

(e) This Agreement shall be deemed effective as of the date hereof and upon the execution of this Agreement by all of the Parties hereto.

(f) Time is of the essence in the performance by the Parties hereto of the terms, covenants and conditions under this Agreement.

(g) Each Party hereto agrees that should it default in any of the covenants or agreements contained herein, the defaulting Party shall pay all costs and expenses, including reasonable attorneys' fees, which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other law of the State of Utah, whether such remedy is pursued by filing a suit or otherwise and whether such costs and expenses are incurred with or without suit or before or after judgment. A waiver by any Party of a breach of any term or condition of this Agreement shall not constitute a waiver of any further breach of a term or condition.

(h) The Parties hereto agree to execute any and all other documents and to take any further actions reasonably necessary to effectuate the purposes of this Agreement.

[Signature Pages to Follow]

FOR LICENSEE:

PARK CITY MUNICIPAL CORPORATION, a Utah
municipal corporation

FOR LICENSOR:

Owner,

(Type Name)_____

EXHIBIT A

LEGAL DESCRIPTION
PEDESTRIAN TUNNEL
TEMPORARY CONSTRUCTION EASEMENT
August 7, 2018

A parcel of land located in the northeast quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is South 00°11'09" West 540.08 feet along section line and West 1068.81 feet from the northeast corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°11'09" West 2667.86 feet between the northeast corner and the east quarter corner of said Section 9), said point also being North 47°28'11" East 797.71 feet from the southernmost corner of the parcel of land described in that certain Special Warranty Deed and Agreement, recorded January 9, 1975, as Entry No. 125620 in the Office of the Recorder, Summit County, Utah, said point being on the northerly right-of-way of State Road 248; and running thence coincident with said northerly right-of-way of State Road 248 South 47°28'11" West 569.45 feet (record: South 47°22'00" West); thence North 03°47'59" East 143.82 feet; thence North 51°27'20" East 466.75 feet; thence South 42°21'46" East 66.86 feet to the point of beginning.

Description contains 43,845 square feet / 1.01 acres.

PEDESTRIAN TUNNEL TEMPORARY CONSTRUCTION EASEMENT

NORTHEAST CORNER SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

PARK CITY HIGH SCHOOL
PCA-2-2300-X

TEMPORARY
CONSTRUCTION
EASEMENT

WEST 1068.81'

SILVER MEADOWS
ESTATES SUBDIVISION
ENTRY NO. 441893

PARK CITY SEMINARY SUBDIVISION
ENTRY NO. 433938

PARKSIDE
APARTMENTS

KEARNS BOULEVARD (SR-248)
N 47°28'11" E 797.71'

LOT 1

LOT 2

EAST 1/4 CORNER SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

540.08'
2667.86' W
0°11'09" S
2127.78'
BASIS OF BEARING - SECTION LINE

0 150'

8/7/18



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

**LINE EXTENSION AGREEMENT
FOR
PUBLIC WASTEWATER SYSTEM**

This AGREEMENT is made and entered into this ____ day of _____, 20____,
by and between _____, a(n)
_____ ("DEVELOPER") and the SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT, a local district of the State of Utah, ("SBWRD")

This Agreement is made with reference to the following facts:

DEVELOPER is the owner and developer of _____
_____, located at _____
_____, in Summit County, Utah ("PROJECT") and is hereby applying to the
SBWRD for wastewater service.

The SBWRD has certain requirements for development approval and construction of
wastewater facilities in the SBWRD service area which are contained in "Development
Procedures, Design Standards, and Construction Specifications for Wastewater Facilities in the
Snyderville Basin Water Reclamation District" (SBWRD Standards). The SBWRD Standards
are hereby incorporated and made a part of this Agreement by reference.

The SBWRD requires approval of an agreement by the SBWRD Board of Trustees for
Developers to begin the design and construction process of new wastewater facilities intended to
become part of the Public Wastewater System owned and operated by the SBWRD,
modifications to the existing Public Wastewater System, or certain Private Wastewater Systems
proposed to connect to the Public Wastewater System.

When this Agreement is accepted by the Board of Trustees, the following terms and
conditions shall apply to planning, design, and construction of the Public Wastewater System
extension or modification, payment of fees and other costs, and acceptance of the extension or
modification for ownership and maintenance by the SBWRD.

AGREEMENT

NOW, THEREFORE, in consideration of the services to be provided by SBWRD and
contributions of facilities by DEVELOPER to SBWRD, which are hereby acknowledged by the
parties to be adequate to support this Agreement, and the mutual covenants and promises
contained herein, the parties hereto agree as follows:

1. Definitions: The terms used in this Agreement are defined in the definition of terms
contained in the SBWRD Standards.

2. Contact Information.

- a. Developer Information:
Company: _____
Contact Person: _____
Mailing Address: _____
City: _____ State: _____
Zip Code: _____
Telephone: _____ email: _____
- b. Project Manager Information:
Company: _____
Contact Person: _____
Mailing Address: _____
City: _____ State: _____
Zip Code: _____
Telephone: _____ email: _____
() Buyer () Agent () Engineer () Other: _____

3. Project Information

- a. Project Name: _____
- b. Type of Project:
() Single Family Residential Subdivision () Planned Unit Development
() Condominium () Comm./Ind. Subdivision
() Residence () Other: _____
- c. Legal Description of Property Being Developed: (Attach copy of Description)
- d. Projected Construction Start Date: _____
- e. Residential Wastewater Discharge: _____

Estimated Residential Equivalents (REs):

(Provide attachment if necessary)

	<u>Number</u>	<u>Estimated REs/Lot or Unit</u>	<u>Total REs</u>
Single Family Residential Lots	_____	_____	_____
Planned Unit Development Units	_____	_____	_____
Condominium Units	_____	_____	_____
Commercial/Industrial (sq. ft.)	_____	_____	_____
Other: _____	_____	_____	_____
	TOTAL REs		_____

- f. Nonresidential Wastewater Discharge: (If applicable)

Estimated Nonresidential Wastewater Quantity and Strength

Average Daily Flow Rate (gpm)	_____
Total Suspended Solids (TSS) in mg/l	_____
Biochemical Oxygen Demand (BOD) in mg/l	_____

4. Term of Agreement

This Agreement shall remain in full force and effect until the expiration of the Warranty Period as defined in paragraph 16, unless terminated by the SBWRD as provided herein. The SBWRD may take any of the following actions relative to this Agreement depending on the progress of the PROJECT:

- 1) If the PROJECT has not received Final Design Approval by the SBWRD within 1 year of the date of this Agreement, this Agreement shall expire, unless a Plat for the subdivided lots or properties served by the PROJECT has been signed by SBWRD or recorded. The SBWRD will provide written notice to the DEVELOPER of the expiration of the Agreement. If the DEVELOPER wishes to pursue construction of the Public Wastewater System extension or modification required for the PROJECT after expiration of this Agreement, a new Line Extension Agreement with the SBWRD and payment of additional Engineering Services Fees, as discussed in paragraph 10, will be required.
- 2) If the PROJECT has received Final Design Approval but construction of the Public Wastewater System extension or modification covered by this Agreement has not begun within 1 year of the date of Final Design Approval, this Agreement and Final Design Approval shall expire, unless a Plat for the subdivided lots or properties served by the PROJECT has been signed by SBWRD or recorded. The SBWRD will provide written notice to the DEVELOPER of the expiration of the Agreement and Final Design Approval. If the DEVELOPER wishes to pursue construction of the Public Wastewater System extension or modification required for the PROJECT after expiration of this Agreement, a new Line Extension Agreement with the SBWRD, a new Final Design Approval based on the SBWRD Standards in effect at that time, and payment of additional Engineering Services Fees, as discussed in paragraph 10, will be required.
- 3) If construction of the Public Wastewater System extension or modification has begun but has not yet received Final Project Approval from the SBWRD within 1 year of the date of Final Design Approval, the SBWRD may, in its sole discretion, exercise its rights under the Improvement Completion Agreement. The Improvement Completion Agreement is hereby incorporated and made a part of this Line Extension Agreement by reference.
- 4) If a Plat for the subdivided lots or properties served by the PROJECT has been signed by SBWRD or recorded, this Agreement shall not be expired but will remain in effect until the requirements of this Agreement are met. An Improvement Completion Agreement, as discussed in paragraph 11, will be required prior to approval of a Plat by SBWRD.

5. Installation of Required Improvements at DEVELOPER's Cost

- a. DEVELOPER acknowledges that extension or modification of the Public Wastewater System and extending Private Lateral Wastewater Lines to each lot or unit within the PROJECT is necessary to provide wastewater service to the PROJECT.
- b. The cost of designing and constructing the extension or modification of the Public Wastewater System covered by this Agreement and extending Private Lateral Wastewater Lines to each lot or unit within the PROJECT according to SBWRD Standards shall be borne solely by the DEVELOPER because the PROJECT benefits the DEVELOPER's property.
- c. DEVELOPER shall provide necessary "wyes" in the Public Wastewater Lines for each lot or unit to be serviced under this Agreement and shall extend Private Lateral Wastewater Line stubs to each lot or unit in accordance with SBWRD Standards.
- d. The cost of extending the Private Lateral Wastewater Line from the end of the lateral stub, installed with the main line, to the building or unit shall be the responsibility of the homeowner or building owner. The SBWRD shall not be responsible for this cost. Such work shall conform to SBWRD Standards.
- e. Before actual connection of each building or unit to the Public Wastewater System and before a building permit will be approved, the owner or owner's authorized representative thereof shall follow SBWRD procedures for submittal and approval of such connection and pay in full the SBWRD Administration and Impact Fees, at the rate in effect at the time SBWRD authorizes this connection.
- f. The SBWRD shall not be responsible for ownership, maintenance or repair of Private Lateral Wastewater Lines or the connection of said Private Lateral Wastewater Line to the Public Wastewater System.

6. Compliance with Standards

DEVELOPER agrees to comply with all procedures and requirements of the SBWRD for the design and construction of the extension or modification of the Public Wastewater System described in this Agreement as contained in the SBWRD Standards.

7. Engineering Services

- a. DEVELOPER shall contract with or retain a qualified Project Engineer for the purpose of providing engineering services for the design and construction of the extension or modification of the Public Wastewater System covered by this Agreement. The Project Engineer shall be a Licensed Professional Engineer in the State of Utah.
- b. DEVELOPER and DEVELOPER's Project Engineer shall meet all planning, design, construction, and approval requirements as contained in the SBWRD Standards.
- c. Inspection of the extension or modification of the Public Wastewater System covered by this Agreement will be performed by the SBWRD to insure compliance with the SBWRD Standards.

8. Wastewater Service Availability and System Capacity

a. Notwithstanding any other terms of this and any other document of the SBWRD, the obligation of the SBWRD to provide wastewater service pursuant to this Agreement shall be limited to existing and available wastewater system capacity. SBWRD shall have the ability to deny wastewater service if connection to the system will cause an increase in costs of service, affect SBWRD compliance with any governmental regulations or permits, or otherwise prove detrimental to the public interest and the SBWRD.

b. Any user or proposed user whose source or sources of water results in the physical, biological, or chemical alteration of the receiving waters of the SBWRD water reclamation facilities or otherwise increases treatment, service, or other costs shall either be denied connection or shall be required to pay its pro rata share of the costs created by its use of these water sources. These determinations and calculations shall be in the sole discretion of the SBWRD.

c. The obligation of the SBWRD to provide wastewater service pursuant to this Agreement is contingent upon the DEVELOPER obtaining Final Design Approval and Final Project Approval for the PROJECT from the SBWRD according to the SBWRD Standards and the payment of the applicable Impact Fees and other fees or costs applicable to the PROJECT. Wastewater service will not be committed by the SBWRD until the SBWRD receives full payment of all required fees including Impact Fees.

d. Upon submission of the preliminary wastewater system design by the DEVELOPER, the SBWRD shall review the capacity of the existing Public Wastewater System.

1) Should the SBWRD determine, upon review of the capacity and other demands of the existing Public Wastewater System and the anticipated impact of the wastewater quantity or quality contemplated by this Agreement, that the existing Public Wastewater System downstream of the connection of the PROJECT should be modified to increase capacity or otherwise to allow for the additional wastewater load of, or to alleviate other problems created by the PROJECT, the design of any additional Public Wastewater System improvements (new or upgraded) may be included as part of the PROJECT.

2) DEVELOPER's financial and other responsibility for modifying the existing Public Wastewater System pursuant to this provision shall be determined by the SBWRD in its sole discretion.

3) Any modified Public Wastewater System design determined to be DEVELOPER's responsibility by the SBWRD shall be designed by DEVELOPER's Project Engineer and submitted for Final Design Approval to the SBWRD.

4) DEVELOPER agrees to pay for all reasonable costs attendant to modifying the existing Public Wastewater System to incorporate PROJECT. Said costs shall include but are not limited to design and construction of the modified Public Wastewater System.

e. If the SBWRD finds in the course of its planning for the overall SBWRD service area that the extensions or modifications to the Public Wastewater System covered by this Agreement should be modified in design or increased in capacity to allow for its use in servicing future projects, the design changes to the proposed Public Wastewater

System improvements shall be part of DEVELOPER's design and construction responsibility. The method of payment for reimbursement of the increased costs of such design and construction shall be as specified in paragraph 9 of this Agreement. All such reimbursable costs shall be approved by the SBWRD.

9. Reimbursable Costs

- a. During planning and design of the extension or modification of the Public Wastewater System covered by this Agreement the SBWRD will evaluate the need for a modification in design or increase in capacity in said extension or modification to allow for its use in providing wastewater service to future projects. If the SBWRD determines that a modification in design or increase in capacity is needed, the DEVELOPER shall initially pay the full cost for the design and construction of these modifications and the SBWRD shall reimburse the DEVELOPER for the required modifications according to the procedures contained in this paragraph 9.
- b. DEVELOPER shall submit for review and approval by the SBWRD, documentation in a form acceptable to the SBWRD, of estimated reimbursable costs prior to Final Design Approval. The actual amount of reimbursable costs to be paid to DEVELOPER and the payment schedule thereof shall be determined and agreed upon in writing between SBWRD and DEVELOPER prior to Final Design Approval.
- c. Any sums to be reimbursed to DEVELOPER shall be paid by the SBWRD to DEVELOPER following construction and Final Project Approval of the PROJECT and after payment by DEVELOPER of any and all fees or costs due the SBWRD as a result of the terms of this Agreement.

10. Payment of SBWRD Engineering Fees

- a. At the time this Agreement was submitted, DEVELOPER deposited with the SBWRD a **non-refundable \$100 LEA Application Fee** for the PROJECT for processing of this Agreement.
- b. DEVELOPER acknowledges that the SBWRD will incur expenses relating to planning, design review and construction inspection of extensions or modifications of the Public Wastewater System necessary to provide wastewater service to the PROJECT. DEVELOPER agrees to pay SBWRD an **Engineering Services Fee equal to six percent (6%) of the estimated construction cost** of said extensions or modifications to compensate SBWRD for the expenses incurred.
- c. The estimated construction cost shall be determined by the SBWRD after reviewing an estimate of construction costs prepared by the DEVELOPER's Project Engineer.
- d. At the time this Agreement was submitted, DEVELOPER deposited with the SBWRD a **non-refundable Engineering Services Fee prepayment of \$750.00**. The Engineering Services Fee prepayment paid by DEVELOPER shall be applied as a credit toward DEVELOPER's total Engineering Services Fee for the PROJECT.
- e. Payment of the remaining portion of the Engineering Services Fee shall be made prior to Plat Approval or Final Design Approval by the SBWRD.
- f. Nothing in this Agreement shall preclude the SBWRD from seeking additional Engineering Services Fees in the event the total estimated construction cost is deficient or

in the event of changing circumstances.

g. If additional Engineering Services Fees are required, DEVELOPER agrees to pay the amount that becomes due and payable to the SBWRD from DEVELOPER under the terms of this Agreement within 30 days following the first billing of such amount. In the event payment is not made within this time period, DEVELOPER agrees to pay the SBWRD interest on the unpaid balance at the rate of 1.5 percent per month from the date of the first billing until the entire balance is paid in full.

h. If DEVELOPER defaults on or fails to comply with any condition of this Agreement, DEVELOPER agrees to pay all costs of enforcing the terms of this Agreement and all costs of remedying such default or noncompliance the SBWRD may incur, including reasonable attorney fees and associated costs. The SBWRD reserves the right to certify delinquent fees to the Summit County Treasurer for collection as a property tax or to utilize such other collection method or methods selected by the SBWRD.

i. Applicant agrees to pay all fees or costs incurred by the SBWRD that arise from the terms of this Agreement prior to Plat approval, Final Design Approval or Final Project Approval by the SBWRD. If such payments are not made by the DEVELOPER, the SBWRD shall not be obligated to provide these approvals or take further action with respect to the PROJECT.

11. Improvement Completion Agreement

a. DEVELOPER agrees to establish with the SBWRD a properly executed Improvement Completion Agreement (I.C. Agreement) to ensure and guarantee the completion of the extension or modification of the Public Wastewater System, warranty of the work as required by this Agreement and payment to the SBWRD of all amounts due including but not limited to construction costs, engineering fees, inspection fees, administrative fees, and legal fees and costs which may be experienced by the SBWRD under the terms of this Agreement.

b. DEVELOPER shall establish the I. C. Agreement prior to the earliest occurrence of one of the following:

- 1) Final Design Approval.
- 2) Plat Approval.
- 3) Site Plan Approval if the DEVELOPER requires approval of the site plan prior to the receipt of Final Design Approval and an extension or modification of the Public Wastewater System is required to provide wastewater service to the PROJECT.

c. The I. C. Agreement amount shall be established based on the estimated construction cost of the extensions or modifications of the Public Wastewater System required for the PROJECT. The estimated construction cost shall be determined prior to Final Design Approval by the SBWRD after reviewing an estimate of construction costs prepared by the DEVELOPER's Project Engineer.

d. The amount of the **I. C. Agreement shall be 125 percent (125%) of the estimated construction cost** as determined by the SBWRD.

e. Release of funds from the I. C. Agreement to the DEVELOPER shall be made in accordance with the provisions of the I. C. Agreement.

f. The SBWRD will retain 10 percent of the estimated construction costs as

determined by SBWRD during the Warranty Period as defined in the SBWRD Standards. Said retained amount shall constitute a contingency fund if the facilities are unacceptable in accordance with SBWRD Standards.

12. Easements

- a. DEVELOPER shall provide necessary wastewater system easements prior to Final Design Approval granting the SBWRD full right to construct, operate, maintain, repair, replace, augment and/or remove and replace the extension or modification of the Public Wastewater System covered by this Agreement.
- b. DEVELOPER shall be responsible for securing and purchasing appropriate wastewater system easements and right-of-ways from third parties at no cost to the SBWRD if any part of the extensions or modifications of the Public Wastewater System covered by this Agreement are to be located on land belonging to third parties.
- c. Easements or right-of-ways shall be granted to the SBWRD on the SBWRD standard Grant of Easement form.

13. Violations

- a. Should DEVELOPER construct any portion of the extension or modification of the Public Wastewater System covered by this Agreement without first obtaining Final Design Approval by the SBWRD, as evidenced by Approved Construction Drawings stamped and signed by the SBWRD, or without inspection by the SBWRD, the DEVELOPER shall be required, and hereby agrees, at its sole expense, to excavate and remove all portions of the work of extension or modification in violation.
- b. DEVELOPER agrees that upon connection of the extension or modification of the Public Wastewater System covered by this Agreement to the existing Public Wastewater System, a watertight plug shall be installed and maintained between the two systems by the DEVELOPER. This plug shall remain in place until the DEVELOPER is notified by the SBWRD that the plug may be removed. DEVELOPER shall be responsible for removal of the plug and a SBWRD representative shall be present for plug removal.
- c. If the DEVELOPER fails to comply with the provisions of this paragraph 13, DEVELOPER agrees to repair and pay for all damages to the existing Public Wastewater System and/or the cleaning of the downstream wastewater collection system. In addition, DEVELOPER shall pay \$250.00 per day to the SBWRD for each occurrence in which DEVELOPER is found to be in violation of said condition.

14. Substantial Completion

- a. Substantial Completion Approval by the SBWRD will be granted only when there is a need to issue an Authorization to Use for a building or facility in the area of the PROJECT prior to Final Project Approval and the District Engineer finds that the requested use is not inconsistent with public health and safety.
- b. DEVELOPER shall follow the procedures and complete all items required and meet all standards for Substantial Completion Approval as contained in the SBWRD Standards. The SBWRD shall have no obligation to grant Substantial Completion Approval if all requirements have not been completed.

- c. Substantial Completion Approval granted by the SBWRD is only an accommodation to DEVELOPER and shall not relieve DEVELOPER of any project completion responsibility or other responsibility pursuant to this Agreement or the I. C. Agreement.
- d. Until the Public Wastewater System is accepted by the District, the DEVELOPER shall retain ownership of the extension or modification of the Public Wastewater System covered by this Agreement which receives Substantial Completion Approval and shall remain solely responsible for all necessary maintenance, repairs, and replacement prior to Final Project Approval.
- e. Prior to Substantial Completion Approval the entire Public Wastewater System located downstream of the PROJECT must have received Final Project Approval by the SBWRD.

15. Final Project Approval

- a. Upon Final Project Approval, the SBWRD shall accept dedication of and responsibility for the maintenance of the extension or modification of the Public Wastewater System covered by this Agreement. DEVELOPER shall remain responsible for warranty items as defined in paragraph 16.
- b. The SBWRD shall have no obligation to grant Final Project Approval for the PROJECT if the proposed extension or modification of the Public Wastewater System covered by this Agreement does not meet the requirements of the SBWRD Standards or if all applicable fees have not been paid in full.
- c. Prior to Final Project Approval the entire Public Wastewater System located downstream of the PROJECT must have received Final Project Approval by the SBWRD.

16. Warranty of Improvements

- a. DEVELOPER agrees that upon Final Project Approval by the SBWRD of the extension or modification of the Public Wastewater System covered by this Agreement and in accordance with the I. C. Agreement, DEVELOPER shall remain responsible to correct all problems due to defects in material and workmanship and incorrect information on the Record Drawings during the Warranty Period as defined in the SBWRD Standards.
- b. Upon expiration of the Warranty Period and after acceptance of any warranty work the SBWRD shall accept full responsibility for the extension or modification of the Public Wastewater System covered by this Agreement.

17. Transfer of Title

- a. Upon receipt of Final Project Approval by the SBWRD for the extension or modification of the Public Wastewater System covered by this Agreement, DEVELOPER transfers, conveys, and warrants to the SBWRD all rights, title, and

interest in the new facilities, free and clear of encumbrances, and warrants that the facilities transferred have been constructed in accordance with the requirements, rules, and regulations of the SBWRD.

b. Upon Final Project Approval, the SBWRD shall thereafter be the owner thereof and shall maintain the same.

c. The Transfer of Title does not include any Private Lateral Wastewater Line stubs installed as part of the PROJECT. These stubs shall become part of the Private Lateral Wastewater Line serving the lots or unit of the PROJECT and shall be owned, operated and maintained by the owner of the lot or unit.

18. Indemnification

a. DEVELOPER agrees to indemnify, defend, and otherwise hold the SBWRD, its employees, officers, independent contractors, and agents harmless from all claims resulting from the design, construction, and operation of the extension or modification of the Public Wastewater System covered by this Agreement that are approximately caused by the acts or omissions of the DEVELOPER or others under DEVELOPER's control and supervision prior to Final Project Approval by the SBWRD.

b. DEVELOPER and DEVELOPER's Contractor shall be responsible for full compliance with the applicable excavation, trenching, and worker safety regulations of the U.S. Department of Labor Occupational Safety and Health Administration as administered by the Utah Occupational Safety and Health Division.

c. DEVELOPER and DEVELOPER'S CONTRACTOR shall assume full responsibility for all confined space requirements in US Department of Labor, OSHA Regulation 29 CFR Subpart AA, Confined Space in Construction, during construction of the line extension. DEVELOPER and DEVELOPER'S CONTRACTOR are hereby informed that all gravity sewer lines and manholes, low pressure sewer valve vaults and flushing manholes, sewer force main valve vaults, wastewater pump station wet wells and other similar structures and features on the District's wastewater collection system and treatment facilities qualify as confined spaces according to the Federal Regulation. Entering confined spaces without following the requirements of the Confined Spaces in Construction regulations is prohibited. If entry into an existing confined space is necessary to connect to the existing wastewater system, the DEVELOPER'S CONTRACTOR will be required to execute the *Notice of Acknowledgement of Confined Space Requirements and Waiver of Claims* contained in the SBWRD Standards and will be provided with a copy of OSHA Regulation 29 CFR Subpart AA. By executing this document the DEVELOPER'S CONTRACTOR will confirm that they will abide by the safety requirements relating to entry into confined spaces as contained in US Department of Labor, OSHA Regulation 29 CFR Subpart AA, Confined Space in Construction. Confined Space requirements will be discussed during the preconstruction meeting.

19. Insurance

a. DEVELOPER or DEVELOPER's Contractor shall obtain and maintain in full force and effect throughout the construction period of the PROJECT comprehensive general public liability and property damage insurance at the rate of \$1,000,000 each occurrence and \$2,000,000 aggregate from an insurance company authorized to issue

insurance in the State of Utah.

b. The liability and property damage insurance shall include SBWRD as an additional named insured.

c. DEVELOPER or DEVELOPER's Contractor shall have on file with the SBWRD a certificate from the insurance company evidencing that DEVELOPER has complied with the insurance requirements stated herein.

20. Property Ownership and Corporate Resolutions

a. DEVELOPER hereby verifies and warrants it is the legal owner, or is legally authorized to represent the owner of the area of the PROJECT to be served under this Agreement.

b. DEVELOPER hereby warrants that it has permission to enter upon the property of third parties in order to design, construct, inspect, or otherwise ensure access to the facilities governed by this Agreement and grants permission to the SBWRD and its agents to enter upon that property and the property of DEVELOPER covered by this Agreement.

c. DEVELOPER hereby warrants that it has the authority to execute all agreements required under the terms of this Agreement

d. A copy of the Corporate Resolution and/or Power of Attorney authorizing the acts required of DEVELOPER as well as verification of DEVELOPER's right to enter into this Agreement, shall be attached and made a part of this Agreement.

21. Choice of Law

This agreement and the obligations of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Utah.

22. Integration

The terms and conditions of this agreement shall constitute the full and complete agreement by and between these parties and shall supersede all prior oral or written agreements, representations, or discussions of the parties and shall be binding upon their heirs, successors, administrators, and assigns.

23. Severability

This agreement is to be considered severable. Should any portion or section of this Agreement be declared invalid or unenforceable, such declaration shall have no effect upon the remaining portions or sections, which shall remain valid and enforceable.

24. Certification

By signing this Agreement DEVELOPER certifies that he/she has personally examined and is familiar with the terms and conditions of this Agreement and the submitted information is true, accurate, and complete.

25. Owner of Record Acknowledgment

The owner of record of the property where the PROJECT is located acknowledges awareness of and consents to the development of this property. (Attach Preliminary Title Report for property indicating ownership)

Owner Of Record Signature

26. Owner of Record Acknowledgment for Third Party Easements

The owner of record of property where third party easements will be required for the PROJECT, as described in paragraph 12, acknowledges awareness of the PROJECT. (Attach Preliminary Title Report for property indicating ownership)

Third Party Easement Owner Of Record Signature

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

DEVELOPER

Signature

Title

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he/she is the signer of the within instrument, and that the within and foregoing Snyderville Basin Water Reclamation District Line Extension Agreement for Public Wastewater System was signed on behalf of _____, with actual and requisite authority, and said signer acknowledged to me that he/she has fully reviewed and executed the same.

S
E
A
L

Notary Public

The foregoing Agreement is hereby approved and executed by the Snyderville Basin
Water Reclamation District, this _____ day of _____, 20____.

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT

Chair, Board of Trustees

ATTEST:

Clerk

To: Julia Collins, PE Senior Transportation Planner
Park City Transportation Dept.

From: Rob Sunderlage, PE
Horrocks Engineers

Date: March 7, 2018

Subject: **Park City High School Pedestrian Tunnel Benefit Analysis**

1. Introduction

The purpose of this study was to prepare a benefit summary for replacing the existing HAWK signal with a below grade crossing (pedestrian tunnel) located on SR-248/Kearns Blvd adjacent to Park City High School. The City has been evaluating the activity at this crossing by monitoring pedestrian and bicycle use and the results show a significant amount of use (up to 3 times the use of the existing tunnel at Comstock Road.) This information is not presented in this report as it has been documented internally with the city. Our understanding is that the existing HAWK signal has been a concern with UDOT since its installation. The desire to remove at grade crossing and vehicular restrictions is a major goal of UDOT's along this corridor. The current SR248 Corridor Study that the City and UDOT are involved in is addressing many of the future design possibilities along this stretch and a future tunnel has been considered a viable solution. Through the Public Involvement effort, the city has been receiving input regarding issues along the corridor. The public has expressed the desire to replace the HAWK signal and included in the Appendix is a summary of their comments. The following sections include quantitative analysis determining the cost benefit for removing the HAWK signal for vehicle delay and traffic crashes. Also included is a summary of other benefits not fully analyzed. These can be addressed upon request, but are mentioned as simply added benefit to the project.

2. Delay Analysis

Synchro 10 was used to determine delay at the HAWK signal. Existing school-time models were updated to incorporate the existing HAWK signal. Pedestrian activation data from two weeks of typical school activity was provided by the City and used to calculate an average activation count during the peak hours of 7:00-8:00 AM, 8:00-9:00 AM, 2:45-3:45 PM, and 3:45-4:45 PM. To simulate a HAWK signal in Synchro, a signalized intersection was created and given a pre-timed cycle length based on average pedestrian activations and a 30 second crossing time. The crossing time includes the walk and the countdown timings. The total vehicle delay was calculated for the peak hours (4 hours total) for 180 days, representing a school year. The total delay is 1,464 hours shown in **Table 1**, and full details included in the Appendix.

Table 1: HAWK Signal Delay Analysis

Peak Hour	Avg. Pedestrian Actuations	Peak Hour Volume (vph)	Total Peak Vehicle Delay/Veh (s)	Total Peak Vehicle Delay (hr)	Total Vehicle Delay/School Year (hr)
7:00-8:00 AM	23	1406	6.5	8.13	1,464
8:00-9:00 AM	12	1352	4.4		
2:45-3:45 PM	15	1336	4.8		
3:45-4:45 PM	12	1555	5.0		

To associate a cost benefit for delay, a dollar amount was applied to delay per Utah standard practice of \$18.60/hr and \$92.50/hr for passenger and commercial vehicles respectively. The median income for Park City is significantly higher than the state median. To properly attribute the cost benefit to Park City, an equivalent Park City cost for delay of \$28.12/hr for delay was calculated to represent the median average difference as shown in Table 2.

Table 2: Equivalent Value of Vehicle Delay

	Utah ¹	Park City ²
Median Income	\$62,518.00	\$94,518.00
Median Hourly Wages	\$30.06	\$45.44
Value of Pass. Car Time/Hr ³	\$18.60	\$28.12

1. Based off 2016 Census Data (<https://www.census.gov/quickfacts/fact/table/UT,US/INC110216#viewtop>)

2. Based off Summit County Demographics and Income Profile Report

3. Based off Texas Transportation Institute user cost calculations

The percentage of truck traffic along SR-248/Kearns Blvd was included in the delay cost due to its large “value of time”. The percentage of truck traffic was found to be 3% referring to UDOT’s 2016 AADT Trucks Report. Combining all values found for passenger vehicle delays and truck traffic delays a total cost of delay/year and a 20-year total cost of delay are shown in **Table 3**. A full summary of vehicle delay benefits can be found in the Appendix.

Table 3: Cost of Delay/Year and 20 Year Cost of Delay

	Total Cost of Delay/Year	20-Year Cost of Delay
Park City Cost of Delay/School Year	\$43,989.29	\$879,785.77

3. Safety Benefits

Although the HAWK signal currently functions properly and there have been zero severe crashes associated with the signal, removing the HAWK signal and replacing it with a pedestrian tunnel can improve safety by removing pedestrians from the vehicle travel path completely and by significantly reducing front to rear crashes. UDOT crash data shows 7 front to rear crashes at the HAWK signal location between 2010 and 2017. By removing the HAWK signal and installing the pedestrian tunnel there would be an 86% reduction in crashes at that location. The cost associated with the 86% crash reduction, of the 7 crashes at the HAWK signal, over a 20 year period is \$330,468 as shown in **Table 4**. The complete UDOT safety benefits worksheet can be found in the Appendix.

Table 4: 20 Year Safety Benefits

Crash Severity	HAWK Related Crashes (Front-to-Rear)	Crash Modification Factors (CMF)	Est. Red. of Crashes (Total)	Est. Annual Red. of Crashes	Average Cost per Crash (FHWA)*	Estimated Annual Cost Saving (Benefit)
2	3	0.14	2.58	0.32	\$ 64,500	\$ 20,794
1	4	0.14	3.44	0.43	\$ 3,300	\$ 1,419
Total	7	-	6.02	0.75	-	\$ 22,213
20-Year Total Safety Benefit						\$ 330,468

4. Total Benefits

The total benefits over a 20 year period are found by summing up the total delay benefits with the safety benefits in **Table 5**.

Table 5: Total 20 Year Benefits

Delay Benefit	Safety Benefit	Total Benefit
\$879,785.77	\$330,468.04	\$1,210,253.81

However, this is not an exhaustive list of all the benefits. There are a number of factors not included in this analysis. The delay costs are only based off peak hours from 7:00-9:00 AM and 2:45-4:45 PM. The HAWK signal shows moderate activity outside of the AM and PM peak hours. This study is also based off delay cost benefits during typical school days which accounts for 180 of 365 days in a year. Much greater benefits would be seen if delay costs were to be calculated for a full day and the whole year, especially during the Sundance Festival. Additionally, while there haven't been any crashes involving pedestrians there is no money value associated with the reduction in probability of such a crash occurring.

5. Conclusions

The pedestrian tunnel as an alternative to the existing HAWK signal has a significant cost benefit. Removal of the HAWK signal will remove approximately 1,464 hours of vehicle delays along SR-248/Kearns Blvd with a cost benefit of \$879,786 over 20 years during school day peak hours. The construction of the pedestrian tunnel would remove the vehicle-pedestrian conflict point and result in a significant reduction of front to rear crashes with a benefit of \$330,468 over 20 years. Total potential cost benefits include at least \$1,210,254 and is higher when taking into account a complete day and full calendar year. This memo addresses one aspect of the benefit to the SR248 Corridor by adding a below grade crossing and removing the HAWK. It is our recommendation that Park City assess the social benefits as well as the financial and logistical benefits of such a project. The evidence from the jurisdictions, surrounding stakeholders, and general public is that there is a strong desire to remove the HAWK and provide an alternative crossing solution.

Appendix

COMMENT FORM

CONTACT INFORMATION (Optional)

Date Nov. 14, 2017

Name DIRK SPANGENBERG

Phone

Email

Address

Would you like to receive email updates? ☒ Yes or No

TRANSPORTATION CONSIDERATIONS

What are the transportation issues on SR-248 between SR-224 and US-40?

Too many people have moved here -
GO AWAY! Make the "Suicide lane" a peak hour
lane during busier times. Add a couple of
roundabouts and a tunnel to maintain a
steady flow.

ENVIRONMENTAL CONSIDERATIONS

What environmental resources in your community are important to you?

DO NOT ALLOW ANY TYPE of
TRANSIT ON THE RAIL TRAIL!
Keep it pedestrian /cycling ONLY

COMMENT FORM

CONTACT INFORMATION (Optional)

Date 11/14/17

Name John Bartz

Phone - - -

Email [REDACTED]

Address

Would you like to receive email updates? ☒ Yes or ☐ No

TRANSPORTATION CONSIDERATIONS

What are the transportation issues on SR-248 between SR-224 and US-40?

- Traffic jams / low traffic flow
- remove cross-walk stop light, replace with overpass or underpass?
- Synchronize traffic lights?
- neighborhood impacts (Prospector, Park Meadows)
- School access + safety

ENVIRONMENTAL CONSIDERATIONS

What environmental resources in your community are important to you?

- open space, wetlands/riparian/wildlife habitat preservation
- recreation accessibility - maintain rail trail + other trail access points

GENERAL COMMENTS

What issues related to SR-248 are important to you?

- 1- Keeping the Rail Trail, non-motorized + 100 % recreational
- 2- Reducing the number of cars that come into Park City. Bring people in with efficient transit on transit only lanes
- 3- Making ~~Bonanza~~ ^{Sidewinder}/Kearns + Wyatt Fair/Kearns intersections easier to navigate
- 4- More pedestrian crossings that do not cause more traffic issues

MAIL TO

SR-248 Project Team
c/o Lochner
3995 South 700 East, Suite 450
Salt Lake City, UT 84107

OTHER WAYS TO COMMENT

- ☎ 435-602-7440
- ✉ sr248improved@utah.gov
- 🌐 udot.utah.gov/sr248improved

State Route 248
**ENVIRONMENTAL
ASSESSMENT**
S.R. 224 to U.S. 40



COMMENT FORM

CONTACT INFORMATION (Optional)

Date 11/14/2017

Name H.R. Rinderknecht

Phone

Email

Address

Would you like to receive email updates? Yes or No

TRANSPORTATION CONSIDERATIONS

What are the transportation issues on SR-248 between SR-224 and US-40?

- ① Too many single occupant vehicles
- ② Too many vehicles in general
- ③ Lack of out of town park + ride lots
- ④ No regular bus service to park + ride
- ⑤ No traffic signal at Richardson Flats
- ⑥ Inadequate sidewalks + bike lanes
- ⑦ Inadequate underground road crossings for pedestrian safety

ENVIRONMENTAL CONSIDERATIONS

What environmental resources in your community are important to you?

- ① Open space
- ② Minimal noise + air pollution
- ③ Preservation of wildlife in area

COMMENT FORM

CONTACT INFORMATION (Optional)

Date _____

Name Jeremy Wilstein

Phone [REDACTED]

Email [REDACTED]

Address [REDACTED]

[REDACTED]

Would you like to receive email updates? ☒ Yes or No

TRANSPORTATION CONSIDERATIONS

What are the transportation issues on SR-248 between SR-224 and US-40?

Heavy traffic @ certain times w/ school + skiing.
Need to put student crossing in tunnels
More round-about @ Wyatt Camp Way
Don't think more ~~lanes~~ public lanes
should be added, cause that will add more
cars. Bus lanes to encourage public transport

ENVIRONMENTAL CONSIDERATIONS

What environmental resources in your community are important to you?

Water, green + open space, traffic
noise minimization. Nature, trails, rail trail.
Buses on the rail trail is not beneficial
to anyone

GENERAL COMMENTS

What issues related to SR-248 are important to you?

I suggest you widen the Hwy 248
AND then get rid of the bike lanes,
School crossing AND move 4 lanes
to MONITOR.

Build A tunnel or skywalk for
the school

- Simple -

MAIL TO

SR-248 Project Team
c/o Lochner
3995 South 700 East, Suite 450
Salt Lake City, UT 84107

OTHER WAYS TO COMMENT

- ☎ 435-602-7440
- ✉ sr248improved@utah.gov
- 💻 udot.utah.gov/sr248improved

State Route 248
**ENVIRONMENTAL
ASSESSMENT**
S.R. 224 to U.S. 40

UDOT
Keeping Utah Moving

GENERAL COMMENTS

What issues related to SR-248 are important to you?

- MAINTAIN RAIL TRAIL (PRESERVATION)
- CREATE UNDERPASS ~~AND~~ PEDESTRIAN WALKWAY AT HIGH SCHOOL TRAFFIC LIGHT
- HOW DO YOU CREATE TRAFFIC GAPS IN ORDER TO TURN ONTO SR-248 - NOT ONLY LEFT TURNS BUT RIGHT TURNS AS WELL
- CREATE 2 LANES BOTH EASTBOUND + WESTBOUND BETWEEN PARK AVE AND U.S. 40

MAIL TO

SR-248 Project Team
c/o Lochner
3995 South 700 East, Suite 450
Salt Lake City, UT 84107

OTHER WAYS TO COMMENT

- ☎ 435-602-7440
- ✉ sr248improved@utah.gov
- 🌐 udot.utah.gov/sr248improved

State Route 248
**ENVIRONMENTAL
ASSESSMENT**
S.R. 224 to U.S. 40



GENERAL COMMENTS

What issues related to SR-248 are important to you?

- 1. efficient Traffic flow
- * Build a Tunnel at High School - with completed by 2018
- * Utilize The Police Dept To create a better flow
- * ~~Build~~ A third Lane - one way in the morning + one way going out of town

MAIL TO

SR-248 Project Team
c/o Lochner
3995 South 700 East, Suite 450
Salt Lake City, UT 84107

- * Long term, widen the 248 and look at traffic flow.

OTHER WAYS TO COMMENT

- ☎ 435-602-7440
- ✉ sr248improved@utah.gov
- 🌐 udot.utah.gov/sr248improved

State Route 248
**ENVIRONMENTAL
ASSESSMENT**
S.R. 224 to U.S. 40



GENERAL COMMENTS

What issues related to SR-248 are important to you?

Use of Park and Ride lots out of town
for Ski Resorts

Encourage Carpools & riding
the bus

Open a lane coming in during am
and going out during pm

Put HS Crosswalk Underground

MAIL TO

SR-248 Project Team
c/o Lochner
3995 South 700 East, Suite 450
Salt Lake City, UT 84107

OTHER WAYS TO COMMENT

☎ 435-602-7440

✉ sr248improved@utah.gov

🌐 udot.utah.gov/sr248improved

State Route 248
**ENVIRONMENTAL
ASSESSMENT**
S.R. 224 to U.S. 40

UDOT
Keeping Utah Moving

COMMENT FORM

CONTACT INFORMATION (Optional)

Date 11/14/17

Name Bill Coavell

Phone

Email

Address

Would you like to receive email updates? ☒ Yes or No

TRANSPORTATION CONSIDERATIONS

What are the transportation issues on SR-248 between SR-224 and US-40?

- ① Protect Rail Trail
- ② Build underpass at High School
- ③ Traffic control at High School (police) when exiting parking area when school is out

ENVIRONMENTAL CONSIDERATIONS

What environmental resources in your community are important to you?

Slow growth

GIS Scroll Plot Comments

224-Bonanza Section Comments

No cars on Main Street (micro buses) - Look at Cambridge & Zermatt.
 Pedestrianize Main Street and only allow Micro-Buses.
 No cars on Main Street.
 Computerize traffic signals based on real time traffic. +1
 Can this be expedited to be improved by summer 2018? We have waited long enough!
 Trail connection behind Snow Creek [Drive].
 Speeds too high [arrows pointing either way on SR 248].
 Pedestrian crossing here [in-between Snow Creek Drive and Park City Cemetery].
 Need to limit number of cars into town, not increase capacity!!
 RE: ↑ AGREE, also don't increase high school capacity. Build another HS out of city limits.
 RE: ↑ This parking cost [rises] as you get closer to the center of town.
 Accept higher density housing to reduce number of workers driving in.
 Incentivize people to park and ride! Partner with Vail - give people something ex: discount food on the mountain.

Bonanza Intersection Comments

Roundabouts are a terror for pedestrians (and cyclists) [SR 248 and Bonanza].
 Round about [SR 248] and Bonanza.
 Hazard to pedestrians [SR 248].
 Right turn pedestrians dangerous [SR 248 and Bonanza].
 Round about [Bonanza and Prospector intersection]. +6
 Round-a-bout YES [Bonanza and Prospector intersection]. +1
 Impossible. Hard to turn left onto Bonanza during busy times.
 Kearns and Bonanza: Make it a transit center. For both busses and Tax.

Sidewinder Intersection Comments

Traffic light or roundabout.
 People buzz the right lane/reduce ion[?] is bad.
 Left turn from Sidewinder to 248 is a challenge. Often leads to traffic back- up.

Corridor between Bonanza and Comstock

Move Schools!
 Move high school out of PC proper.
 Difficulty to leave school lot.
 Research reversible lanes.
 Really? A whole cross walk for a religious group?
 Re: ↑ Tunnel? +6
 Move seminary.
 Move the seminary.
 Get rid of the [seminary] cross walk. +5
 RE: ↑ Yes, for sure!!!
 Get rid of [seminary] cross walk. Possible solution: Overhead walkway bridge for pedestrians.
 Do kids really need to commute to High School? We pay for schools bus, let them take it! +2
 Skiers already parking here [near Prospector and Sidewinder intersection] as there is no room for more cars in
 Build a pedestrian bridge for seminary/residents.
 Roundabout [at exit to high school].
 Put seminary on same side of Kearns as PCHS. +1
 Frontage road along school.
 Re: ↑ Not a bad idea.
 Frontage road for school campus. +1



Sr248 Improved <sr248improved@utah.gov>

sr 248 improved

1 message

sandra bergland <[REDACTED]>
To: sr248improved@utah.gov

Tue, Nov 14, 2017 at 2:41 PM

To UDOT

I am a resident of prospector. I live at [REDACTED] My back fence is north facing. I witness the east and west bound flow of traffic daily. I know that there is a need for improvements to the current road. However, The "improvements" to 248 concern me. After reading the reports, I would like to give my feedback, opinion, suggestions during this time of Scoping.

My Concerns:

1. Rail Trail
2. Noise (Environmental)
3. Public Transportation
4. Metering Traffic In/West Bound and Out/East bound

1. Rail Trail

DO NOT CHANGE IT! It is important for Tourism, Recreation, environmental concerns (noise, wetlands, hazardous waste)

2. Noise

With the widening of the road there will be more traffic and more Noise. There has been mention of a noise wall in past studies. Have you considered a landscaped 5'-6' Earth berm from Cooke dr to Wyatt Earp on the south side of 248? It could be built with a supporting wall facing north on the south side of the 248 using the same design as the tunnel walls? If a cut out happens between Wyatt Earp and Richardson flat, could you use the cut out dirt to fill the earth berm?

3. Public Transportation

Parking at Richardson Flat is inevitable for traffic mitigation within city limits. There should be a sole bus lane to and from Richardson flat to Comstock or Bonanza. The Bus Lane will promote public transit as it passes traffic in the slow lane. VMS and ITS systems on the 40 to encourage public transit, parking at Richardson Flat and/or using the Mayflower lift at Deer Valley. Maybe the Bus lane shared with HOV lane?

4. Metering Traffic In/West Bound and Out/East boundIn/west Bound traffic

Metering- Inbound traffic should already be merged or metered before it gets to Richardson Flat road. Widening the off ramps and widening west/east bound 248 should be considered. Including a metering light system at the 40 all directions, Round Valley dr, and Richardson flat Rd. Using ITS or VMS systems on the 40 and the east side of the 248 to encourage parking at richardson flat. If you control the traffic before richardson flat, there may be no need for an extra lane inbound.

HOV lane with a +3 policy starting on the 40 off ramps and inbound from Kamas on the 248 merging with the bus lane at richardson flat.

School District- The School district should be held responsible for not promoting nor encouraging bus usage and public transportation for students. For the betterment of the community, they should be ask to provide/build a right turn lane at the beginning of the campus onto campus for student drop off.

Cooke Dr tunnel **YES!!!!**

Speed Limit - 35 mph starting at Richardson Flat Rd

Out/East bound traffic

Widening- The road should be widened from Sidewinder to Richardson Flat Rd to get traffic and Busses out of the city. AND Widening at the 40 intersection to get people on the highway. With the Widening there MUST be NOISE Prevention and public transit!!!

Speed Limit - 35 mph until Richardson Flat Rd

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- Although we are not excited about increasing the capacity of the Kearns Blvd corridor, we can suggest that that the addition of a second underground pedestrian crossing at the Cooke Dr. location, in place of the HAWK signal, would certainly improve traffic flow and add to pedestrian / vehicular safety. We also believe, that a round-about at Kearns Blvd and Wyatt Earp Way would be much preferred over a stop and go signal. Again, this would help improve traffic flow.

We in Prospector Park HOA neighborhood would very much appreciate the SR-248 Project Team taking these points into consideration in your planning.

As a neighborhood, we have a lot of variety of residents. But as a group, we hold many common values. We treasure our neighborhood. It is where we live and raise our children. We care about "walkability". We value pedestrian safety and the ability of old and young to be able to ride their bicycles in a safe environment.

Thank you in advance for your consideration of our concerns.

Sincerely,

 TPG
2017.11.14
17:03:56
-06'00'

Tim Govin



for the Prospector Park HOA

cc: Andy Beerman, Mayor-elect

A. Remove the bike lane. I am a biker, and I use the Rail Trail to access trails, including those in Round Valley using the underpass already in place. My husband is a road biker, and for longer excursions to the Kamas Valley, he has stopped using Route 248 altogether. Instead, he takes the Rail Trail to Richardson Flat Road, and proceeds from there. I do not think it would be unreasonable to promote the Rail Trail as providing better and safer access for all forms of biking. Using up valuable real estate on the main highway for a bike lane is superfluous given the Rail Trail alternative.

B. Restripe the road and provide appropriate signage for 3 lanes of traffic, with 2 of the three lanes assigned to incoming traffic in the morning and outgoing traffic in the evenings. Alternatively, assign one lane each to incoming and outgoing traffic, respectively, with the 3rd lane being assigned exclusively to bus, airport shuttle, Uber, and HOV traffic.

C. **Installing more pedestrian underpasses, particularly at the High School**, at the Bonanza Dr. intersection, and at the Kearns/224 intersection. This would greatly reduce the amount of pedestrian traffic, dangerous jaywalking and eliminate the traffic bottlenecks, which are particularly acute at the High School. In addition, build drop off points on both sides of 248 for school buses; this would eliminate the need for buses coming from town to have to cross over 248 and turn into the high school property. The kids can instead unload on the right side of the street and use the pedestrian underpass to get to school.

D. Heavily promote the use of and even the expansion of the Park 'n Ride lot in Richardson Flats, where commuters can park their cars and use free/cheap shuttle buses to get to town.

E. Consider charging tolls for non-residents that choose to drive in to Park City rather than take a free shuttle bus. Many out of town parents drive their kids to school. Many visitors do not understand the dearth of parking and drive in, circle around, get discouraged and leave. Sometimes they park illegally.

F. Sidewinder is a residential street and should never be used by commuters, no matter the time of day. Go sit at the 4 way intersection on Comstock at 5:30. Every other car roars down Sidewinder to avoid the light on Comstock at Kearns. The police enforce in the mornings at Wyatt Earp but we need signage and enforcement in the evenings at the 4 way.

4. The Wetlands and the Silver Creek Waterway Must Be Conserved

In addition to being wonderful open spaces full of life and beauty, these natural areas are vital to our quality of life. The roadway can only be expanded in width by impinging or even destroying these wild spaces, transforming our side of the city into one large offramp, destroying our property value, and demising the life-enhancing qualities of the Rail Trail environment.



Sr248 Improved <sr248improved@utah.gov>

New Message (sent by contact form at UDOT S.R. 248)

1 message

no-reply@www.udot.utah.gov <no-reply@www.udot.utah.gov>
To: sr248improved@utah.gov

Wed, Nov 15, 2017 at 10:44 AM

What are the transportation issues on SR-248 between SR-224 and US-40?: There is a significant clog that will only get worse as the community grows and as tourism continues to grow. The clog is first thing in the morning due to school and skier traffic. Same thing at the end of the day.

What environmental resources in your community are important to you?: We have a significant amount of wildlife along the rail trail. I worry about disturbing their habitat. Also, the stream that contains life and all the natural landscape. We live right off the rail trail and have the pleasure to see all the incredible creatures and life around this landmark.

What issues related to SR-248 are important to you?: I believe it will be important to look into expanding the 248 corridor and looking into reversible lanes. Also, there must be something done immediately about the overflow traffic that is going through the neighborhood to bypass. There are WAY too many cars and going WAY too fast- past 4 preschools!! I believe in a school lane coming into town for the 3 schools along 248/Kearns. **The LDS must pay for a tunnel to get their students back and forth between the school and the church for their class.** That is a HUGE issue those kids going back and forth on the road. Also, HUGE clog and issue around the Kearns/Bonanza section-- that area needs a very expansive round-a-bout



Sr248 Improved <sr248improved@utah.gov>

Homeowner Input for UDOT S.R. 248

1 message

J Bond <[REDACTED]>
To: sr248improved@utah.gov

Thu, Nov 16, 2017 at 3:47 PM

To Whom it May Concern:

I own the home at [REDACTED]. My backyard property line abuts the Rail Trail. In addition to the comments submitted by the Prospector Park HOA, I respectfully request to submit my own.

Here they are, in priority order:

1. Rail Trail Must Remain Protected

I know that you think this is not an issue to be concerned about, but I think any alteration of the current status of the Rail Trail will forever and irrevocably destroy not only the livability of the Prospector neighborhood, but all of Park City. So many people from all over town use this trail that it is inconceivable that any traffic-related justification would ever be convincing enough to warrant its destruction. And let it be known that I have a very personal dog in this hunt as my newly-purchased home abuts the Rail Trail. I don't need to tell you how my property value would be adversely affected by the installation of a bus lane going through my backyard, and I think I speak for all homeowners (and businesses) along the entire corridor.

2. The 248 Corridor Must Never Become an Alternative/Adjunct for the Primary Entrance (Route 224) to Park City

I think it would be impossible to forcefully reroute commuters to Park City coming from the Heber Valley, Kamas Valley, and all of the residences either already built or being contemplated in various locations that would use the same ingress route to Park City. That cat is already out of the bag, and future increases in traffic volume from those sources must be planned for. What scares me is the impact on the ambiance, livability, and air quality of our side of the city if Route 248 was expanded to the point where it became a viable alternative to commuters and visitors coming from the Salt Lake Valley. And horrors of all horrors, if it became an ingress route equal in size to Route 224, the resulting traffic volumes (not to mention the effects on Prospector from the volume of "cheaters" who would illegally use Sidewinder) would directly affect all of us, especially kids trying to get to the schools. The colossal traffic jams beyond what already occurs around the schools during peak use hours is beyond comprehension, and represents a clear and present danger to safety.

3. Alternatives to Expanding the 248 Roadway Must be Implemented First

The need to accommodate increasing local commuter traffic notwithstanding, we must do all we can to provide alternatives to adding more lanes of traffic. It is my belief we can handle the volume to come within the existing roadbed by doing the following:

A. Remove the bike lane. I am a biker, and I use the Rail Trail to access trails, including those in Round Valley using the underpass already in place. My husband is a road biker, and for longer excursions to the Kamas Valley, he has stopped using Route 248 altogether. Instead, he takes the Rail Trail to Richardson Flat Road, and proceeds from there. I do not think it would be unreasonable to promote the Rail Trail as providing better and safer access for all forms of biking. Using up valuable real estate on the main highway for a bike lane is superfluous given the Rail Trail alternative.

B. Restripe the road and provide appropriate signage for 3 lanes of traffic, with 2 of the three lanes assigned to incoming traffic in the morning and outgoing traffic in the evenings. Alternatively, assign one lane each to incoming and outgoing traffic, respectively, with the 3rd lane being assigned exclusively to bus, airport shuttle, Uber, and HOV traffic.

C. Installing more pedestrian underpasses, particularly at the High School, at the Bonanza Dr. intersection, and at the Kearns/224 intersection. This would greatly reduce the amount of pedestrian traffic, dangerous jaywalking and eliminate the traffic bottlenecks, which are particularly acute at the High School. In addition, build drop off points on both sides of 248 for school buses; this would eliminate the need for buses coming from town to have to cross over 248 and turn into the high school property. The kids can instead unload on the right side of the street and use the pedestrian underpass to get to school.

D. Heavily promote the use of and even the expansion of the Park 'n Ride lot in Richardson Flats, where commuters can park their cars and use free/cheap shuttle busses traveling in a bus lane to get to and from town. Oh, how many cities I

228

131



Sr248 Improved <sr248improved@utah.gov>

My suggestions

1 message

Joe Feely <[REDACTED]>
To: sr248improved@utah.gov

Sat, Nov 18, 2017 at 9:41 AM

I sympathize with the concerns of residents in Park City who live near Route 248. But I am convinced that they are mistaken in opposing the expansion of the highway to accommodate the increasing traffic. I lived in the Washington, DC area for many years, and the argument that failing to provide adequate highways will somehow prevent more people from coming to our town has been shown to be greatly mistaken in Northern Virginia. When Route 66 was built inside the Washington beltway in the early 1980's, it was built with only 2 lanes in each direction. That was a political compromise that has been regretted ever since because of the grid lock on the Route 66 corridor. Failing to adequately build highways didn't stop the explosive growth in Northern Virginia. It simply made life miserable for millions of Virginians when they commute to and from work.

When we look at the planned housing construction projects in Summit County, we can see that a lot more people are going to be living here soon. Economic activity in and around our city is bringing more vehicular traffic, and it is only going to get worse if we don't increase the capacity of our highways. My recommendation is to increase the capacity of Route 248 so it has 2 lanes in both directions from Route 40 to S.R. 224. **I would also install an underground walkway in front of Park City High School.** While there would be a benefit to installing reversible lanes on Route 248, this would be a temporary solution that would eventually have to be revisited. I would prefer to solve the problem in a more permanent manner, rather than incur the expense and disruption of construction a second time in the not too distant future.

I've seen the problems caused by traffic jams of skiers approaching or leaving the resorts in bad weather. The stalled traffic on Route 248 causes back ups throughout the city and needs to be remedied. Mass transit proposals aren't easily implemented, are very expensive and probably won't work. They haven't worked very well in Northern Virginia.

Ignoring the traffic problem on Route 248 isn't going to make it go away. I hope that UDOT will do the right thing and build the needed lanes on Route 248 in the areas where they are missing.

F. Joseph Feely III
[REDACTED]



Sr248 Improved <sr248improved@utah.gov>

New Message (sent by contact form at UDOT S.R. 248)

4 messages

no-reply@www.udot.utah.gov <no-reply@www.udot.utah.gov>

Mon, Nov 20, 2017 at 10:17 AM

To: sr248improved@utah.gov

What are the transportation issues on SR-248 between SR-224 and US-40?: I live on Doc Holiday Drive and our backyard faces SR-248. Traffic noise on SR-248 is LOUD (lots of trucks in addition to heavy car traffic) and pretty constant until late at night, and with so many vehicles, I'm sure the air quality along SR-248 is no the greatest. Also, it's very difficult to turn left out of our Prospector neighborhood onto 248 because of heavy traffic. This heavy traffic also makes for very slow going at times (e.g. in the AM, when the schools let out in the afternoons, and in the early evenings when a lot of people get off work). The pedestrian crossing light at the high school slows traffic down greatly.

What environmental resources in your community are important to you?: The Rail Trail for recreational use is HUGLEY important to me. I have lived in the Prospector neighborhood for almost 14 years and know that this trail is heavily used for recreational purposes. I think it actually reduces traffic on SR 248 because with the Rail Trail so close to so many residences, lots of people can access recreation without having to get in their vehicles to drive to trail heads. Also, I know that there is a lot of wildlife around the Rail Trail, so protecting this environment from development is very important to me.

What issues related to SR-248 are important to you?: Reducing traffic! I think UDOT should not do anything to encourage MORE vehicle traffic on SR-248: there is already too much noise and congestion (and probably air pollution) now. That said, I would be in favor of reverse traffic lanes to accommodate peak traffic instead of widening the road. **And a way for people to cross SR-248 at the High School without having to stop traffic (e.g. a tunnel under SR-248 OR a bridge over).** Also, I think something should be done to encourage people to get on a bus to come into town instead of driving all the way in.

no-reply@www.udot.utah.gov <no-reply@www.udot.utah.gov>

Mon, Nov 20, 2017 at 1:15 PM

To: sr248improved@utah.gov

What are the transportation issues on SR-248 between SR-224 and US-40?: The issue is that we study things to death and don't do anything. The fact that this isn't going to be decided upon until the Spring of 2019 is sad. Analysis by Paralysis.

What environmental resources in your community are important to you?: The traffic is what it is. I need my car for work on a daily basis as I am in sales and travel about many times a day. Public transportation isn't going to change things.

What issues related to SR-248 are important to you?: This is a very simple process. Use the existing lanes and make them reversible. The other thing that should be done is putting the cross walk by the high school under ground and eliminating the Flashing Red Lights

no-reply@www.udot.utah.gov <no-reply@www.udot.utah.gov>

Mon, Nov 20, 2017 at 9:07 PM

To: sr248improved@utah.gov

What are the transportation issues on SR-248 between SR-224 and US-40?: Too many vehicles

What environmental resources in your community are important to you?: All of them. Please don't pave over paradise

no-reply@www.udot.utah.gov <no-reply@www.udot.utah.gov>

Mon, Nov 20, 2017 at 9:13 PM

To: sr248improved@utah.gov

What are the transportation issues on SR-248 between SR-224 and US-40?: Too many incoming vehicles with nowhere to go

What environmental resources in your community are important to you?: All of them especially open space

What issues related to SR-248 are important to you?: That we don't widen it only to create access for too many cars into a dead end



Sr248 Improved <sr248improved@utah.gov>

248

1 message

Tim Jeffrey <[REDACTED]>
To: sr248improved@utah.gov

Wed, Nov 22, 2017 at 8:16 AM

1. Build a bridge or tunnel at the high school crosswalk. That light with all the pedestrians really slows things down. If you build a bridge it has to look nice as an entry way into town - not like the one over I80 by McDonalds. Something that goes with our mining tradition or like the Town Lift bridge - lots of wood.
2. Time to think big and bring rail. If Zermatt, Switzerland can do it, so can we! <https://www.gornergratbahn.ch/en/winter/> People don't take the bus because it's slow.
3. No more lanes. More lanes only encourages more cars and we'll be having this discussion again in 10 years.

Thanks.



Sr248 Improved <sr248improved@utah.gov>

Park City roads

1 message

patty schloesser <[REDACTED]>
To: sr248improved@utah.gov

Sun, Nov 26, 2017 at 2:42 PM

Hello,

I recently read the Park Record article about widening 248. I also read that some individuals say it is not a problem. Living close to 248 I travel from Quinn's Junction to the city several times per week. It is a big problem. Sometimes the traffic is backed up all the way from the dog park to the high school. It does help that after the high school the road becomes four lanes.

I feel strongly 248 needs to be four lanes with a center turn lane and longer right turn lanes. I do not feel it is necessary to have two bus lanes in the middle or on the side. I believe the two additional lanes in both direction would be sufficient to handle the traffic.

Other improvements would be to add an overhead walkway for students to use thus or another tunnel. The light at Bonanza and Kearns Blvd needs to be adjusted to allow more cars to be able to turn left from Kearns onto Bonanza.

Please widen 248 from the point it becomes a two lane to beyond the high school where again it becomes four lanes. It is needed so that our travel to appointments and recreation in Park City can be done in a timely manner.

Thank you

Mary Schloesser



Sr248 Improved <sr248improved@utah.gov>

Rush hour traffic

1 message

Rush Hawkins <[REDACTED]>
To: sr248improved@utah.gov

Wed, Nov 29, 2017 at 1:27 PM

Hey guys,

I'm not sure if we need another pedestrian tunnel or bridge for school traffic, but between the pedestrian traffic and the stop lights, something needs to be done to address the traffic that effects us. Having traffic backups as bad as they have been this year in the shoulder and off-season is a bit ridiculous. When the busy season is upon us, the traffic will be relentless.

Thank you!

Rush

Rush Hawkins
[REDACTED]
[REDACTED]



Sr248 Improved <sr248improved@utah.gov>

New Message (sent by contact form at UDOT S.R. 248)

1 message

no-reply@www.udot.utah.gov <no-reply@www.udot.utah.gov>

Fri, Dec 1, 2017 at 3:11 PM

To: sr248improved@utah.gov

What are the transportation issues on SR-248 between SR-224 and US-40?: I would try to get dedicated bus lanes with adequate parking at quinn's junction.

What environmental resources in your community are important to you?: I like the rail trail, with it's access to mnt. bike trails.

What issues related to SR-248 are important to you?: Traffic around the junior high and high school are problematic. It would be nice to have a bridge for pedestrian traffic over 248.



Sr248 Improved <sr248improved@utah.gov>

New Message (sent by contact form at UDOT S.R. 248)

1 message

no-reply@www.udot.utah.gov <no-reply@www.udot.utah.gov>

Tue, Dec 5, 2017 at 4:08 PM

To: sr248improved@utah.gov

What are the transportation issues on SR-248 between SR-224 and US-40?: Expanding SR248 to four lanes (two in each direction) from Bonanza to US-40 with a center lane for buses, **plus installing a tunnel for student crossing at the high school is the best and least disruptive solution**. You should not always prefer the cheapest solution.

What environmental resources in your community are important to you?: The rail trail must be preserved!!! Do not make it motorized in any way!!! It is one of our most valuable community resources!!!

What issues related to SR-248 are important to you?: Do not use the rail trail for any motorized traffic.



Sr248 Improved <sr248improved@utah.gov>

feedback for 248

message

Deanie Wimmer <[REDACTED]>

Tue, Jan 2, 2018 at 9:18 AM

To: "sr248improved@utah.gov" <sr248improved@utah.gov>

Hi,

I realize my comments come a few days after the deadline, but with the holidays, it got lost on the priority list.

I'd like to submit nonetheless because I drive this stretch every day and I am perpetually frustrated by traffic.

My priorities are:

--access to schools

--protecting the rail trail from any motorized use

--getting another pedestrian tunnel for the high school, seminary and residents of the apartments so traffic can flow without stopping for each individual crossing the street.

Thank you for your time

Deanie Wimmer



14 November 2017

SR-248 Improvement Team

RE: November 14th Scoping Meeting

Dear SR-248 Project Team

As the representative for the Prospector Park HOA in the Stakeholder Working Group, I have been active within the neighborhood collecting opinions, desires and concerns regarding the upcoming improvements to Kearns Blvd.

The Prospector Park HOA residents are all very keen to be informed and to keep a close watch on these activities as they will play a major role in affecting the integrity of one of the few family neighborhoods in Park City proper.

In a meeting we held this week to discuss these issues, there was overwhelming support for the following three concepts.

- The Rail Trail should remain a recreational treasure for the people of Park City and its many visitors.
- We recognize there is a strong desire to increase the capacity of SR-248 through Park City. We would request that the Project Team also recognize that a significant portion of this corridor runs alongside many family residences. We are not excited about increasing traffic on SR-248. *Rather, we would much prefer to see actions that the PCMA and UDOT could take to reduce traffic.* As such, we would like to suggest that UDOT consider a plan that would give priority along the SR-248 corridor to public transit (buses). *For example,* if the project created two lanes in each direction, but with one lane each way restricted to public transit, those that choose to drive themselves would learn (through direct observation of buses passing them by) that public transit is a better selection and would therefore be inclined to change their preferred mode of travel in and out of town.

- Although we are not excited about increasing the capacity of the Kearns Blvd corridor, we can suggest that that the addition of a second underground pedestrian crossing at the Cooke Dr. location, in place of the HAWK signal, would certainly improve traffic flow and add to pedestrian / vehicular safety. We also believe, that a round-about at Kearns Blvd and Wyatt Earp Way would be much preferred over a stop and go signal. Again, this would help improve traffic flow.

We in Prospector Park HOA neighborhood would very much appreciate the SR-248 Project Team taking these points into consideration in your planning.

As a neighborhood, we have a lot of variety of residents. But as a group, we hold many common values. We treasure our neighborhood. It is where we live and raise our children. We care about "walkability". We value pedestrian safety and the ability of old and young to be able to ride their bicycles in a safe environment.

Thank you in advance for your consideration of our concerns.

Sincerely,



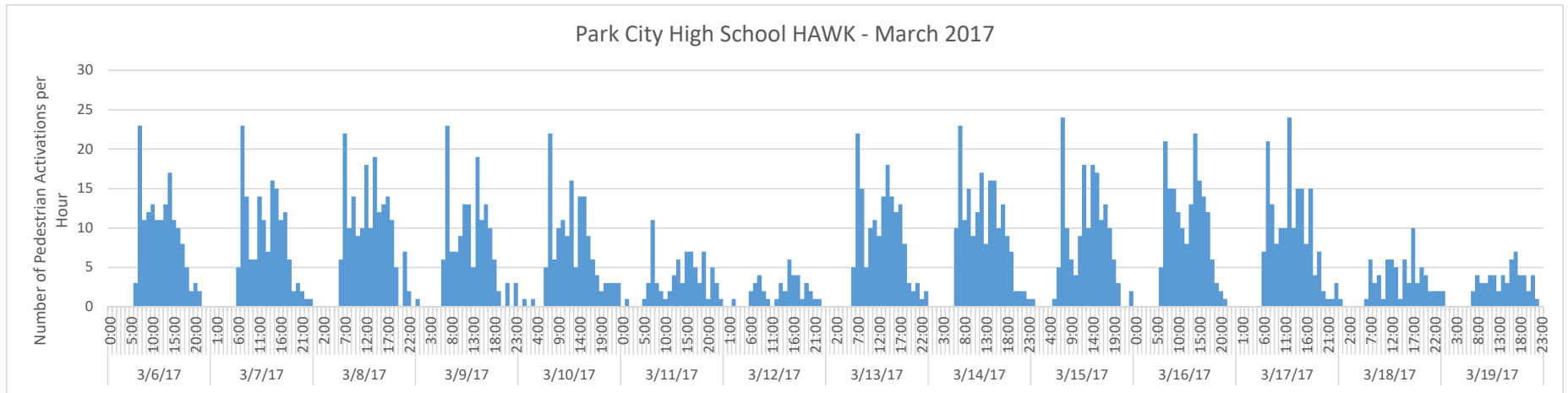
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2017.11.14
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Tim Govin

for the Prospector Park HOA

cc: Andy Beerman, Mayor-elect

HAWK Signal Actuations



VEHICLE DELAY BENEFITS

Peak Hour	Avg. Pedestrian Actuations	Signal Cycle Length (s)	Peak Hour Volume (vph)	Total Peak Hour Delay/Veh (s)	Truck %	Vehicle Delay/Day (hr)	Pass Vehicle Delay/School Year (hr)	Truck Delay/School Year (hr)	Pass Vehicle Cost of Delay/School Year	Truck Cost of Delay/School Year	Utah Cost of Delay/School Year	Park City Cost of Delay/School Year
7-8am	23	156.5	1406	6.5	3%	2.54	443.24	13.71	\$8,244	\$1,268	\$9,512	\$13,732
8-9am	12	300	1352	4.4	3%	1.65	288.52	8.92	\$5,366	\$825	\$6,192	\$8,939
2:45-3:45pm	15	240	1336	4.8	3%	1.78	311.02	9.62	\$5,785	\$890	\$6,675	\$9,636
3:45-4:45pm	12	300	1555	5.0	3%	2.16	377.09	11.66	\$7,014	\$1,079	\$8,093	\$11,683
Totals						8.13	1419.87	43.91	\$26,410	\$4,062	\$30,472	\$43,989
										20-Year Cost of Delay	\$609,430	\$879,786

UDOT Safety Programs Benefit/Cost Worksheet

State Route/ FAU Route/ FAS Route/ Local Route	Location	Beginning Accum. MP	Ending Accum. MP	Jurisdiction	Study Period Begins	Study Period Ends
0248	Park City High School			UDOT	1/1/2010	12/31/2017
Description of Proposed Work:		Pedestrian Underpass : https://safety.fhwa.dot.gov/ped_bike/tools_solve/ped_tctpepc/				

Crash Severity Distribution	Collision Description										Totals
	HAWK Related Crashes (Front- to-Rear)										
Study Period: Number of Crashes	Fatal	5	0								
		4	0								
	Injury	3	0								
		2	3								3
	PDO	1	4								4
Total			7	0	0	0	0	0	0	0	7
Crash Modification Factors (CMF)	Fatal	5	0.14								0.14
		4	0.14								0.14
	Injury	3	0.14								0.14
		2	0.14								0.14
	PDO	1	0.14								0.14
Estimated Reduction in Crashes	Fatal	5									
		4									
	Injury	3									
		2	2.58								2.58
	PDO	1	3.44								3.44
Total			6.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.02

Year (Project Construction)	2018	Crash Severity	Est. Red. of Crashes (Total)	Est. Annual Red. of Crashes	Average Cost per Crash (FHWA)*	Estimated Annual Cost Saving (Benefit)
Project Cost (exclude Right of Way)		5			\$ 2,024,700	
Right of Way Cost	\$0.00	4			\$ 2,024,700	
		3			\$ 126,400	
CAPITAL RECOVERY		2	2.58	0.32	\$ 64,500	\$ 20,794
Discount Rate	3.0%	1	3.44	0.43	\$ 3,300	\$ 1,419
Project Service Life (yrs)	20	Total	6.02	0.75		\$ 22,213

B/C=

Using present worth values:

$$\text{Benefit} = \$330,468.04$$

$$\text{Cost} = \$0.00$$

Change only yellow-shaded boxes. Crash Modification Factors and Service Life values are from Utah Crash Modification Factors spreadsheet. Contact W. Scott Jones if you have questions.



**Severe Crashes
Reduced (Ann.)**

0.00

*Note: To keep results from updated yearly, break the link between this sheet and the KABCO sheet attached. OR change B6 on the AIS sheet to the current year.



Demographic and Income Profile

Park City, UT
Park City, UT (4958070)
Geography: Place

Prepared by Jeffrey B. Jones, AICP

Summary	Census 2010		2017		2022			
Population	7,558		8,320		8,948			
Households	2,885		3,160		3,387			
Families	1,742		1,876		1,997			
Average Household Size	2.60		2.62		2.63			
Owner Occupied Housing Units	1,775		1,894		2,040			
Renter Occupied Housing Units	1,110		1,265		1,347			
Median Age	37.5		39.3		40.6			
Trends: 2017 - 2022 Annual Rate	Area		State		National			
Population	1.47%		1.61%		0.83%			
Households	1.40%		1.53%		0.79%			
Families	1.26%		1.48%		0.71%			
Owner HHs	1.50%		1.57%		0.72%			
Median Household Income	0.96%		2.55%		2.12%			
Households by Income	2017			2022				
			Number	Percent	Number	Percent		
	<\$15,000		120	3.8%	88	2.6%		
	\$15,000 - \$24,999		133	4.2%	97	2.9%		
	\$25,000 - \$34,999		145	4.6%	107	3.2%		
	\$35,000 - \$49,999		288	9.1%	215	6.3%		
	\$50,000 - \$74,999		425	13.4%	507	15.0%		
	\$75,000 - \$99,999		566	17.9%	697	20.6%		
	\$100,000 - \$149,999		587	18.6%	672	19.8%		
	\$150,000 - \$199,999		296	9.4%	335	9.9%		
	\$200,000+		600	19.0%	668	19.7%		
Median Household Income			\$94,518		\$99,120			
Average Household Income			\$134,647		\$147,713			
Per Capita Income			\$51,122		\$55,847			
Population by Age	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		411	5.4%	420	5.0%	460	5.1%
	5 - 9		435	5.8%	447	5.4%	425	4.7%
	10 - 14		455	6.0%	494	5.9%	467	5.2%
	15 - 19		436	5.8%	481	5.8%	443	4.9%
	20 - 24		544	7.2%	495	5.9%	526	5.9%
	25 - 34		1,238	16.4%	1,302	15.6%	1,392	15.6%
	35 - 44		1,084	14.3%	1,139	13.7%	1,293	14.4%
	45 - 54		1,205	15.9%	1,205	14.5%	1,129	12.6%
	55 - 64		1,097	14.5%	1,289	15.5%	1,328	14.8%
	65 - 74		481	6.4%	780	9.4%	1,035	11.6%
	75 - 84		138	1.8%	221	2.7%	380	4.2%
	85+		34	0.4%	48	0.6%	72	0.8%
	Race and Ethnicity	Census 2010		2017		2022		
Number		Percent	Number	Percent	Number	Percent		
White Alone		6,120	81.0%	6,604	79.4%	6,992	78.1%	
Black Alone		49	0.6%	68	0.8%	89	1.0%	
American Indian Alone		26	0.3%	32	0.4%	39	0.4%	
Asian Alone		156	2.1%	249	3.0%	328	3.7%	
Pacific Islander Alone		19	0.3%	29	0.3%	35	0.4%	
Some Other Race Alone		1,017	13.5%	1,129	13.6%	1,218	13.6%	
Two or More Races		171	2.3%	209	2.5%	247	2.8%	
Hispanic Origin (Any Race)		1,819	24.1%	2,029	24.4%	2,264	25.3%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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July 10, 2017

TECHNICAL MEMORANDUM

Cost Per Hour and Value of Time Calculations for Passenger Vehicles and Commercial Trucks for Use in the Urban Mobility Study

by

David Ellis

Texas Transportation Institute

Introduction

Value of time as commonly used in the context of calculating congestion cost is an estimate of the average differential cost of the extra travel time as a result of the congestion. For personal travel, value of time is the sum of the driver's perceived value of time plus the value of the extra fuel that is consumed in congested conditions. For commercial trucks, value of time is expressed as the wage rate of the driver plus the various operating cost components associated with the truck or tractor-trailer. The sum of these costs, multiplied by the hours of delay, result in the total congestion cost. In the case of personal travel, the value of time eventually accrues to the vehicle (value of time $\times$ average vehicle occupancy). For commercial vehicles, the value of time represents the operating cost to the truck owner. This memorandum summarizes the components of each cost estimate and the values used in the Texas Congestion Index and Urban Mobility Study (UMS) calculations.

Current Methodology for Passenger Vehicles

A speed choice model developed by Chui and McFarland (1986) of the Texas Transportation Institute (TTI) is used by the Texas Department of Transportation. The model derives its utility from the notion that speed is regarded as one of the most important factors in any traveler's choice. Travel time is directly related to the choice of speed that one chooses to travel. The first attempts to discern any relationship between speed and the value of travel time were by Mohring (1965, 1976). The speed choice model assumes that a rational driver chooses to drive at a speed which minimizes his or her total trip cost, i.e., a speed at which his or her marginal cost is equal to or less than the marginal benefit.

The travel characteristics in Texas during the development of the speed choice model included a relatively small number of toll roads and small percentage of people using mass transit systems in Texas. The model was developed to analyze the nature of traffic in Texas at that time. More or less the same conditions exist today with the exception of a significant increase in truck traffic in some border areas and the I-35 corridor as a result of the North American Free Trade Agreement. The model provides travel time value estimates that are in line with other models used by the other states. Daniels, Ellis, and Stockton (1999) provided the details of the values used by other states through a telephone survey. The results reported in their study are presented in Table 1.

Table 1. Value of Time Used by States

State	Automobiles (1997 \$)
North Carolina	\$8.70
New York	\$9.00
Florida	\$11.12
Georgia	\$11.65
Texas	\$11.97
Virginia	\$11.97
California	\$12.10
Pennsylvania	\$12.20
Washington	\$12.51
Ohio	\$12.60
Mean	\$11.26

Table 2 takes the \$11.97 value of time shown for Texas in Table 1 and adjusts it for inflation by the Consumer Price Index back to 1982 as well as forward to 2006. Values of time for past and future years derived from the 1997 base year are as follows:

Table 2: Value of Passenger Car Time

Year	Value of Time
1982	\$7.20
1983	\$7.45
1984	\$7.75
1985	\$8.00
1986	\$8.20
1987	\$8.50
1988	\$8.80
1989	\$9.25
1990	\$10.00
1991	\$10.25
1992	\$10.50
1993	\$10.75
1994	\$11.05
1995	\$11.40
1996	\$11.70
1997	\$12.00
1998	\$12.15
1999	\$12.40
2000	\$12.85
2001	\$13.25
2002	\$13.45
2003	\$13.75
2004	\$14.10
2005	\$14.60
2006	\$15.04

PARK CITY
HIGH SCHOOL

LDS SEMINARY
BUILDING

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Jason Glidden

Submitting Department: Community Development

Item Type: RDA

Agenda Section: CONSENT AGENDA

Subject:

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

Suggested Action:

Attachments:

[Woodside Phase One Staff Report](#)

[Administrative Policy - Adjustment or Waiver of Construction, Development, or Impact Fees](#)



City Council Staff Report

Subject: Woodside Park Phase 1 – Revised Building Permit Fee Waiver

Author: Jason Glidden

Department: Community Development

Date: August 16, 2018

Type of Item: Administrative

Summary Recommendation

Staff recommends that City Council a fee waiver approval for the affordable housing development, Woodside Park Phase 1, in an amount not to exceed \$136,155.25 for construction and development fees, including building permit and police, roads and street impact fees.

Executive Summary

- The Woodside Park Phase 1 construction project is a city housing development and therefore eligible for a fee waiver. Additionally, the housing project supports City Council's desired outcomes, notably increasing the amount of affordable housing in Park City.
- This project may be considered for impact fee adjustments as the project provides a broad public purpose.
- The Administrative Policy for Adjustments or Waiver of Construction, and Development, and Impact Fees (Exhibit A) states any City Project fee waiver requests must be approved by City Council.
- City Council approved a fee waiver for Woodside Phase 1 on May 31, 2018 that included a portion of the waived fees in the amount of \$105,000.
- Subsequently, the Building Department found that some of fees had been missed in their initial estimate. The new total estimated fee waiver request for this project is currently \$136,155.25, which is a \$31,155.25 increase over the previously approved request

The Opportunity

City Council has allocated RDA funding to pursue their critical goal of creating affordable housing. In an effort to utilize these funds as efficiently as possible and given the broad public benefit provide by affordable housing, staff recommends a fee waiver.

Background

- On August 25, 2016, Council directed staff to pursue four single-family homes and four townhomes, each with an accessory apartment on the parcel where the former fire station sits on Park Avenue.
- The fees for Building, Planning and Engineering are calculated according to the cost of providing the services related to the development. Therefore, any waiver of fees would have to be absorbed by the General Fund or by individual departments.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Staff recommends that City Council approve the revised amount of waiving all construction and development fees, including building permit and police, roads and street impact fees, associated with the Woodside Park Phase 1 Affordable Housing Project in the amount not to exceed of \$136,155.25.

Pros

- a. Allows more funds to be used to construct affordable units rather than pay fees.
- b. Helps to support City Council's Affordable Housing goal of 800 units by 2026.

Cons

- a. Takes revenue away from City's general fund causing the costs for inspections and administrative work required to permit the project to be absorbed.

- 2. Null Alternative:** City Council could choose to not approve the revised budget including the fee waiver request.

Pros –

- a. Maintain the revenue that helps to cover the costs of inspections and administrative duties need to permit the project.

Cons –

- a. Would require an increase to the overall budget for this project.

- 3. Other Alternatives?** Council could choose to amend the revised budget by waiving a portion of the fees.

Pros –

- a. Allows for a portion of the costs to be covered.

Cons –

- a. Would require an increase to the overall budget for this project.

Analysis

The request for fee waivers for city owned projects must be approved as part of the overall construction budget. Due to design approval and project schedule delays, an estimate of fees was not possible at the time when the overall CMAR construction budget was approved.

Request for fee waivers are evaluated based on three criteria items: Contributing to a City Council Goals, Description of the Public Benefit, and Demonstrated need for a Waiver. Staff has provided a description of the how this project meets these criteria below.

Contributing to a City Council Goals – Affordable Housing is one of City Council's Critical Priorities. This project will have a positive effect on meeting the goal of 800 affordable units by 2026.

Description of the Public Benefit – Park City, as with many communities has a serious affordable housing shortage. This shortage damages the economic health and sense of community within the city. The Woodside Park Phase 1 Housing Project will provide affordable housing units that will help combat these issues.

Demonstrated need for a Waiver – The City has a limited amount of funds available to build affordable units. If the City is required to pay the fees for this project, it would take away funds that could be used to build additional units.

Within FY18, the City has waived \$111,612.50 for non-city projects, and \$84,804.28 in city projects, resulting in a total of \$196,416.78. Fee waivers approved for City owned projects are not included in the \$200,000 threshold on fee waivers allowed through the fee waiver policy. However, by waiving these fees the Building Department will incur the costs associated with inspections and administrative work without receiving any revenue to offset these cost. The decreased revenue for the Building Department would result in a shortfall that would have to be absorbed by the General Fund or result in a strain on the department budget.

Department Review

This report has been reviewed by representatives of Community Development, Building, Legal, Budget and Executive Office.

Funding Source

The Woodside Park Phase 1 Affordable Housing Project is funded with Redevelopment Authority Tax Increment Finance Bonds or Related Sales Revenue Bonds. Building fees are received into the General Fund and help to pay for Building Department services.

Attachments

EXHIBIT A - The Administrative Policy for Adjustments or Waiver of Construction, and Development, and Impact Fees



Administrative Policy for the Adjustment or Waiver of Construction and Development and Impact Fees

A. PURPOSE

The intent of this policy is to effectively and fairly determine the waiver of Park City Municipal Corporation (PCMC) Construction and Development and Impact Fees for regulated development, projects, and events which provide a public benefit including City Projects. The City wishes to reduce the fees on city projects, non-profits, projects that support critical priorities and entities providing a public benefit. Construction and Development and Impact Fees include all fees described in Municipal Code 11-12 and 11-13, including limits of disturbance bonds and the Park City Fee Schedule, Construction and Development Fees.

B. POLICY

The City Manager is authorized to reduce or waive fees for \$25,000 or less. All waivers or reductions of fees totaling more than twenty-five thousand dollars (\$25,000) on any one project or in excess of two hundred thousand dollars (\$200,000) total waivers per fiscal year, excluding fee waivers for City Projects, shall require City Council approval. All fee waivers that require City Council approval shall be reviewed by the Fee Adjustment Committee, who will provide a recommendation on the fee adjustment.

Fee Adjustments shall be considered for all PCMC Construction and Development and Impact related fees for:

1. All **City projects** which generally have a broad public purpose. The City Manager may choose to not waive fees where fees are reimbursable through a grant. The City may waive, adjust or meet the requirements for guarantees for public improvements or limits of disturbance on City Projects through written agreements between departments. City projects may only be considered for impact fee adjustments if the project provides a broad public purpose. When in accordance with this administrative policy, the waiver of all Building, Planning and Engineering fees (totaling up to \$25,000) will be automatic;
 - A. Project Managers for all City construction projects with fees in excess of \$25,000 shall obtain City Council approval for budget allocation and the fees will be addressed in the Staff Report
 1. Project managers will receive an estimate of the required fees prior to submitting plans to the Building Department. The Building Department will calculate the estimate from the valuation of the project in accordance with the adopted fee schedule.
 2. Project managers will request the waiver of fees by action of the City Council prior to or at the time of authorization of the construction agreement for any project.
 - B. Project budgets for all construction projects requiring a permit will include the dollar amount of non-waived fees associated with the project.
 1. The project manager will make arrangements with the Finance Department and Building Department to transfer any non-waived fees



from the project account to the correct revenue account prior to building permit issuance.

2. If the non-waived fees and all construction costs exceed the amount budgeted for the project then the project manager will strategize the best method to reduce construction costs to meet the budget or request an increase in the budget to meet the costs.

2. **Affordable housing projects** by private developers voluntarily including affordable units. This does not include affordable housing units developed as a result of a housing obligation from MPDs, Annexations or similar obligations. (For clarification, attainable housing does not meet the criteria for "low income housing" as identified by the State Law, therefore attainable housing is not eligible for impact fee adjustments.)

3. **Non-profits** which clearly provide a public benefit such as but not limited to church building improvements, school related events (not meeting the special event criteria), temporary structures to promote educational programs by an organization.

Impact Fees may be considered for non-profits only if the development activity provides a broad public purpose;

4. Private development receiving a **Park City Historic District Grant**, provided the fee waiver is for the work qualifying for the grant (excluding impact fees);

5. **Youth group** (not acting under the school or non-profit) projects or events (not meeting the special event criteria) requiring building permits which clearly provide a public benefit and are not for profit (excluding impact fees);

C. PROCESS

Waiver of fees for City projects is automatic as outlined above.

All other fee adjustments shall be requested in writing on a fee waiver application and reviewed on a case by case basis. All fee waivers that require City Council approval shall be reviewed by the Fee Adjustment Committee, who will provide a recommendation on the fee adjustment. The Committee would consists of several staff members representing multiple departments, who will develop a recommendation for City Council through fee reduction scoring criteria, which has incorporated a weighted scoring system. Development activities would be scored and fee reduction recommendations would be reflective of the applicant's ability to meet the criteria created by the Committee and the Building Department's revenue for that fiscal year, (or the year prior to ensure adequate data).

Impact fees may be adjusted by any of the mechanisms listed within the Park City Municipal Code § 11-13, including offset, waiver, appeal or independent fee calculation.



C. EFFECTIVE DATE

This policy shall become effective upon adoption.

Executed this 13th day of April 2017

City Manager, Diane Foster

A handwritten signature in blue ink, appearing to read "DMF", is written over a horizontal line.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Matt Twombly

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

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

Suggested Action:

Attachments:

[Ice Arena Contract Staff Report](#)

City Council Staff Report



Subject: Ice Arena Mezzanine Reconstruction Project
Author: Matthew A. Twombly
Department: Sustainability
Date: August 16, 2018
Type of Item: Administrative – Award of Contract

Summary Recommendation

Authorize the City Manager to enter into a construction agreement in a form approved by the City Attorney's Office with DRD Paving LLC, for the Ice Arena Mezzanine Reconstruction project in an amount not to exceed Eighty Eight Thousand Seven Hundred Sixty Six Dollars (\$88,766.00).

Executive Summary

Over the past few years, the raised mezzanine or concrete plaza on the East side of the Ice Arena has heaved and settled causing melting snow and rain to puddle in areas inside the building and adjacent to the locker rooms roof deck, and leak into the locker rooms. Built in 2005, the 13 year old mezzanine is long past its warranty. Over the past few years, staff has done patching and caulking but these fixes barely last through Winter and Spring and have not stopped the leaking within the arena. Staff is recommending Council authorize the City Manager to enter into a construction agreement to reconstruct the mezzanine at the Ice Arena to bring the plaza back to its original level of service with goal of providing exceptional recreation and extending the useful life of critical City infrastructure.

Acronyms

CIP Capital Improvement Program
LLC Limited Liability Company

The Problem

The Ice Arena is a valuable and well used asset to the community. The leaks and heaved condition of the mezzanine require significant yearly maintenance to keep it useable for guests and events inside and out. The Ice Arena maintains a Capital Improvement Program (CIP) fund with contributions from the Basin. These funds are programmed for ongoing equipment replacement and any maintenance or replacement to the building structure to maintain operations. The Quinn's Ice/Fields CIP is the proper funding source for the replacement of the mezzanine. The reconstruction is necessary to maintain and operate the mezzanine or plaza for daily and event use.

Background

- The mezzanine was built in 2005 on a raised area adjacent to the upper level (mezzanine) to the ice rink bleachers inside and the field bleachers to the outside.

- The area was built up with about 25 feet of fill to bring it to grade with the Ice Arena Mezzanine. Much of the reason for the heaving and settling over 13 years is the significant depth of the fill. The weather is also extremely tough on exterior concrete flatwork. It is not unusual to have settling and heaving with concrete flatwork over this length of time in Park City.
- Over the past few years, staff has performed patching and caulking of the concrete plaza to keep the water from getting into the locker rooms under the plaza.
- On May 7, the City executed a professional services contract with Gilson Engineering in an amount not to exceed One Thousand Nine Hundred Eight Dollars (\$1,908) to survey and provide construction drawings for the mezzanine reconstruction in order for staff to bid the project for construction.

Alternatives for City Council to Consider

Staff recommends that City Council approve a contract with DRD Paving LLC, for the Ice Arena Mezzanine Reconstruction project. Council should consider the following alternatives:

1. **Recommended Alternative:** Enter into a construction agreement in a form approved by the City Attorney's Office with DRD Paving LLC, for the Ice Arena Mezzanine Reconstruction project in an amount not to exceed Eighty Eight Thousand Seven Hundred Sixty Six Dollars (\$88,766.00).

Pros

- a. The award of the contract will enable the project to move forward.
- b. The project will restore the mezzanine to the original level of service when the Ice Arena was built.
- c. The project will reduce the yearly maintenance to keep the locker rooms and the plaza functional.

Cons

- a. The cost to reconstruct the mezzanine may seem expensive.

2. **Reject all bids:** Council could choose to reject all bids and rebid the project if bids appear to be high.

Pros

- a. There may be more competition rebidding the project.

Cons

- a. Rebidding will delay the project and may not positively change the results.
- b. In the current bidding environment costs could even rise by rebidding.
- c. Delaying the project another winter will likely cause leaking and water damage.

3. **Null Alternative:** The City Council could choose not to award the contract to DRD Paving LLC.

Pros

- a. It could free up funding for other projects.

Cons

- a. Staff would need to plan on spending additional funds to temporarily repair the mezzanine.
b. The mezzanine would continue to remain in the current condition which may cause additional leaking and water damage.

Analysis

A request for bids was advertised in the Park Record on July 21st and 25th 2018, in the Salt Lake Tribune July 20th and 21st 2018, on the Utah Legals website and the PCMC website. The submittal deadline was August 6, 2018. There was a mandatory pre-bid meeting on August 1, 2018 where 5 prospective bidding firms attended.

There were 3 bidders on the project. DRD Paving LLC was the low bidder. A breakdown of the sealed bids is outlined below. Staff feels the low bid by DRD Paving LLC is in line with current costs of construction. The cost to replace the 3,600 square foot mezzanine and waterproof along the locker rooms is approximately \$25 per square foot. Access to the mezzanine is also difficult and adds to the cost of construction. Current construction costs are rising approximately 6% per year.

Bidder	Base Bid
DRD Paving LLC	\$88,766.00
Stapp Construction	\$125,950.00
NorthRidge Construction	\$135,000.00

The project is slated to start the beginning of September after the contract is executed, and bonds and insurance are in place. The bid documents specified a Substantial Completion date of November 15, 2018 and a final completion date of December 1, 2018.

Department Review

Legal, Sustainability, Ice, and City Manager.

Funding Source

There is currently approximately \$137,000 in the Quinn's Ice/Fields Phase 2 CIP account.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Nick Graue

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

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

Suggested Action:

Attachments:

[Golf Course Contract Staff Report](#)



City Council Staff Report

Subject: Survey and Platting Services – First Addendum to the Professional Services Agreement
Ward Engineering Group
Author: Nick Graue, Public Utilities Engineer
Department: Public Utilities
Date: August 16, 2018
Type of Item: Administrative

Summary Recommendation

Authorize the City Manager to execute the First Addendum to the Professional Services Agreement, in a form approved by the City Attorney, with Ward Engineering Group for Golf Course Survey and Platting Services for an amount not to exceed \$23,894.75.

Executive Summary

This First Addendum with Ward Engineering Group is to provide supplemental survey and platting services associated with the preparation of the Park City Back Nine Subdivision Plat. This will facilitate the necessary steps to construct a new water treatment plant.

The Issue

Additional plat preparation and survey services are required to address issues identified during the City's plat review process.

Background

- On February 15, 2018, Council authorized the execution of the Professional Services Agreement with Ward Engineering Group for engineering and survey services for the project. ([Link](#))
- The subdivision plat has been submitted to PCMC Planning and the Snyderville Basin Water Reclamation District.

Proposed Consultant Services

Services required to address issues that were not included in the original PSA work tasks, but were identified in the project RFP documents include:

- Field survey and easement preparation related to existing utilities crossing the property and requested maintenance access corridors
- Plat revisions related to the easement work
- Plat work to address existing right-of-way conflicts and encroachments
- Field staking for proposed building corner locations
- Supplemental existing tree field survey work

Alternatives for City Council to Consider

Pros and cons associated with the recommended survey and platting services and fees:

Pros

Enables the 3KWTP project to progress without scheduling impacts and meet statutory deadlines for water treatment standards.

Cons

Allocates capital improvement costs that could be utilized for other purposes

Consequences of not authorizing services

Could delay start of construction of the 3KWTP which could:

- delay the 3KWTP project and expose the City to not meeting the Stipulated Compliance Order; or
- require alternative solutions for golf equipment and personnel relocation to be pursued

Department Review

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

Funding Source

The funding for this contract is from water service fees, Lower Park RDA, and the Transit Fund.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Hannah Tyler

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

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

(A) Action

Suggested Action:

Attachments:

[424 Woodside Avenue Staff Report](#)

City Council Staff Report

Subject: 424 Woodside Avenue
Author: Hannah M. Tyler, Planner
Project Number: PL-18-03901
Date: August 2, 2018
Type of Item: Ratification of Findings of Fact for the Appeal of Historic Preservation Board's Denial of the Relocation and Reorientation of a Significant Structure

Summary Recommendations

Staff recommends the City Council ratify the Findings of Fact for the Appeal of the Historic Preservation Board's Denial of the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue.

Background

On July 12, 2018 the City Council reviewed the Appeal of the Historic Preservation Board's Denial of the Relocation and Reorientation of the Significant Structure at 424 Woodside Avenue. City Council directed staff to return with Findings of Fact denying the Reorientation of the structure 180 degrees towards Woodside Avenue and approving the Relocation of the Significant Structure at 424 Woodside Avenue several feet to the east.

PROPOSED ORDER GRANTING THE APPEAL IN PART TO APPROVE RELOCATION, AND DENYING THE APPEAL IN PART TO UPHOLD THE HISTORIC PRESERVATION BOARD'S DECISION REGARDING REORIENTATION:

Findings of Fact:

1. The applicant of the HDDR application, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), proposed to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant also requested to relocate the structure several feet to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.

6. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
7. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure several feet to the east in order to comply with the minimum Front Yard Setback.
8. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
9. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
10. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.
11. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.
12. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.
13. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018 in order to facilitate a site visit at the request of the applicant.
14. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.
15. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.
16. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 of the applicant's original engineer's report is a valid option supported by City Staff.
17. On April 16, 2018, a letter was submitted by Joe Tesch.
18. The Historic Preservation Board held a public hearing, discussed the item, and Denied the Relocation and Reorientation of the Historic Structure at 424 Woodside Avenue with a 5 to 1 vote on May 2, 2018.
19. On May 22, 2018, staff issued a Denial Letter for the HDDR application.
20. On June 4, 2018, the City received an application for an appeal of the Historic Preservation Board's decision for the Relocation and Reorientation of the Historic Structure at 424 Woodside Avenue. On June 15, 2018, the Appellant provided supplemental information. This application was accepted within 30 days of the Final Action of the HPB.
21. The Appellants provided five (5) general Issues:
 1. The HPB erred by relying upon a historical analysis that incorrectly applied the wrong criteria associated with landmark sites instead of the criteria for a significant site.

2. The HPB erroneously concluded that the application did not meet the criteria set forth in the LMC 15-11-13(a)(3)(c)(1)-(4).
 3. The HPB erred when it referenced, incorporated, and relied upon the 2011 HDDR application and request for Variance.
 4. The HPB (and Planning Director and Building Chief) erred by increasing the requirements set forth in LMC section 15-11-13(a)(3)(b) that imposed a standard of reasonable mitigation.
 5. The HPB erred by failing to make a determination on the proposed panelization.
22. On June 28th, 2018 notice was mailed to property owners within 100 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 28th, 2018 according to requirements of the LMC.
 23. On July 12, 2018 the City Council reviewed the appeal, held a public hearing, and directed staff to return with findings of fact denying the Reorientation of the structure 180 degrees towards Woodside Avenue and approving the Relocation of the Significant Structure at 424 Woodside Avenue several feet to the east.
 24. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
 25. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
 26. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
 27. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
 28. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
 29. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
 30. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
 31. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.

32. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
33. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
34. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
35. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
36. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.
37. The proposal for Reorientation does not comply with Design Guideline B.3.2 as the original orientation and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this Significant site.
38. The proposal for Relocation does comply with Design Guideline B.3.2 as the relationship to the street and the orientation of the Historic Structure facing Main Street would be maintained, thus still conveying the history of the Historic District and this site.
39. The proposal for Reorientation does not comply with Design Guideline E.1. because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside retains its original orientation and therefore retains that aspect of integrity. The original orientation to the east and its siting on a small terrace below the street is important in conveying the site’s significance. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
40. The proposal for Reorientation does comply with Design Guideline E.1.1 as the Design Review Team has determined that the integrity and significance of the

historic building will not be diminished by relocating the structure several feet to the east in order to allow for drainage installation on within the property boundary.

41. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
42. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
43. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new location.
44. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
45. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
46. The proposal for Reorientation does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find that reorienting the structure would solve any hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated without reorienting the structure; however, relocation could allow for the installation of a drainage system on site; therefore the proposal for Relocation does comply with LMC 15-11-13(A)(3)(b).
47. The proposal for Reorientation does not comply with LMC 15-11-13(A)(3)(c) as (1) the reorientation will not enhance the ability to interpret the historic character of the Historic Building; (2) the reorientation will diminish the overall physical integrity of the Historic District; (3) the historic integrity and significance would be diminished by the reorientation; and (4) the potential to preserve the structure would not be enhanced.
48. The proposal for Relocation of the Significant Structure several feet to the east does comply with LMC 15-11-13(A)(3)(c) as (1) the ability to interpret the site will be enhanced; (2) the proposed relocation will not diminish the overall physical integrity; (3) the historic integrity will not be diminished; and (4) the potential to preserve the structure will be enhanced by the relocation.
49. At the conclusion of the hearing before City Council on July 12, 2018, the applicants stipulated to the partial grant and partial denial of the appeal as ordered herein, provided they were allowed to amend their HDDR application to proceed with staff review of a design application consistent with relocation but not reorientation of the structure as referenced herein. As a result, the applicants stipulate not to appeal this order.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

Order

1. The appeal of the Historic Preservation Board's Denial of the Reorientation of the Historic Structure at 424 Woodside Avenue is denied. The decision of the Historic Preservation Board for Reorientation is upheld.
2. The appeal of the Historic Preservation Board's Denial of the Relocation of the Historic Structure at 424 Woodside Avenue is granted. The decision of the Historic Preservation Board for Relocation is reversed. The May 22, 2018 staff Denial Letter for the HDDR application is hereby vacated. The applicants are hereby given thirty (30) days to amend their HDDR application to reflect the approval herein and proceed with staff review of the amended application in accordance with the LMC and Design Guidelines in effect at the time the original application was filed. This allows the applicant and the staff to work in good faith and the applicant may apply to raise the structure greater than the maximum in the current LMC subject to compliance with the Design Guidelines.
3. The final setback distance and final grade of the structure shall be determined with the HDDR application by the Planning staff, without review by the HPB.
4. Applicant reserves the right to appeal the staff determination regarding the HDDR final action to the City Council in accordance with the LMC.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Nate Rockwood

Submitting Department: Budget, Debt & Grants

Item Type: Resolution

Agenda Section: NEW BUSINESS

Subject:

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

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Bond Resolution Staff Report](#)

[Park City 2018 Election Resolution](#)



City Council Staff Report

Subject: Election Resolution - 2018 Treasure Hill & Armstrong/Snow Ranch Pasture Properties GO Open Space Bonds
Author: Nate Rockwood
Department: Budget, Debt, & Grants
Date: August 16, 2018
Type of Item: Administrative

Summary Recommendation

City Council should consider adopting a resolution at the August 16, 2018 regular City Council meeting to put an open space bond on the November 6, 2018 general election ballot. Adopting the resolution would give Park City voters the opportunity to vote on November 6, 2016, for a \$48,000,000 general obligation bond. All of the general obligation bond proceeds would be used to purchase and forever preserve the Treasure Hill property and the Armstrong/Snow Ranch Pasture property as open space.

Executive Summary

At the August 2, 2018 City Council meeting, City Council directed staff to prepare an Election Resolution to be adopted at the August 16, 2018, City Council meeting in the amount of \$48 million for a Treasure Hill and Armstrong/Snow Ranch Pasture open space general obligation bond initiate, to be placed on the November 6, 2018 ballot.

Utah state laws require City Council approval of such a resolution no later than August 22, 2016, 75 days before the election, in order to put the bond before voters on the November 6, 2018 ballot. If voters approve the bond on November 6, 2018, PCMC would be authorized to sell the bond(s) as early as March, 2019, which would make funds up to \$48,000,000 available at that time. The amount of the bonds issued and sold could be less than the \$48,000,000 authorization. PCMC would publish notice of the bond issuance and there would be a public hearing prior to any bond(s) being sold. The authorization to issue the bond(s) would remain effective for up to ten years.

Background

On June 21, 2018, City Council adopted the 2019 budget. A significant portion of the budget discussions was focused on setting an initial figure for the ballot initiative portion of the \$64 million Treasure Hill Open Space acquisition. The City Council adopted the budget with a potential GO ballot amount of \$50.7 million with the remaining \$13.3 to be funded through additional resort community sales tax revenue bonds.

On July 12, 2018, Utah Open Lands presented City Council with a potential open space preservation plan of 19 acres of land owned by the Armstrong's located near Thaynes Canyon Drive. The total cost of the Armstrong open space acquisition and preservation easements is \$6 million, with the request that the City matches contributions up to \$3

million. The City would receive dedicated open space land for the contribution and additional conservation easements in partnership with Utah Open Lands.

A variety of options for the Treasure Hill Bond were discussed during the budget hearing in May and June. The targeted amount discussed for the GO property tax initiative portion of the bond was between \$55 and \$50 million. By deferring and delaying planned capital projects in the 5-year Capital Improvement Plan (CIP), the City was able to free up project funds from the Additional Resort Communities Sales Tax (ARCST) to fund the remaining \$13.3 million. When the ARCST 10-year plan was originally approved, it included \$15 million in anticipated sales revenue debt for open space acquisitions. This funding ability was factored in in the first five years of the 10-year plan. Bonds were issued from this funding allocation to purchase Stoneridge and Clark Ranch open space and \$1.5 has been dedicated to the Treasure Hill open space acquisition. The adopted budget includes approximately \$3.1 million in budgeted open space funds for FY 2019. These funds will be dedicated to the Treasure Hill and Armstrong/Snow Ranch Pasture open space purchases.

At the August 2, 2018 City Council meeting, City Council directed staff to prepare an Election Resolution in the amount of \$48 million for a Treasure Hill and Armstrong/Snow Ranch Pasture open space GO bond initiative to be on the November 6, 2018 ballot.

Timeline

The following timeline outlines key dates in the ballot initiative and bonding process:

- Aug. 16, 2018 Bond Resolution - 75 days prior to election date – City Council must approve a resolution submitting the question of the issuance of the bonds to the voters.
- The resolution must include:
 - The ballot proposition language,
 - Dollar amount (sizing) of the bonds,
 - The maximum maturity of the bonds.
- September - The resolution would be followed by a series of public hearings and notices of the bonds in September.
- Between September 24 - October 24 - A voter information pamphlet must be mailed to all city addresses. The voter information would also include the ballot proposition language, dollar amount of the bonds and the maximum maturity of the bonds, as well as the estimated annual property tax impact on a primary, secondary and business property related to the bonds.
- November 6, 2018 - GO Bond Election – Special Election on November 6, 2018 question of the issuance of the bonds to the voters. Bond will need to pass by a simple majority.

- November - March – If the bond passes, proceed with issuance and sale of bonds. Closing by April 1, 2019.

Analysis

If PCMC were to issue and sell the full amount of the authorization, or \$48,000,000, full-time residents, with primary resident tax status, would pay annually \$24 for every \$100,000 of assessed home value. Second homeowners and businesses would pay \$44 per year per \$100,000 of assessed value. The life of the bond will be 15 years.

If the bond resolution is adopted by city council, on November 6, 2016, Park City voters will have the opportunity to answer this question on the ballot:

CITY PROPOSITION NUMBER 1

Shall Park City, Utah be authorized to issue general obligation bonds in an amount not to exceed \$48,000,000 and to mature in no more than 16 years from the date or dates of such bonds to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture in order to protect the conservation values thereof, to remove existing unneeded man-made improvements, and to make limited improvements for public access, parking and use?

The following information will appear on the ballot immediately below that question:

PROPERTY TAX COST OF BONDS

If the bonds are issued as planned, an annual property tax to pay debt service on the bonds will be required over a period of 16 years in the estimated amount of \$194 on an \$800,000 primary residence, and in the estimated amount of \$353 on a business property having the same value.

The foregoing is only an estimate and is not a limit on the amount of taxes that the governing body may be required to levy in order to pay debt service on the bonds. The governing body is obligated to levy taxes to the extent provided by law in order to pay the bonds.

☐

FOR THE ISSUANCE OF BONDS

☐

AGAINST THE ISSUANCE OF BONDS

A complete copy of the bond resolution is attached to this report.

If city council adopts the resolution on August 16, 2018, and the voters approve the bond

on November 6, 2018, up to \$48,000,000 in bond(s) could be sold as early as March, 2019. Park City may sell a bond for less than \$48,000,000 depending on an agreed purchase price and/or contributions from other funding sources both public and private.

The authorization to issue the bond will remain effective for up to ten years, and prior to any issuance of a bond, there will be notice and a public hearing. The resolution the City Council will consider on August 16, 2018, is limited to the purchase and protection of Treasure Hill and the Armstrong/Snow Ranch Pasture, it will not allow a bond to be sold for the purpose of acquiring any property other than the Treasure Hill and the Armstrong/Snow Ranch Pasture properties.

The following table details the cost of the Treasure Hill & Armstrong/Snow Ranch Pasture Open Space GO bond of \$48 million. These figures are based on the newly certified 2018 property tax base and the estimated base and bond rates for 2019:

<i>General Obligation Bonds (GO) \$48 Million</i>		
Bond Amount:	\$	48,000,000
Estimated Annual Debt Service:	\$	4,118,467
Rate Needed:		0.000442
Property Tax Increase (City)		22.8%
Amount per \$100,000 of Taxable Value	\$	44
<i>Example of Tax on Average Primary Residence \$799,214</i>		
Home Assessed Value	\$	799,214
Taxable Value (Primary 55%)	\$	439,568
Current Property Tax (City)	\$	850
PT with Increase	\$	1,044
Total Difference (New Tax for Bond)	\$	194
<i>Tax on Business or Second Residence of the same size - \$799,214</i>		
Assessed Value	\$	799,214
Taxable Value (Primary 55%)	\$	799,214
Current Property Tax (City)	\$	1,546
PT with Increase	\$	1,899
Total Difference (New Tax for Bond)	\$	353

Department Review

This report has been reviewed by the City Attorney's Office and the City Manager's Office.

A RESOLUTION providing for the holding of a Bond Election in Park City, Utah for the purpose of submitting to the qualified electors of the City the question of the issuance and sale of \$48,000,000 General Obligation Bonds; providing for the holding of a public hearing and the publication of a Notice of Public Hearing; declaring official intent with respect to certain expenditures; and providing for related matters.

WHEREAS, there is a need of raising money for the purpose of acquiring, improving and forever preserving open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture, protecting the conservation values thereof, removing existing unneeded man-made improvements, and making limited improvements for public access, parking and use (the “*Project*”); and, to the extent necessary, for providing moneys for the refunding, at or prior to the maturity thereof, of general obligation bonds of Park City, Utah (the “*City*”) authorized hereunder or heretofore issued and now outstanding;

WHEREAS, there are no funds in the treasury of the City available for this purpose;

WHEREAS, Section 11-14-318 of the Local Government Bonding Act, Chapter 14, Title 11 of the Utah Code Annotated 1953, as amended (the “*Utah Code*”) requires that a public hearing be held with respect to the issuance of such bonds for said purposes and that notice of such public hearing be given as provided by law;

WHEREAS, the City desires to (a) hold a Bond Election on November 6, 2018 to submit to the qualified electors of the City the question of the issuance of such bonds for said purpose (the “*Bond Election*”), (b) provide for the holding of a public hearing and (c) direct the publication and posting of a Notice of Public Hearing (the “*Notice of Public Hearing*”); and

WHEREAS, the City desires to provide for the conduct of the Bond Election by designating the election officials, approving the polling places and providing for other related matters;

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

Section 1. In satisfaction of the requirements of Section 53A-18-102 of the Utah Code, the City hereby finds and determines that it is advisable to issue general obligation bonds to address the needs of the City to raise money for the purpose of acquiring, improving and forever preserving open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture, protecting the conservation values thereof, removing existing unneeded man-made improvements, and making limited improvements for public access, parking and use, and, to the extent necessary, to provide moneys for the refunding, at or prior to the maturity thereof, of general obligation bonds of the City authorized hereunder or heretofore issued and now outstanding.

Section 2. A special bond election shall be called and held in the City on Tuesday, November 6, 2018, to submit to the qualified electors of the City the question of whether bonds of the City to the amount of \$48,000,000 shall be issued and sold for the purpose of raising money for acquiring, improving and forever preserving open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture, protecting the conservation values thereof, removing existing unneeded man-made improvements, and making limited improvements for public access, parking and use, and, to the extent necessary, for providing moneys for the refunding, at or prior to the maturity thereof, of general obligation bonds of the City authorized hereunder or heretofore issued and now outstanding.

Section 3. The question shall be submitted to the qualified electors of the City at the Bond Election and such Bond Election is hereby called to be held in the City on Tuesday, November 6, 2018 (the “*Election Date*”). The question shall be submitted in substantially the form set out in the form of ballot appearing in Section 4 hereof.

Section 4. The ballots to be used at the Bond Election shall comply in all respects with the requirements of Section 11-14-206 and Title 20A, Chapter 6, Part 1 of the Utah Code, and shall be in substantially the following form:

**OFFICIAL BALLOT FOR THE
PARK CITY, UTAH
BOND ELECTION**

November 6, 2018

(Facsimile Signature)

City Recorder

CITY PROPOSITION NUMBER 1

Shall Park City, Utah be authorized to issue general obligation bonds in an amount not to exceed \$48,000,000 and to mature in no more than 16 years from the date or dates of such bonds to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture in order to protect the conservation values thereof, to remove existing unneeded man-made improvements, and to make limited improvements for public access, parking and use?

PROPERTY TAX COST OF BONDS

If the bonds are issued as planned, an annual property tax to pay debt service on the bonds will be required over a period of 16 years in the estimated amount of \$194 on an \$800,000 primary residence, and in the estimated amount of \$353 on a business property having the same value.

The foregoing is only an estimate and is not a limit on the amount of taxes that the governing body may be required to levy in order to pay debt service on the bonds. The governing body is obligated to levy taxes to the extent provided by law in order to pay the bonds.

☐

FOR THE ISSUANCE OF BONDS

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AGAINST THE ISSUANCE OF BONDS

Section 5. In satisfaction of the requirements of Section 11-14-318 of the Code, a public hearing shall be held by the Council on a date and location selected by the Council with respect to the issuance by the City of general obligation bonds, if approved by eligible voters at the Bond Election, for the purposes set forth in Section 1 and the potential economic impact of the Project.

Section 6. The City Recorder shall cause the "Notice of Public Hearing," in substantially the form attached hereto as *Exhibit 1*, to be published (a) once each week for 2 consecutive weeks in *The Park Record*, a newspaper of general circulation in the City, with the first publication being at least 14 days prior to the date set for the public hearing and (b) on the Utah Public Notice Website (as of the date of this Resolution, <http://pmn.utah.gov>) at least 14 days prior to the date set for the public hearing.

Section 7. After the adoption of this Resolution and at least 75 days before the Bond Election, a certified copy hereof, which includes the ballot title and the ballot proposition, shall be furnished on behalf of the City by Farnsworth Johnson PLLC, as bond counsel, to the Lieutenant Governor of the State of Utah and to the election officer.

Section 8. The City Recorder and the County Clerks of Summit County, Utah and Wasatch County, Utah (collectively, the "*County Clerks*") are hereby authorized and directed to perform and do, and to cause to be performed and done, all things necessary to conduct the Bond Election in accordance with the provisions of this Resolution, Chapter 14, Title 11 of the Utah Code, and Title 20A of the Utah Code, each as election officer (each individually and collectively the "*Election Officer*").

Section 9. As permitted by Section 20A-3-302 of the Utah Code, the Bond Election shall be administered entirely by absentee ballot. The Election Officer is hereby requested, authorized and directed to make all preparations and take all actions necessary for the conduct of the Bond Election or required pursuant to the Election Code, Title 20A of the Utah Code.

Section 10. Notice of the Special Election shall be provided (a) by publishing once a week during at least 3 consecutive weeks a notice of election, the first publication to be not less than 21 days nor more than 35 days before the Election Day, in *The Park Record*, a newspaper of general circulation in the City and (b) on a website established and maintained by the collective efforts of Utah's newspapers (currently, www.utahlegals.com) for the 3 weeks that immediately precede the Special Election. The notice shall be in substantially the form attached hereto as *Exhibit 2*.

Section 11. The officers and employees of the City are authorized and directed to prepare and mail a voter information pamphlet or a notification thereof, including a plan of finance in compliance with Section 53A-18-102 of the Utah Code. The officers, employees and members of the City are authorized and directed to prepare and submit to the Election Officer an argument and rebuttal argument in favor of the ballot proposition set forth in Section 4 hereof, in compliance with the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16 of the Utah Code.

Section 12. The Council shall meet as a board of canvassers no sooner than seven days and no later than 14 days after the Election Day, at the regular meeting place of the Council, located at 45 Marsac Avenue, in Park City, Utah, and if the majority of the votes cast at the Special Election are in favor of such proposition submitted, then the Council shall cause an entry of that fact to be made upon its minutes, and thereupon the Council shall be authorized to issue such bonds.

Section 13. The officers and employees of the City are authorized to take such action as they may deem necessary in order to assure that the Bond Election does not violate any applicable state or federal law, including laws regarding the use of the electronic voting devices.

Section 14. This Resolution is a declaration of official intent under Treas. Reg. Section 1.150-2. In satisfaction of the requirements thereof:

(a) Expenditures relating to paying the costs of the Project (i) have been paid within 60 days prior to the passage of this Resolution or (ii) will be paid on or after the passage of this Resolution (the “*Expenditures*”).

(b) The City reasonably expects to reimburse the Expenditures with proceeds of general obligation bonds, if any, authorized at the Bond Election, to be issued by the City.

(d) The maximum principal amount of such bonds expected to be issued for the Expenditures to be made from the Fund is \$48,000,000.

Section 15. All acts and resolutions in conflict with this Resolution or any part thereof are hereby repealed.

Section 16. It is hereby declared that all parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held to be invalid and unenforceable, the invalidity or unenforceability of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 17. Immediately after its adoption by at least two-thirds majority of the members of the Council, this Resolution shall be signed by the Mayor or another member of the Council and the City Recorder, shall be sealed with the seal of the City and shall be recorded in a book kept for that purpose and shall take immediate effect.

(Signature page follows.)

ADOPTED AND APPROVED by the City Council of Park City, Utah, this August 16, 2018.

PARK CITY, UTAH

By _____
Mayor

[SEAL]

ATTEST AND COUNTERSIGN:

By _____
City Recorder

APPROVED AS TO FORM:

By _____
City Attorney

CITY COUNCIL VOTE AS RECORDED:

Council member	Steve Joyce
Council member	Becca Gerber
Council member	Lynn Ware-Peek
Council member	Nann Worel
Council member	Tim Henney

EXHIBIT 1

NOTICE OF PUBLIC HEARING

PARK CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN that on Thursday, August 16, 2018, the City Council (the “*Council*”) of Park City, Utah (the “*City*”) adopted a resolution (the “*Resolution*”), providing for a Bond Election to be held in the City on Tuesday, November 6, 2018, for the purpose of submitting to the qualified electors of the City the question of the issuance of general obligation bonds in an amount not to exceed \$48,000,000 (the “*Bond Election*”) and calling a public hearing to receive input from the public with respect to the issuance of general obligation bonds and the potential economic impact that the property for which the bonds pay all or part of the cost will have on the private sector, pursuant to the Section 11-14-318 of the Utah Code Annotated 1953, as amended.

PURPOSE FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS

If approved by eligible voters at the Bond Election, the City intends to issue general obligation bonds for the purpose of acquiring, improving and forever preserving open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture, protecting the conservation values thereof, removing existing unneeded man-made improvements, and making limited improvements for public access, parking and use and, to the extent necessary, for providing moneys for the refunding, at or prior to the maturity thereof, of general obligation bonds of the City.

MAXIMUM PRINCIPAL AMOUNT OF THE GENERAL OBLIGATION BONDS

If approved by eligible voters at the Bond Election, the City intends to issue general obligation bonds in an amount not to exceed \$48,000,000, in one or more series at one or more times.

THE TAXES, IF ANY, PROPOSED TO BE PLEDGED

The City proposes to pledge the full faith and credit of the City for the payment of its general obligation bonds and may be obligated to levy and collect ad valorem taxes sufficient to pay the general obligation bonds, as provided by law.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Council will hold a public hearing at _____ p.m. on _____, 2018. The public hearing will be held at the City’s offices, located at 45 Marsac Avenue, in Park City, Utah. All members of the public are invited to attend and participate in the public hearing. Prior

to the public hearing, written comments may be submitted to the City, to the attention of the City Recorder, 445 Marsac Avenue, Park City, Utah 84060.

DATED this August 16, 2018.

Park City, Utah

EXHIBIT 2

NOTICE OF SPECIAL BOND ELECTION

PARK CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN that a special bond election will be held in Park City, Utah (the “City”), on Tuesday, November 6, 2018, at which special election there shall be submitted to the qualified, registered voters residing within the City the following question:

OFFICIAL BALLOT FOR THE

PARK CITY, UTAH

BOND ELECTION

November 6, 2018

(Facsimile Signature)

City Recorder

CITY PROPOSITION NUMBER 1

Shall Park City, Utah be authorized to issue general obligation bonds in an amount not to exceed \$48,000,000 and to mature in no more than 16 years from the date or dates of such bonds to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture in order to protect the conservation values thereof, to remove existing unneeded man-made improvements, and to make limited improvements for public access, parking and use?

PROPERTY TAX COST OF BONDS

If the bonds are issued as planned, an annual property tax to pay debt service on the bonds will be required over a period of 16 years in the estimated amount of \$194 on an \$800,000 primary residence, and in the estimated amount of \$353 on a business property having the same value.

The foregoing is only an estimate and is not a limit on the amount of taxes that the governing body may be required to levy in order to pay debt service on the bonds. The governing body is obligated to levy taxes to the extent provided by law in order to pay the bonds.

☐

FOR THE ISSUANCE OF BONDS

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AGAINST THE ISSUANCE OF BONDS

The bond election will be administered entirely by absentee ballot. The election officer will mail to each registered voter within the City an absentee ballot and a postage paid business reply envelope. There will be no polling places in the City for the election. If a voter fails to follow the instructions included with the absentee ballot, the voter will be unable to vote in the election. Voters are not required to apply for an absentee ballot for the election.

On or around _____ an official absentee ballot will be mailed, postage paid, to all voters in the City who have registered to vote before the day on which the ballots are mailed. For a voter that registers to vote after the absentee ballots have been mailed, the County Clerk will either give the voter an absentee ballot and envelope to vote in the County Clerk's office or mail an absentee ballot, postage paid, to the voter.

To vote the mail-in absentee ballot, a voter will need to: (i) complete and sign the affidavit on the envelope; (ii) mark the votes on the absentee ballot; (iii) place the voted absentee ballot in the envelope; (iv) securely seal the envelope; and (v) deposit the self-addressed, prepaid envelope in the mail or deliver it in person to the County Clerk.

There is to be no special registration of voters for the special election, and the official register of voters last made or revised shall constitute the register for the special election, except that all persons who reside within the City and are registered to vote in the regular general election held on that day shall be considered to vote in the special election. The County Clerk will make electronic registration lists available at each of the above-described polling places for use by registered voters entitled to use such voting place.

For information on registering to vote, voters may contact the office of the (a) the office of the Summit County Clerk at 60 North Main, Coalville, Utah 84017 telephone: (435) 336-3203 or visit the Summit County Clerk's website at <http://www.co.summit.ut.us/270/Clerk> or the office of the Wasatch County Clerk at 25 North Main, Heber City, Utah 84032 telephone: (435) 657-3190 or visit the County Clerk's website at <http://www.wasatch.utah.gov/clerk>, or (b) Utah Lieutenant Governor, State Capitol, 350 N. State Street, Suite 220, Salt Lake City, Utah 84114, (801) 538-1041 or visit the Lieutenant Governor's website at <http://elections.utah.gov>.

Pursuant to applicable provisions of Sections 11-14-208 and 20A-4-403 of the Utah Code, the period allowed for any contest of the special election shall end 40 days after the date on which the results of the election are to be canvassed and the results thereof declared.

IN WITNESS WHEREOF, Park City, Utah has caused this notice to be given.

DATED: _____, 2018.

PARK CITY, UTAH

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

(A) Public Input (B) Action

Suggested Action:

Attachments:

[Special Event Fee Reduction Request Staff Report](#)

[Exhibit A: Special Event Fee Reduction Background, Policy and Code](#)

[Exhibit B: 4th of July Fee Reduction Application](#)

[Exhibit C: Amended Big Stars Bright Nights Fee Reduction Application](#)

[Exhibit D: Tour of Utah 2018 Fee Reduction Application](#)

[Exhibit E: Amended Miners Day Fee Reduction Application](#)

[Exhibit F: Special Event Fee Reduction FY19 Part 1 Analysis and Summary](#)



City Council Staff Report

Subject: Special Event Fee Reduction Approval FY 19 (Part 1)
Author: Jenny Diersen, Special Event & Economic Development
Program Manager
Department: Special Events & Economic Development
Date: August 16, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council hold a public hearing, review, and approve the Special Event City Service Fee Reduction recommendations according to section [4A-2-9](#) of the Municipal Code for the following events:

- Fourth of July Celebration \$44,100
- Big Stars Bright Nights \$36,000
- Tour of Utah \$45,360
- Miners Day Celebration \$26,000

Executive Summary

For the first part of the FY19, City Council should review and approve the Fee Reduction requests for the Fourth of July Celebration, Miners Day Celebration, Big Stars Bright Nights Concert Series and Tour of Utah. All other requests in this report are under the authority of the City Manager. All applicants have been made aware of the recommendations (attached as Exhibit F).

- City Council retains authority regarding all Special Event City Service Fee Reduction; however, Council delegated approval authority to the City Manager for any request under \$25,000.
- Any decisions made by the City Manager may be appealed with final decision given by the City Council. Disclosure: the City is the applicant for the Fourth of July Celebration.
- While historically, the annual threshold of Special Event Fee Reduction has been \$200,000, at the [June 7, 2018 City Council meeting](#), ([minutes](#) page 6 - 9) Council allowed a one year increase of up to \$300,000 due to unique circumstances in FY19, including the Big Stars, Bright Nights concerts being held on City property and the Fourth of July. Staff is late coming to Council with this item due to unexpected changes to funding for the Fourth of July and Big Stars Bright Nights Concert Series, specifically.
- Based on previous Council input, staff anticipates returning to Council with recommend changes to the Fee Reduction Policy and Code, including creating an application limit, better timing of presenting the request – likely grouping, and other Special Event Code Changes as soon as the August 30th regular meeting.

The Problem & the Opportunity

- As the required level of service and mitigation for events continues to increase, the cost of City Services continue to rise. City Service Fee Reductions directly impact the City's budget through department staffing and ability to provide certain levels of service.
- Events have continued to become reliant on the City's fee reduction. While this impacts many departmental budgets, Public Safety and transit continue to be the department most effected by City Service Fee Reductions.
- The amount of City Service Fee Reduction approved directly influences an event applicant's ability to host events that bring positive community, cultural and economic benefits to the community – these are typically the justification for additional City support
- City Council's Special Event Fee Reduction provides a unique opportunity to incentivize change with regards to the community's critical priorities of transportation, energy and social equity, and is one of the only funding sources for events applicants that does not require out of area marketing requirements.

Background

There is an extensive background regarding Special Event Fee Reduction, as well as a link to the code and policy which can be found in Exhibit A.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Staff recommends City Council hold a public hearing, review and approve Special Event City Service Fee Reduction recommendations for the following events:

- Fourth of July Celebration \$44,100
- Big Stars Bright Nights \$36,000
- Tour of Utah \$45,360
- Miners Day Celebration \$26,000

Pros

- a. Works to meet City Council's goals for Fee Reduction process in reducing negative event impacts, while balancing positive economic, community and cultural benefits, while ensuring public safety, security, and fiscal responsibility.
- b. Events create a sense of community and place in our community, and specifically relates to the City's Goals in the General Plan ([goals 11 & 13](#)).

Cons

- a. Some community members may see these recommendations as not being strong enough to curb some of the negative impacts of events, including holding events accountable for City Service Costs.

- 2. Modify Alternative:** City Council could modify the recommended Special Event City Service Fee Reduction the Fourth of July Celebration, Miners Day Celebration, Big Stars Bright Nights and Tour of Utah.

Cons

- a. Any additional modifications may require additional coordination with staff and event applicants.

- 3. Deny Alternative:** City Council could deny the recommended Special Event City Service Fee Reduction for the Fourth of July Celebration, Miners Day Celebration,

Big Stars Bright Nights and/or Tour of Utah and find that they do not meet the criteria as outlined in section [4A-2-9](#) of the Municipal Code.

Cons

a. Any fees not reduced would likely have strong negative financial effects on the applicants. Some of the events may no longer host the events if funding requests are not approved.

Analysis

For Part 1 of FY19, the Special Event Department received 27 applications for Special Event City Service Fee Reduction totaling \$298,750. According to the Special Event Fee Reduction Policy and [section 4A-2-9 of the Municipal code](#), a Fee Reduction Committee scored the applications and their recommendations and staff analysis have been incorporated into this report in Exhibit F. The staff committee makes recommendations based on:

1. Information provided in the Special Event Fee Reduction Applications;
2. Direction from City Council regarding next steps for Special Events;
3. Direction from City Council to hold events accountable for City services.

Department Review

Special Events, Economic Development, Sustainability, Parks, Recreation, Parking Services, Building, Public Works, Trails & Open Space, Budget, Executive and Legal.

Funding Source

Special Event Fee Reductions are covered through existing department budgets as part of the City's General Fund. Any funds that are not reduced will be invoiced to the applicant after the event and become revenue to the General Fund.

Attachments

- A Special Event Fee Reduction Background, Policy & PCMC 4A-2-9
- B Fourth of July Fee Reduction Application
- C Big Stars Bright Nights Fee Reduction Application
- D Tour of Utah Fee Reduction Application
- E Miners Day Fee Reduction Application
- F Special Event Fee Reduction Summary Analysis FY 19 Part 1

Exhibit A – Special Event Fee Reduction Background, Policy & Link to PCMC Code 4A-2-9

City Council Reports:

January 28, 2016	Special Events Department Code Changes – page 93 through 140 / Minutes – pages 9 through 10
March 24, 2016	Title 4, Chapter 8 Special Event Code Amendment – pages 67 through 101 / Minutes – page 7
May 5, 2016	Special Event Fee Reduction (July 1 through December 31) pages 152 through 170 / Minutes – page 9
September 22, 2016	Special Events Threshold Discussion / Minutes – pages 7-13
November 3, 2016	Special Events Advisory Committee, Event Prioritization & Fee Reduction Update / Minutes – pages 7 through 9
November 17, 2016	Special Events Advisory Committee Amendment / Minutes – Pages 7 & 8
March 9, 2017	Special Event Fee Reduction Update / Minutes page 4 & 5
March 30, 2017	Special Event Fee Reduction Amendment Adoption / Minutes page 8 & 9
June 8, 2017	Request for Approval for Special Event Fee Reduction Part 1 FY 18 / Minutes pages 9 – 11
October 24, 2017	Special Event Fee Reduction Update Part 2 FY 19 (pages 92 to 96)
June 7, 2018	Special Event Next Steps and Code Changes (pages 118 to 121) / Minutes (pages 6 to 9)

[Link to Special Events Fee Reduction Municipal Code 4A-2-9](#)

[Link to Special Events Fee Reduction Application & Policy](#)

The City Council's stated goals for the Special Event Fee Reduction process are to:

- Balance positive economic and community outcomes of Special Events;
- Mitigate event impacts to the community – specifically City Councils critical priorities including environmental and transportation impacts, as well as residential impacts;
- Ensure Public Safety & Security; and
- Effectively and efficiently utilize City resources.

The City has long supported Special Event Fee Reductions to supplement City Service expenses for events in Park City. The Fee Reduction process has:

- Facilitated Special Events that bring economic and community benefit, mitigate impacts, ensure safety and security, and fiscal responsibility; and
- Created an expectation for many event applicants who are now reliant upon fee reductions to help budget for the City Service costs and their events generally.

City Service Fee Reduction Committee

A City Service Fee Reduction Committee was formed to make recommendations on Special Event and Building Department City Service requests as according to section 4-8-9 of the Municipal Code and Fee Reduction Policy. This committee is constructed of the following seven (7) City Departments and staff representatives:

Exhibit A – Special Event Fee Reduction Background, Policy & Link to PCMC Code 4A-2-9

1. Budget – Todd Anderson
2. Recreation – Lauren Howerter
3. Sustainability – Celia Peterson
4. Community Development/Building – Tippiie Morlan
5. Public Safety (Police) – Captain Andrew Leatham
6. Public Utilities – Brenda Wilde
7. Public Works – Loretta Haslock

*Jenny Diersen and Michelle Downard lead this committee, but do not score applications as part of the fee reduction committee and may have separate recommendations from the fee reduction committee.

SEAC no longer makes recommendations regarding Special Event City Service Fee Reduction requests, but they have made recommendations on Special Event Fee Reduction Policy. SEAC has been made aware of the recommendations being made this evening.

PARK CITY MUNICIPAL CORPORATION SPECIAL EVENT FEE REDUCTION APPLICATION



Special Events
435.615.5150
specialevents@parkcity.org

Complete applications for Special Events Fee Reductions must be received by following dates each year to be eligible for bi-annual consideration: **October 1st** for events occurring January 1st through June 30th, and **April 1st** for events occurring July 1st through December 31st. Applications received outside the scheduled application process may be denied for approval. In order to be eligible for a Special Event Fee Reduction, applications must be filled out in their entirety. Please refer to the Special Events Fee Reduction Policy for more information.

FEE REDUCTIONS ARE NOT VALID UNTIL SIGNED AND APPROVED BY
THE CITY MANAGER OR CITY COUNCIL

Per Park City Municipal Code Section 4.8.9: The City annually allocates up to two hundred thousand dollars (\$200,000) to be used to reduce City Service fees required for special events. If the total fee reduction request exceeds twenty five thousand dollars (\$25,000), then the request must be approved by City Council Meeting in a Public Meeting or through an approved City Services Contract. Please refer to the Park City Municipal Code and Fee Reduction Policy for complete information.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

Date of Fee Reduction Application	4/2/2010		
Event Applicant Organization Name	PCMC		
Event Name	4th of July celebration		
Organization Contact (First, Last)	Jenny Diersen		
Title/Position	Phone	Special Event	Email
Organization Street Address	445 Marsac Ave		
Organization Mailing Address	PO Box 1400		
Is organization a registered non-profit?	Yes ☒ No ☐ govt.		

SPECIAL EVENT FEE INFORMATION TO BE COMPLETED BY APPLICANT

EVENT TITLE:	4th of July celebration	
EVENT DATE (S)	7/4/2010	
Estimate of total fees requested to be waived, MUST BE COMPLETED BY THE APPLICANT:	1. \$ 160 2. \$ 1528.70 1528.70 3. \$ NA 3000 4. \$ 750.00 5. \$ 2500 6. \$ NA 7. \$ NA 8. \$ 35,310 (214 hours) TOTAL: \$ 44,000.00	Total fees which could be Reduced: 44,000 \$44,100 Total Fees Requesting to be Reduced: % or \$ amount 100% Total Fees reduced in previous year if annual event: 100% Total City Service Fees paid to the City in previous year if annual event: 0 - all fees paid by city

EVENT LEVEL Circle One		Refer to the Special Event Fee Reduction Policy for more information
1	2	3
☒ Local/Community Cultural		☐ Local/Community Recreational
☐ Regional Recreational	☐ National/International	☒ Regional Cultural

SPECIAL EVENT FEE REDUCTION EVALUATION CRITERIA	
All questions must be answered in order to be considered. If questions are not applicable, please indicate as so. Please limit responses to each of the following criteria to no more than 500 words.	
1. On a separate page, please indicate your reasons for choosing Park City as the location for your event.	
2. Will a fee be charged for attendance or participation?	Yes ☐ No ☒
3. On a separate page, please include a summary of all registration and/or participation fees, and policy regarding participants' or attendees inability to pay such fees.	
4. Does the event provide free programs to the community, or raise funds for organizations that provide free or low-cost programs local youth,, seniors or other underserved populations?	Yes ☒ No ☐
5. On a separate page, please include a summary of how the event provides programs to the community, or raises funds for organizations that provide free or low-cost programsfor local youth or youth organizations, seniors or other underserved populations. Your description should address how the above mentioned expect to benefit, and include projections and/or statistics and data.	
6. On a separate page, please include a summary of how the event will generate positive tax benefits, raise funds for an organization or provide revenue and economic opportunities to Park City to offset City Services and costs required by the event. Your description should include projections and/or statistics and data.	
7. Does the event provide community and/or economic opportunity during the off season? Please explain on a separate page.	
8. Applicant demonstrates extraordinary efforts to reduce and mitigate environmental, transportation and residential impacts associated with the event. Please describe mitigation efforts, and statistics to reduce and mitigate environmental, transportation and residential impacts.	
9. If applicable, please include a Statement of Need on a separate page. Your summary should address how the imposition of fees would create a financial hardship on the Event Applicant or would have a detrimental effect on services provided to the public.	

See separate page for Answers & Budget

APPLICANT AND SPONSORING BUDGET INFORMATION The following information is required in order for the City to consider waiving Special Event fees. Only direct program or event fees may be listed.

Program or Event Expenses

A. Salaries/ Fees

Artists/Performance/Speakers Contracted Staff	\$ _____
Administrative	\$ _____
Program Staff	\$ _____
Other (Specify)	\$ _____
Total Salaries/Fees	\$ _____

B. Facility/ Space Rental Fees (non-city)
\$ _____

C. Remaining Costs (itemize)

Equipment Rental (non-city)	\$ _____
Marketing	\$ _____
Travel	\$ _____
Insurance (non-city)	\$ _____
Misc. fees (please specify)	\$ _____
Other (please specify)	\$ _____
Total Event Costs	\$ _____

D. Total Special Events Fees
\$ _____

Attach additional pages as needed to illustrate details of expenses listed above.

TOTAL Program Operating Expenses (A+B+C+D)
\$ _____

Program or Event Income

E. Registration and/or Participation Income
\$ _____

_____ participants x	\$ _____ reg. or part. fees
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F. Donations or Sponsorships

Corporate/ Business	\$ <u>NA</u>
Foundations/ Grants <u>Rocky Mtn Power & Summit County</u>	\$ <u>8,000</u>
Clubs/Organizations	\$ <u>2,000</u>
Memberships	\$ <u>X</u>
Individual Donors	\$ <u>X</u>
Other (please specify)	\$ <u>X</u>
Total Donation/Sponsorship Total	\$ <u>10,000</u>

G. Other income (please specify)
\$ NA

Attach additional pages as needed to explain other income sources

TOTAL Program Operating Income (E+F+G)
\$ _____

AGREEMENT AND SIGNATURE

I hereby certify that the information provided is true and correct to the best of my knowledge and that a true financial hardship would be wrought on the organization I represent if the municipal event fees are not waived.

Name (printed)

Jenny Diersen

Signature (if electronic signature is available):

Date: 4/2/2018

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY THE CITY
<u>City Service Fees</u> • Application Fee <u>160</u> • Building Permit <u>1529</u> • Facility/Equipment Rental <u>3050</u> • Field/ Park Rental <u>750</u> • Special Use of Parking Permit <u>2500</u> • Bleacher Rental <u>0</u> • Trail Fees <u>0</u> • Public Safety Personnel <u>35,310</u> Total of fees that can be waived <u>44,100</u> Amount requesting to be waived <u>44,100</u>	<u>Total Amount or % of Fees Waived</u> \$ or % _____ _____ Approved By: _____ Date Notes or Clarifications

FOR MUNICIPAL USE ONLY
Date, Application received
Date, Application approved
Date, Applicant notified

Fourth of July Celebration Fee Reduction Criteria Answers

The Park City Fourth of July Celebration is an important cultural and ancillary economic event among the Park City event calendar. During the past two years, significant changes have been made to the event, and the City is now the event applicant.

1. The Park City area has served as the location for the Fourth of July event for years. It is uniqueness of the activities and daylong event that make this national holiday unique to Park City. From the start of the day with the Cole Sport 5K that raises funds for the Park City Ski team (led by local Olympians), to the Parade that features over 60 floats from local companies and organizations, City Park Activities that serve as a fundraiser for community grants to the Fireworks Celebration on Park City Mountain – the event is filled with activities that celebrate and support our community.
2. A fee is not charged for participation to attend the event. Fees are charged for parade participants. These fees are as follows:
 - For Profit Business \$200 / late application \$400
 - Non Profit Business \$100 / late application \$200
 - Community Member or Neighborhood \$50 / late application \$100

*Community Member or Neighborhood cannot represent a business or nonprofit organization.

This is the first year that the City will receive these funds. This is the first year that the City will receive these funds, before this year, the funds have gone to the Chamber. The minimal amount of funds received for parade applications, will help to offset the many costs of this event.

There is an affordable optional breakfast and lunch option for purchase as well. All fees received from those who provide lunch go back to those organizations/companies.

Finally, for the first time, Activity providers will be paying a small fee to help offset the cost of restrooms, recycling and trash collection – which are hired services. The City will continue to pay for more than 60% of these hard costs.

3. Summary of fees for the event is included above in question number two. These fees are optional, and the event itself is free and open to the public.

4. The Fourth of July Celebration and the many activities provided at the event allow several local organizations to provide free programs to the community, and raise funds for organizations that provide low cost programs to local youth, seniors and other underserved populations.

Pancake Breakfast at City Park Raises funds for local LDS church and Boy scouts.

Kids Games Raises funds for local Boy scout Troop and youth programs.

Cole Sport 5K Raises funds/scholarships for the Park City Ski Team

5. Please refer to question 4 above.

6. While the Fourth of July event is an important cultural event, the size of the event also drives positive tax benefits through Park City Lodging, Park City Restaurants and retail. Over the course of the past two years, the City has worked to streamline the activities to make the Fourth of July Celebration, and the weekend leading up to the event, more appealing to those traveling from outside of the area. As the holiday continues to separate from the weekend, the City is working to promote a week full of events to increase overnight stays and spending in the Park City area. As stated above, the event also raises funds for local organizations.

7. The event is not held during the off season. Though the event is not held during the off season, the event was originally created to help drive economic incentive in July. More than 10 years ago when

the event began, the event was organized as a way to attract regional visitors. As the Park City Event calendar has grown, and as the town and surrounding community has grown, so has this event. The event is now the peak of the busy summer event season, and the Special Event Team and City have tried to work to ensure that this event remains a reflection of our unique and authentic community.

8. The Fourth of July will mitigate environmental, transportation and residential impacts. This includes the following:

- 2 Bike Valets – one on Main Street, One down by City Park.
- Bus lane on 248 to expedite transit.
- Recycling offered at the event.
- Encourage Activity Providers to use biodegradable/recyclable serving materials.
- Extensive program to encourage locals to bus, bike and walk to the event – before they get into their cars.
- We have secured auxiliary parking at Park City Mountain Base, Canyons Cabriolet, Deer Valley and Park City High School to help keep cars and traffic out of the old town core.
- This year we will be charging for Parking in China Bridge at a flat rate of \$20 per car. This is also to discourage people from driving single occupant cars to the event. When people do drive to China Bridge, we want them to pack their cars and carpool. We believe charging for parking will disincentivize people from driving in single occupant cars – and we believe we have provided multiple free parking and transportation options to the event.
- We are in development of a residential impact mitigation program. We are still working through this program, but will likely hire private security at priority intersections in Old Town to work in coordination with Police Department for access control to Old Town. This specifically is how we are working to test how we can better reduce neighborhood traffic in the Old Town area and on side streets.

9. This is a Park City Municipal Event. If such fees for the event are not waived, they City would likely have to pass more of the fees off to Activity Providers and partners of the event, which would significantly reduce the community fundraising of the event.

**PARK CITY MUNICIPAL CORPORATION
SPECIAL EVENT
FEE REDUCTION APPLICATION**



Special Events
435.615.5150
specialevents@parkcity.org

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FEE REDUCTIONS ARE NOT VALID UNTIL SIGNED AND APPROVED BY
THE CITY MANAGER OR CITY COUNCIL

Per Park City Municipal Code Section 4.8.9: The City annually allocates up to two hundred thousand dollars (\$200,000) to be used to reduce City Service fees required for special events. If the total fee reduction request exceeds twenty five thousand dollars (\$25,000), then the request must be approved by City Council Meeting in a Public Meeting or through an approved City Services Contract. Please refer to the Park City Municipal Code and Fee Reduction Policy for complete information.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

Date of Fee Reduction Application	MAY 1, 2018
Event Applicant Organization Name	PARK CITY PERFORMING ARTS FOUNDATION
Event Name	BIG STARS BRIGHT NIGHTS
Organization Contact (First, Last)	TERI ORR
Title/Position	Phone 655 8252 Email TORR@PARKCITY.UT
Organization Street Address	1244 B IRON HORSE DR 84060
Organization Mailing Address	PO BOX 1297 84060
Is organization a registered non-profit?	Yes ☒ No ☐

SPECIAL EVENT FEE INFORMATION TO BE COMPLETED BY APPLICANT

EVENT TITLE:		
EVENT DATE (S)		
Estimate of total fees requested to be waived, MUST BE COMPLETED BY THE APPLICANT:		Total fees which could be Reduced:
1. Event Application Fee	1. \$ 160	\$ 53,547.00
2. Building Permit	2. \$ 1,170	Total Fees Requesting to be Reduced: % or \$ amount
3. Facility/Equipment Rental	3. \$ 11,792	100%
4. Field/Park Rentals	4. \$ 10,943	Total Fees reduced in previous year if annual event:
5. Special Use of Parking	5. \$ 0	1,508.12
6. Bleacher Rental	6. \$ 0	Total City Service Fees paid to the City in previous year if annual event:
7. Trail Fees	7. \$ 0	4,524.30
8. Public Safety Personal	8. \$ 26,250	
TOTAL: \$	53,547.00	

APPLICANT AND SPONSORING BUDGET INFORMATION The following information is required in order for the City to consider waiving Special Event fees. Only direct program or event fees may be listed.

Program or Event Expenses

A. Salaries/ Fees

Artists/Performance/Speakers Contracted Staff	\$ <u>618,000</u>
Administrative	\$ <u>15,000</u>
Program Staff	\$ <u>359,000</u>
Other (Specify)	\$ <u>73,800</u>
Total Salaries/Fees	\$ <u>1,065,800</u>

B. Facility/ Space Rental Fees (non-city)
\$ 0

C. Remaining Costs (itemize)

Equipment Rental (non-city)	\$ <u>450,000</u>
Marketing	\$ <u>178,000</u>
Travel	\$ _____
Insurance (non-city)	\$ <u>10,000</u>
Misc. fees (please specify)	\$ <u>51,000</u>
Other (please specify)	\$ _____
Total Event Costs	\$ <u>679,000</u>

D. Total Special Events Fees
\$ 75,000

Attach additional pages as needed to illustrate details of expenses listed above.

TOTAL Program Operating Expenses (A+B+C+D)
\$ 1,819,800

Program or Event Income

E. Registration and/or Participation Income
\$ 730,000

<u>10,580</u> participants x	\$ <u>69</u> reg. or part. fees <u>AVERAGE</u>
---------------------------------	---

F. Donations or Sponsorships

Corporate/ Business	\$ <u>150,000</u>
Foundations/ Grants	\$ <u>55,000</u>
Clubs/Organizations	\$ <u>—</u>
Memberships	\$ <u>—</u>
Individual Donors	\$ <u>500,000</u>
Other (please specify)	\$ _____
Total Donation/Sponsorship	\$ <u>705,000</u>
Total	\$ <u>705,000</u>

G. Other income (please specify)
\$ —

Attach additional pages as needed to explain other income sources

TOTAL Program Operating Income (E+F+G)
\$ 1,435,000

AGREEMENT AND SIGNATURE

I hereby certify that the information provided is true and correct to the best of my knowledge and that a true financial hardship would be wrought on the organization I represent if the municipal event fees are not waived.

Name (printed)

Teri Orr

Signature (if electronic signature is available):

Date:

May - 2018

Special Event Fee Reduction Evaluation Criteria

1. The Park City Institute has been a presenting partner in the Park City cultural landscape for the past twenty years. We began programming the Eccles Center in 1998. In 2003 we started programming outdoor concerts, which are now known as the "Big Stars, Bright Nights" events. We have been presenting summer concerts here for 14 years. When our former location was no longer available to us we were forced- in a very short amount of time- to find another spot and we wanted to stay within The City limits.
2. Yes.
3. Reserved Tickets - \$89.00 and Lawn Tickets - \$49.00. There are discounts for groups and seniors and youth.
4. Since our founding we have provided 20% of all our tickets to the underserved population of Park City. We have done this for students, seniors, member of the clergy and other non-profit organizations free of charge. We also offer a 50% discount to all students and seniors that have an ability to pay.
5. As mentioned in the previous question, we work closely with a number of student and youth groups throughout the year to provide access to our productions. These groups include Bright Futures, PCHS Gay Straight Alliance, Latinos in Action, Planned Parenthood and Student Council. We also work with Holy Cross Ministries and the Christian Center to invite families to attend our performances as our guests. We provide free student outreach to students in all of Summit County. Performers create workshops for students in real time and students are often a part of the creative process.
6. We contract with a number of local food vendors and catering companies to provide services at each of our shows. In addition, our patrons regularly go to dinner before or after our shows at local establishments. We have eight full time employees of whom six are based in the community. We also hire over 20 contract employees on the day of show. Last year we were able to discern that the Stein Eriksen Lodge and the St Regis credited our concerts with over \$25,000 in room nights and \$68,000 in food and beverage and \$44,000 in concessions. We know this is just a small sampling of the revenue generated in Park City as a result of this concert series.
7. Hard to believe but when we started these concerts-summer WAS off -season. This specific event is seasonal, but the organization provides economic opportunity year round. These events lend credence to Park City's image as an Arts and Culture leader.
8. We have worked closely with PCMC to mitigate all the impacts. We have contracted with the Green Machine to provide full recycling services. We have paid for busses to transport patrons from the car pool lot at both the Eccles Center and Richardson Flats. We have held community outreach meetings on a number of occasions to work with local residents to answer and address concerns.
9. Due to the late notice provided to us by our previous landlord, we were forced to find a new venue in a very short time frame. The summer series accounts for approximately

50% of the total operating budget of our organization. The move to a new venue has added a number of substantial additional costs. Some of these, are a pop-up stage, (times nine) transportation and additional staff and hours required to create a new venue for each show. These costs, coupled with the imposition of fees would create a tremendous hardship that would be extremely difficult to overcome. For us to continue as a year round non-profit organization we are asking for extraordinary consideration in the extraordinary year.

PARK CITY MUNICIPAL CORPORATION SPECIAL EVENT FEE REDUCTION APPLICATION



Special Events
435.615.5150
specialevents@parkcity.org

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FEE REDUCTIONS ARE NOT VALID UNTIL SIGNED AND APPROVED BY
THE CITY MANAGER OR CITY COUNCIL

Per Park City Municipal Code Section 4.8.9: The City annually allocates up to two hundred thousand dollars (\$200,000) to be used to reduce City Service fees required for special events. If the total fee reduction request exceeds twenty five thousand dollars (\$25,000), then the request must be approved by City Council Meeting in a Public Meeting or through an approved City Services Contract. Please refer to the Park City Municipal Code and Fee Reduction Policy for complete information.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

Date of Fee Reduction Application	3.27.18	
Event Applicant Organization Name	PARK CITY CHAMBER/BUREAU	
Event Name	2018 TOUR OF UTAH	
Organization Contact (First, Last)	BOB KOLLAR	
Title/Position	Phone 435 658 9608	Email BOB@VISITPARKCITY.COM
Organization Street Address	1850 SIPEWINDER DR, SUITE 320 PC, UT 84060	
Organization Mailing Address		
Is organization a registered non-profit?	Yes ☒ No ☐	

SPECIAL EVENT FEE INFORMATION TO BE COMPLETED BY APPLICANT

EVENT TITLE:	2018 TOUR OF UTAH	
EVENT DATE (S)	AUG 11-12, 2018	
Estimate of total fees requested to be waived, MUST BE COMPLETED BY THE APPLICANT:	1. \$ 160. 2. \$ 1200. 3. \$ 3500. 4. \$ 5. \$ 11000. 6. \$ 7. \$ 8. \$ 52000. TOTAL: \$ 67,860	Total fees which could be Reduced: \$ 67,860 Total Fees Requesting to be Reduced: % or \$ amount \$ 67,860 Total Fees reduced in previous year if annual event: \$ 37,212 IN 2016 Total City Service Fees paid to the City in previous year if annual event: \$ 28,900 IN 2016

EVENT LEVEL Circle One		Refer to the Special Event Fee Reduction Policy for more information
1	2	<u>3</u>
☒ Local/Community Cultural		☒ Local/Community Recreational
☒ Regional Recreational	☒ National/International	☐ Regional Cultural

SPECIAL EVENT FEE REDUCTION EVALUATION CRITERIA

All questions must be answered in order to be considered. If questions are not applicable, please indicate as so. Please limit responses to each of the following criteria to no more than 500 words.

1. On a separate page, please indicate your reasons for choosing Park City as the location for your event.

2. Will a fee be charged for attendance or participation? Yes ☐ No ☒

3. On a separate page, please include a summary of all registration and/or participation fees, and policy regarding participants' or attendees inability to pay such fees.

4. Does the event provide free programs to the community, or raise funds for organizations that provide free or low-cost programs local youth,, seniors or other underserved populations? Yes ☒ No ☐

5. On a separate page, please include a summary of how the event provides programs to the community, or raises funds for organizations that provide free or low-cost programsfor local youth or youth organizations, seniors or other underserved populations. Your description should address how the above mentioned expect to benefit, and include projections and/or statistics and data.

6. On a separate page, please include a summary of how the event will generate positive tax benefits, raise funds for an organization or provide revenue and economic opportunities to Park City to offset City Services and costs required by the event. Your description should include projections and/or statistics and data.

7. Does the event provide community and/or economic opportunity during the off season? Please explain on a separate page.

8. Applicant demonstrates extraordinary efforts to reduce and mitigate environmental, transportation and residential impacts associated with the event. Please describe mitigation efforts, and statistics to reduce and mitigate environmental, transportation and residential impacts.

9. If applicable, please include a Statement of Need on a separate page. Your summary should address how the imposition of fees would create a financial hardship on the Event Applicant or would have a detrimental effect on services provided to the public.

APPLICANT AND SPONSORING BUDGET INFORMATION The following information is required in order for the City to consider waiving Special Event fees. Only direct program or event fees may be listed.

Program or Event Expenses

A. Salaries/ Fees

Artists/Performance/Speakers Contracted Staff	\$ <u>0</u>
Administrative	\$ <u>0</u>
Program Staff	\$ <u>0</u>
Other (Specify)	\$ <u>0</u>
Total Salaries/Fees	\$ <u>0</u>

B. Facility/ Space Rental Fees (non-city)
\$ _____

C. Remaining Costs (itemize)

Equipment Rental (non-city) <i>TOILETS, FEE, RECYCLING</i>	\$ <u>15,000</u>
Marketing	\$ <u>40,000</u>
Travel	\$ <u>0</u>
Insurance (non-city)	\$ <u>5,000</u>
Misc. fees (please specify) <i>AWARDS, FLOWERS, VOLUNTEERS</i>	\$ <u>5,000</u>
Other (please specify) <i>PRIVATE SECURITY, F&B</i>	\$ <u>15,000</u>
Total Event Costs	\$ <u>80,000</u>

D. Total Special Events Fees
\$ 80,000

Attach additional pages as needed to illustrate details of expenses listed above.

TOTAL Program Operating Expenses (A+B+C+D)
\$ 80,000

Program or Event Income

E. Registration and/or Participation Income
\$ 0

_____ participants x	\$ _____ reg. or part. fees
----------------------	-----------------------------

F. Donations or Sponsorships

Corporate/ Business	\$ <u>1,000.00</u>
Foundations/ Grants	\$ <u>0</u>
Clubs/Organizations	\$ <u>0</u>
Memberships	\$ <u>0</u>
Individual Donors	\$ <u>0</u>
Other (please specify)	\$ <u>0</u>
Total Donation/Sponsorship Total	\$ <u>1,000.00</u>

G. Other income (please specify)

\$ _____ *PC CHAMBER/BUREAU BUDGET*

Attach additional pages as needed to explain other income sources

TOTAL Program Operating Income (E+F+G)
\$ 1,000.00

AGREEMENT AND SIGNATURE

I hereby certify that the information provided is true and correct to the best of my knowledge and that a true financial hardship would be wrought on the organization I represent if the municipal event fees are not waived.

Name (printed) BOB KOLLAR

Signature (if electronic signature is available):

Date: 3-30-18

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY THE CITY
<u>City Service Fees</u> • Application Fee _____ • Building Permit _____ • Facility/Equipment Rental _____ • Field/ Park Rental _____ • Special Use of Parking Permit _____ • Bleacher Rental _____ • Trail Fees _____ • Public Safety Personnel _____ Total of fees that can be waived _____ Amount requesting to be waived _____	<u>Total Amount or % of Fees Waived</u> \$ or % _____ _____ Approved By: _____ Date Notes or Clarifications

FOR MUNICIPAL USE ONLY
Date, Application received
Date, Application approved
Date, Applicant notified

FEE REDUCTION APPLICATION FOR 2018 TOUR OF UTAH

1. Park City was awarded the right to host Stage 6 of the 2018 Tour of Utah for a number of reasons: its rich tradition of hosting major, international events including the final stage of the Tour of Utah for five of the past six years; its experienced and professional special event staff who help organize such a complex event in such a unique (but challenging) setting; and its welcoming community which has embraced and supported not only the race itself but also the professional cyclists who compete in it every year.
2. The event is free to spectators. After the start and before the finish of the professional race, a Kids Race is held on lower Main Street. This Kids Race is free for participants and spectators.
3. There are no registration and/or participation fees for the Tour of Utah or the Free Kids Race.
4. Yes, the event provides free programs for the community. See answer to question #5 for details.
5. As mentioned above, there is a Free Kids Race. For those kids without their own bikes, Park City-based Young Riders helps provide "loaner" bikes so that the race feels inclusive to all members of the Park City community. Another community-based program offered by Tour of Utah is the free distribution of hundreds of Mike and the Bike books to the Park City School District. In addition to the free distribution of Mike and the Bike books, Tour of Utah works with local teachers to develop lesson plans based on the content of the books. Lastly, the Local Organizing Committee works with local artists to create a chalk art project on Main Street literally creating art with chalk on the asphalt of Main Street after the start but before the finish of the race. This pop-up and temporary art "installation" is created by artists with the help of all spectators and community members who are willing to add some color to the street. Participation in the chalk art project is free of charge to all.
6. Park City's Historic Main Street has served as an iconic backdrop for the final stage of "America's Toughest Stage Race" for five of the past six years showcasing the Historic District to an international television audience as well as to thousands of spectators on the street. With an estimated on-site attendance of approximately 20,000 spectators who arrive for a 12 noon start of the professional race and stick around on Main Street for approximately 3 hours waiting for the cyclists to come racing back up Main Street for the big finish, the event generates a significant amount of economic impact in the form of restaurant sales and retail sales. In addition, the Tour of Utah Marketing Team rents out restaurants and commercial space to serve as VIP Hospitality Areas for some of its top sponsors. An estimate of the economic impact is provided in the attached report which was generated by the DMAI Event Impact Calculator.
7. Although the Tour of Utah has limited presence during the winter season, it does provide some opportunities in the Spring and early Summer with its Summer of Cycling program created to offer training rides for cyclists interested in riding in the Ultimate Challenge (an amateur ride on Saturday on the same course as the professional cyclists' race).
8. Efforts are made to reduce all impacts to the community with an emphasis on environmental, transportation, and residential. On the environmental front, a Green Team is created by the Local Organizing Committee and is responsible for recycling efforts throughout the day of the race. Transportation and parking impacts are mitigated by encouraging use of the free bus system, carpooling, and riding of bikes (with a free bike valet on site). These efforts are communicated to the community through local radio and newspaper ads and interviews. Additional outreach efforts are made to local residents to alert them to temporary changes in traffic patterns and/or road closures.

PARK CITY MUNICIPAL CORPORATION SPECIAL EVENT FEE REDUCTION APPLICATION



Special Events
435.615.5150
specialevents@parkcity.org

Complete applications for Special Events Fee Reductions must be received by following dates each year to be eligible for bi-annual consideration; October 1st for events occurring January 1st through June 30th, and April 1st for events occurring July 1st through December 31st. Applications received outside the scheduled application process may be denied for approval. In order to be eligible for a Special Event Fee Reduction, applications must be filled out in their entirety. Please refer to the Special Events Fee Reduction Policy for more information.

**FEE REDUCTIONS ARE NOT VALID UNTIL SIGNED AND APPROVED BY
THE CITY MANAGER OR CITY COUNCIL**

Per Park City Municipal Code Section 4.8.9: The City annually allocates up to two hundred thousand dollars (\$200,000) to be used to reduce City Service fees required for special events. If the total fee reduction request exceeds twenty five thousand dollars (\$25,000), then the request must be approved by City Council Meeting in a Public Meeting or through an approved City Services Contract. Please refer to the Park City Municipal Code and Fee Reduction Policy for complete information.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

Date of Fee Reduction Application	February 19, 2018
Event Applicant Organization Name	Park City Rotary Club
Event Name	Miners' Day Festival
Organization Contact (First, Last)	Nancy Dalaska
Title/Position Chairperso	Phone 435-744-7786 Email ndalaska@me.com
Organization Street Address	2100 Sidewinder Dr (meetings held at Grubsteak)
Organization Mailing Address	P O Box 1115, Park City, UT 84060
Is organization a registered non-profit?	Yes

SPECIAL EVENT FEE INFORMATION TO BE COMPLETED BY APPLICANT

EVENT TITLE:	Miners' Day Festival	
EVENT DATE (S)	September 3, 2018	
Estimate of total fees requested to be waived, MUST BE COMPLETED BY THE APPLICANT:		Total fees which could be Reduced:
1. Event Application Fee	1. \$ 160	100%
2. Building Permit	2. \$	Total Fees Requesting to be Reduced: % or \$ amount
3. Facility/Equipment Rental	3. \$	\$ 20,795
4. Field/Park Rentals	4. \$	Total Fees reduced in previous year if annual event:
5. Special Use of Parking	5. \$	\$28,795
6. Bleacher Rental	6. \$ 200	Total City Service Fees paid to the City in previous year if annual event:
7. Trail Fees	7. \$	0
8. Public Safety Personal	8. \$ 23,640 25,000	
	TOTAL: \$24,000* 26,000	

*Cost of Public Safety Personnel is an estimate. Requesting waiver of City fees.

EVENT LEVEL Circle One		Refer to the Special Event Fee Reduction Policy for more information
1	2	3
☒ Local/Community Cultural		☐ Local/Community Recreational
☐ Regional Recreational	☐ National/International	☐ Regional Cultural

SPECIAL EVENT FEE REDUCTION EVALUATION CRITERIA

All questions must be answered in order to be considered. If questions are not applicable, please indicate as so. Please limit responses to each of the following criteria to no more than 500 words.

1. On a separate page, please indicate your reasons for choosing Park City as the location for your event.	
2. Will a fee be charged for attendance or participation? Free to public except for participation in 5K, Mucking/Drilling, and Parade)	Yes ☒ No ☐
3. On a separate page, please include a summary of all registration and/or participation fees, and policy regarding participants' or attendees inability to pay such fees.	
4. Does the event provide free programs to the community, or raise funds for organizations that provide free or low-cost programs local youth,, seniors or other underserved populations?	Yes ☒ No ☐
5. On a separate page, please include a summary of how the event provides programs to the community, or raises funds for organizations that provide free or low-cost programsfor local youth or youth organizations, seniors or other underserved populations. Your description should address how the above mentioned expect to benefit, and include projections and/or statistics and data.	
6. On a separate page, please include a summary of how the event will generate positive tax benefits, raise funds for an organization or provide revenue and economic opportunities to Park City to offset City Services and costs required by the event. Your description should include projections and/or statistics and data.	
7. Does the event provide community and/or economic opportunity during the off season? Please explain on a separate page.	
8. Applicant demonstrates extraordinary efforts to reduce and mitigate environmental, transportation and residential impacts associated with the event. Please describe mitigation efforts, and statistics to reduce and mitigate environmental, transportation and residential impacts.	
9. If applicable, please include a Statement of Need on a separate page. Your summary should address how the imposition of fees would create a financial hardship on the Event Applicant or would have a detrimental effect on services provided to the public.	

APPLICANT AND SPONSORING BUDGET INFORMATION The following information is required in order for the City to consider waiving Special Event fees. Only direct program or event fees may be listed.

Program or Event Expenses

A. Salaries/ Fees

Artists/Performance/Speakers Contracted Staff	\$ _____
Administrative	\$ _____
Program Staff	\$ _____
Other (Specify)	\$ _____
<u>Total Salaries/Fees</u>	\$ _____

B. Facility/ Space Rental Fees (non-city)
\$ _____

C. Remaining Costs (itemize)

Equipment Rental (non-city)	\$ _____
Marketing	\$ _____
Travel	\$ _____
Insurance (non-city)	\$ _____
Misc. fees (please specify)	\$ _____
Other (please specify)	\$ _____
<u>Total Event Costs</u>	\$ _____

D. Total Special Events Fees
\$ _____

Attach additional pages as needed to illustrate details of expenses listed above.

TOTAL Program Operating Expenses (A+B+C+D)
\$ _____

Program or Event Income

E. Registration and/or Participation Income
\$ _____

_____ participants x	\$ _____ reg. or part. fees
----------------------	--------------------------------

F. Donations or Sponsorships

Corporate/ Business	\$ _____
Foundations/ Grants	\$ _____
Clubs/Organizations	\$ _____
Memberships	\$ _____
Individual Donors	\$ _____
Other (please specify)	\$ _____
<u>Total Donation/Sponsorship Total</u>	\$ _____

G. Other income (please specify)
\$ _____

Attach additional pages as needed to explain other income sources

TOTAL Program Operating Income (E+F+G)
\$ _____

See attached event budget

AGREEMENT AND SIGNATURE

I hereby certify that the information provided is true and correct to the best of my knowledge and that a true financial hardship would be wrought on the organization I represent if the municipal event fees are not waived.

Name (printed) Nancy Dalaska, Event Chairperson, on behalf of the Park City Rotary Club

Signature (if electronic signature is available):

Date: 2/20/2010

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY THE CITY
<u>City Service Fees</u> • Application Fee <u>160</u> • Building Permit <u> </u> • Facility/Equipment Rental <u> </u> • Field/ Park Rental <u> </u> • Special Use of Parking Permit <u> </u> • Bleacher Rental <u>200</u> • Trail Fees <u> </u> • Public Safety Personnel <u>23460</u> Total of fees that can be waived <u>24000</u> Amount requesting to be waived <u>24000</u>	<u>Total Amount or % of Fees Waived</u> \$ or % <u> </u> Approved By: <u> </u> Date <u> </u> Notes or Clarifications

FOR MUNICIPAL USE ONLY
Date, Application received
Date, Application approved
Date, Applicant notified

On a separate page, please indicate your reasons for choosing Park City as the location for your event.

Miners' Day is a community event honoring the community's mining heritage. 2018 will be the 121st Miners' Day Festival. This is not a Rotary event; it is a City event that the Rotary Club volunteers to coordinate.

On a separate page, please include a summary of all registration and/or participation fees and policy regarding participants' or attendees' inability to pay such fees.

Refer to attached event budget. Total budgeted fees for parade, 5K and Mucking & Drilling event are less than \$5,000. Registration fee waivers considered for any individuals wishing to participate who are unable to pay fees.

On a separate page, please include a summary of how the event provides programs to the community, or raises funds for organizations that provide free or low-cost programs for local youth or youth organizations, seniors or other underserved populations. Your description should address how the above mentioned expect to benefit and include projections and/or statistics and data.

ALL of the proceeds from the Miners' Day Festival are donated to non-profit organizations. Some of the Rotary Club 2017 grant recipients were: Alf Engen Ski Museum, Big Brothers/Big Sisters, Girl Scouts of Utah, Park City Interact Club, Habitat for Humanity, Hope Alliance, Kimball Art Center, Mountain Town Music, Park City Library, Park City School District Childcare Center, Peace House, People's Health Clinic, YMCA of Northern Utah and several others.

On a separate page, please include a summary of how the event will generate positive tax benefits, raise funds for an organization or provide revenue and economic opportunities to Park City to offset City Services and costs required by the event. Your description should include projections and/or statistics and data.

As stated above, ALL of the proceeds from the Miners' Day Festival are donated to non-profit organizations. In 2017, this event raised approximately \$44,000 for nonprofit organizations. In addition Miners' Day attendance has been estimated between 15 - 17,000. This event brings people from throughout the area into the Old Town area to support local restaurants and businesses.

Does the event provide community and/or economic opportunity during the off season?

Miners' Day is held on Labor Day. It is believed that attendees are primarily local as visitor volumes for that date are lower than earlier in the summer prior to the start of schools.

Applicant demonstrates extraordinary efforts to reduce and mitigate environmental, transportation and residential impacts associated with the event. Please describe mitigation efforts, and statistics to reduce and mitigate environmental, transportation and residential impacts.

Residential impacts are limited to the day of the event. Activities are concentrated in Old Town and City Park. Attendees are encouraged through social media, radio and web messaging to utilize public transportation and park in approved remote sites (e.g., High School). Silly Market provides recycling containers. No Styrofoam is used for food service. In 2017, we initiated a free bicycle valet service, provided by the Park City Interact Club. We will offer this service again in 2018 and relocate it to an unutilized corner of the Mawhinny Lot for increases visibility.

If applicable, please include a Statement of Need on a separate page. Your summary should address how the imposition of fees would create a financial hardship on the Event Applicant or would have a detrimental effect on the services provided to the public.

After 121 years of the Miners' Day Parade and Festival, the Park City public as well as others, have come to anticipate and expect this valuable tradition to continue. Our many Club volunteers work very hard to make sure this expectation is met. Imposing fees for such a well-intentioned community event would have a detrimental impact on not only the delivery of the event, but the mission the Festival strives to meet on behalf of the Park City community.

Recommendations for Events July 1 through December 31, 2018 (Part 1 - First Half of FY 18)

Approval Authority	Event Name	Organization	Total Estimate of Fees	Total Request for Reduction	Recommendation
City Council	Fourth of July	PCMC	\$44,100	\$44,100	\$44,100
City Council	Big Stars Bright Nights	Park City Institute	\$53,547	\$53,547	\$36,000
City Council	Tour of Utah	Park City Chamber on behalf of Medalists Sports	\$67,860	\$67,860	\$45,360
City Council	Miners Day Celebration	Park City Rotary	\$26,000	\$26,000	\$26,000
City Manager	Menorah Lighting on Main Street	Chabad Lubavitch of Park City	\$110	\$100	\$110
City Manager	Sundance Summer Series	Sundance Institute	\$4,785	\$4,785	\$4,785
City Manager	NAC Summit Challenge	National Ability Center	\$2,823	\$2,823	\$1,411
City Manager	Walk A Mile In Her Shoes	Peace House	\$90	\$90	\$90
City Manager	Hike for Hunger	Christian Center of Park City	\$621	\$621	\$621
City Manager	Firecracker Baseball Tournament	Rocky Mountain School of Baseball	\$10,810	\$5,405	\$0
City Manager	Autumn Aloft	Historic Park City Alliance	\$7,752	\$3,876	\$3,876
City Manager	Electric Light Parade	Historic Park City Alliance	\$1,390	\$695	\$695
City Manager	Halloween on Main	Historic Park City Alliance	\$11,920	\$11,920	\$11,920
City Manager	Back Alley Bash	KPCW	\$170	\$170	\$170
City Manager	Scarecrow Festival	PCMC	\$90	\$90	\$90
City Manager	Park City Baseball Invitational	Park City Baseball Club	\$9,985	\$9,985	\$4,993
City Manager	Extreme Cup Soccer	Park City Soccer Club	\$8,530	\$8,530	\$2,133
City Manager	Latino Outdoor Movie at Aspen Villas	Park City Film Series	\$476	\$476	\$476
City Manager	Skate Series	PCMC	\$165	\$165	\$165
City Manager	Summer in the City Volleyball Tournament	PCMC	\$360	\$360	\$360
City Manager	Shotski	Sunrise Rotary	\$14,153	\$14,153	\$7,077
City Manager	Deer Valley Music Festival	Utah Symphony & Opera	\$15,760	\$15,760	\$7,880
City Manager	Deer Valley Concert Series	Deer Valley	\$5,410	\$5,410	\$4,058
City Manager	Wednesday Night Concert Series	Mountain Town Music	\$5,800	\$5,800	\$5,800
City Manager	Utah High School Mountain Bike Series	Utah High School Cycling League	\$5,338	\$5,338	\$1,335
City Manager	Pioneer Day Celebration	Park City LDS Stake	\$705	\$705	\$705
	Totals		\$298,750	\$288,774	\$207,236

There are two (2) application periods for events Special Event City Service Fee Reduction. For the first application period for FY 19, staff received twenty-seven (27) applications for events July 1 through December 31, 2018. For the second application period for FY 19, staff anticipates receiving fifteen (16) applications for events January 1 through June 30, 2019. Total estimated fee reduction for FY 19 (entire year) is currently estimated at \$300,000, not including 2019 World Championships.

Application Summary

The Special Events Department received twenty seven (27) Special Event City Service Fee Reduction Applications for Part One of FY19 totaling to \$298,750. The staff committee scored the applications based on the seven Special Event Fee Reduction Criteria and recommends a total reduction of \$207,236, including 4 events that are under Council’s Authority and 23 events that Council has delegated under the City Manager’s authority. Staff request for Council’s approval authority is for 4 events including Fourth of July, Miners Day, Tour of Utah and Big Stars Bright Nights and totals \$151,460.

Fourth of July Recommendation Summary

Staff recommends a reduction of \$44,100 in City Service Fees for Fourth of July Celebration. The City has taken on this event for the

Exhibit F – Special Event Fee Reduction Part 1 - FY 19 Analysis

last 3 years and has helped streamline the event to create efficiencies in programming, as well as costs over the last 3 years. City Services were reduced by more than \$15K in 2018 as compared to 2017 due to bringing event organizers together, new parking and transit programs and increasing efficiencies with regards to transportation planning, public safety and more. Staff recommends a reduction of \$44,100 in services based on the 7 criteria as outlined in the Fee Reduction application, but specifically based on that the event is locally and culturally significant to Park City, the event provides free/low cost programs to the community and the City receives positive tax benefits from the event. The City continues to take extraordinary efforts to reduce environmental and transportation impacts to this event including increasing recycling efforts and continuing to increase transportation alternatives. If fees for this event as not waived, staff would need time to identify other funding mechanisms to cover such costs.

Big Stars Bright Nights Recommendation Summary

The applicant is requesting a full waiver of all City Service Fees estimated at \$53,500. As part of the lease of City property, the City agreed to a total of \$60,000 in total value (combo of cash and fee waivers). The City contributed \$24,000 in cash, and therefore Staff recommends a reduction of \$36,000 in fees.

Staff recommends a reduction of \$36,000 in services based on the 7 criteria as outlined in the Fee Reduction application, but specifically based on that the event is local and culturally significant to Park City, the organization and the event provides free programs to the community and provides services to underserved populations, the City receives positive tax benefits from the event, and has taken extraordinary efforts to reduce environmental and transportation impacts to the event. The applicant also included a statement of need as this the event this year has had significant changes. If the \$36,000 in Fee Reduction is approved, it is estimated that Park City Institute will be invoices an estimated \$17,575 after their events to help cover City Services including Public Safety and Parks staffing specifically.

Tour of Utah Recommendation Summary

The applicant is requesting a full waiver of all City Service Fee estimated at \$67,860. Staff recommends a reduction of \$45,360 in City Services for Tour of Utah. The Tour of Utah is a partnership between the City and Park City Chamber and is an important sporting event that highlights Park City as well as our cycling community and is important to the State of Utah.

Staff recommends a reduction of \$45,360 in City Services based on the 7 criteria as outlined in the Fee Reduction application, but specifically that the event is free for attendees and is important to the City and State with regards to tourism. The City also receives positive tax benefits from the event and took significant efforts to reduce environmental and transportation impacts to the event by offering free offsite parking, promoting bus, bike and walking options and also paid for increased recycling services. If the \$45,360 in Fee Reduction is approved, it is estimated that the Chamber will be invoiced an estimated \$22,500 to help cover City Services including Public Safety as well as other city services for the event. The Chamber takes on an additional estimated \$75,000 in hard costs such as advertising etc. for this event.

Miners Day Recommendation Summary

Miners Day is Park City’s longest standing event and has been running for more than 120 years. This event is important to the City culturally and takes many community partners to both organize and pull off logistically. The staff recommendation for this event is to waive 100% of the fees, estimated at \$26,000 based the 7 criteria as outlined in the Fee Reduction Application and specifically based on that the event is local and culturally significant to Park City, the organization and the event provides free programs to the community and provides services to underserved populations, the City receives positive tax benefits from the event, and has taken extraordinary efforts to reduce environmental and transportation impacts to the event. If the \$26,000 in Fee Reduction is approved, Park City Rotary will not receive an invoice from the City for any services. Park City Rotary takes on many volunteer hours to bring this event together and also takes on hard costs for services such as trash, recycling and additional restrooms.

Council Agenda Item Report

Meeting Date: August 16, 2018

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve the Inclusion of 950 Iron Horse Drive as an Official Sundance Venue to the Sundance Film Festival Supplemental Plan Conditioned on Approval of a Final Operations Plan
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Sundance Supplemental Plan Staff Report](#)

[Exhibit A: Site Map and Supplemental Information for 950 Iron Horse Drive Official Sundance Venue](#)

[Exhibit B: 2019 Sundance Level Three Special Event Permit](#)

City Council Staff Report



Subject: Sundance Film Festival 2019 Supplemental Plan – Addition of 950 Iron Horse Drive as an Official Venue
Author: Jonathan Weidenhamer, Economic Development Manager
Department: Sustainability – Special Events
Date: August 16, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council hold a public hearing and approve inclusion of 950 Iron Horse Drive as an Official Sundance venue to the Sundance Film Festival Supplemental Plan conditioned on approval of a final operations plan.

Executive Summary

A preliminary review has been conducted by Public Safety, Transportation, Parking, and Community Development Departments and findings can be made that no impacts will be generated that can't be mitigated with existing resources.

The recommended changes described above are based on findings that Sundance Institute is operating consistently with the [City Services Agreement](#) for the Sundance Film Festival and inclusion of the 950 Iron Horse Drive meets the requirements of a Level Three Special Event Permit, according to section [4A-2-4](#) of the Park City Municipal Code. The approval is conditioned upon return at a subsequent Council meeting that will further specify mitigation efforts and operational planning including more detailed review from building, transportation, parking, public safety/security, noise, etc. to mitigate potential residential and business impacts.

Staff will return to a future City Council meeting to request the approval of the complete supplemental plan for items that are not currently known for the 2019 event including Festival and Sponsor venues, Citywide transportation, parking and residential mitigation, public safety/security, noise, business impacts, community outreach and notification, environmental sustainability and financial considerations and the complete Level Three Special Event Permit for the 2019 Festival.

The Problem and the Opportunity

Due to high venue rents, construction and the ongoing evolution and growth of the economy in Park City, the Sundance Institute continues to be challenged to find venues for film screenings and other programs in the City. Keeping a physical presence in Park City has been a goal for both the Institute and Park City for years. Sundance became aware earlier this summer that an official venue they used during the 2018 Festival (the upper two levels of the Claim Jumper space at 573 Main Street), would not be available for the 2019 Festival. With the loss of the Claim Jumper space, Sundance has

identified a space at 950 Iron Horse and seeks a four-year lease that can be used by the Institute as it realigns its programming for the upcoming Festival.

Analysis

Sundance Institute is in the process of negotiating a sublease with the current leaseholder (Walgreen's) for the 950 Iron Horse Drive Location to be an Official Venue . In an effort to ensure Sundance can move forward and utilize the space as intended after lease finalization, Sundance is seeking Council's approval to incorporate the venue under the Supplemental Plan. A site map and supplemental information for the proposed Official Venue are included as Exhibit B.

- Transportation, travel time and parking impacts will be minimal as this will be a secondary venue that supplements programming experience in adjacent lodging and screening venues. Attendance at the New Frontier exhibition space (1401 Kearns Kimball Art Center space) last year was 2,600 throughout the 10 day Festival.
- Year-Round Use – The Institute is aware of sensitivity to dark storefronts and have done the following to address this concern:
 1. 950 Iron Horse – Sundance intends to pursue sub-letting the space for non-Festival uses for approximately 6 months out of the year. Ideas include a year round merchandise store; co-habitation with local business; and or pop-up retail stores.
 2. The Ray (1780 Park Avenue, former Sports Authority) - Special Event permits has been secured for up to 10 single use events at the location of the Ray Theatre. The Special Events are limited to under 125 in attendance or up to 250 if a transportation mitigation plan is approved.
 3. The Ray (1780 Park Avenue, former Sports Authority)) - Sundance is currently pursuing a business license for year-round Institute use. It is anticipated they will have approximately 30 of their employees work there October - February (excludes Festival period when staff moves off site). primarily for operations/office use but also occasional internal staff-wide meetings and/or trainings.
- Restated Opportunity – Same as with the expansion of the Festival to the Ray and Kimball Art Center in 2018, this will provide continued support towards the creation of a new theatre district (Holiday Village, Doubletree and The Ray Theatres), especially when coupled with the new upcoming Arts and Culture District, that helps to alleviate congestion in Old Town, and keeps the majority of the film festival theatre venues within Park City limits.

Staff's support is conditioned upon the return at a future Council meeting to seek approval of a final operations plan for the space, which will include a more detailed review from building, transportation, parking, public safety/security, noise, etc. to mitigate potential residential and business impacts. Staff does not estimate additional City Services fees, or costs for operation and mitigation of this venue.

Alternatives for City Council to Consider

1. Recommended Alternative: This is staff's recommendation.

Pros:

- a. In addition to being consistent with the Recitals in the Contract with Sundance Institute, staff finds adding a new venue at 950 Iron Horse space forwards the goals of providing a complete community that values arts and culture, creating engaged and effective government, and a thriving mountain community.
- b. Consolidates venues allowing for systematic support of transportation, and aligns use along state roads which have the infrastructure in place to handle the uses.
- c. Reduces congestion in Old Town, and keeping the venues in Park City limits.

Cons:

- a. If the venue is used for Festival use only, it would be inconsistent with Council's goals on vibrant storefronts.

2. Continue the Item Alternative: The City Council may continue the item for more information or discussion, or if they would like additional community engagement prior to taking action, thus postponing the approval of the requested changes in this report.

Cons:

- a. This will further postpone the approval of the new venue for the Sundance Film Festival Plan and delay the Sundance Institute's and City Staff's ability to implement changes for the upcoming Festival.

3. Do Nothing Alternative: The Council may do nothing and take no action.

Cons

- a. This would provide lack of direction regarding proposed changes for current and future supplemental plans for the Sundance Film Festival.

Department Review

Special Events, Economic Development, Legal, Executive have reviewed this report. Budget, Community Development, Police, Streets, Finance, Transit and Transportation have provided cursory input on the proposal.

Community Engagement

Staff will continue community engagement as we lead up to the approval of the 2019 Sundance Supplemental Plan anticipated in late fall/early winter. Staff will ensure we address any questions regarding the new venue as we develop operational plans. Due to preliminary findings that the new venue offers ample parking and accessibility to surrounding businesses and residents, staff believes there are no acute issues related to its use.

Attachments

- Exhibit A Site Map & Details of proposed Official Venue at 950 Iron Horse Dr.
- Exhibit B DRAFT Level Three Special Event Permit and Conditions of Approval

Exhibit A – Site Map and Supplemental Information for 950 Iron Horse Drive Official Venue

Site Map and Supplemental Information Regarding 950 Iron Horse Drive Location for Sundance Film Festival Supplemental Plan

Sundance Institute is in the process of negotiating a sublease with the current leaseholder (Walgreen's) for the 950 Iron Horse Drive Location to be an Official Venue during the Sundance Film Festival.

- Sundance anticipates having the sublease finalized by late September/early October. In an effort to ensure we can move forward and utilize the space as intended after lease finalization, Sundance is seeking Council's approval to incorporate the venue under the Supplemental Plan for the upcoming 2019 Sundance Film Festival.
 - Sublease would be for 4 years, and run through the 2022 Festival
 - The space includes 7,273 rentable square feet
 - Parking included, waiting to receive total allocation in lease document

Proposed use during the Festival – approved under Sundance Supplemental Plan)

- Sundance used the Claim Jumper upper floor for events and panels during the 2018 Festival, but that space is no longer available.
- Sundance identified the 950 Iron Horse space attached to the north side of Walgreen's/RiteAid as a potential replacement venue.
- Sundance's current plan during the Festival is to relocate the New Frontier exhibition that was housed at the Kimball Art Center (1401 Kearns Blvd) to the 950 Iron Horse space due to its proximity to The Ray, where the other portion of our New Frontier program is based.
- Sundance would then utilize the Kimball Art Center (1401 Kearns) to host the events and panels previously held at the Claim Jumper.
- Sundance believes this is an excellent location for a Sundance Film Festival venue including that it increases walkability and is close to 2 transit stops – 1 on Iron Horse with direct route to Main Street and the other in front of Fresh Market going to Temple, Redstone or the theatre loop.

Proposed use (year-round – outside of Festival) – approve through planning/business licensing process

- Sundance Film Festival/Sundance Institute Merchandise Store
- Potential opportunities to sublease to other local businesses for the balance of the year. We are already talking to a few people who are showing interest in the space.
- Additional office space as Sundance grows in staff needs (future).

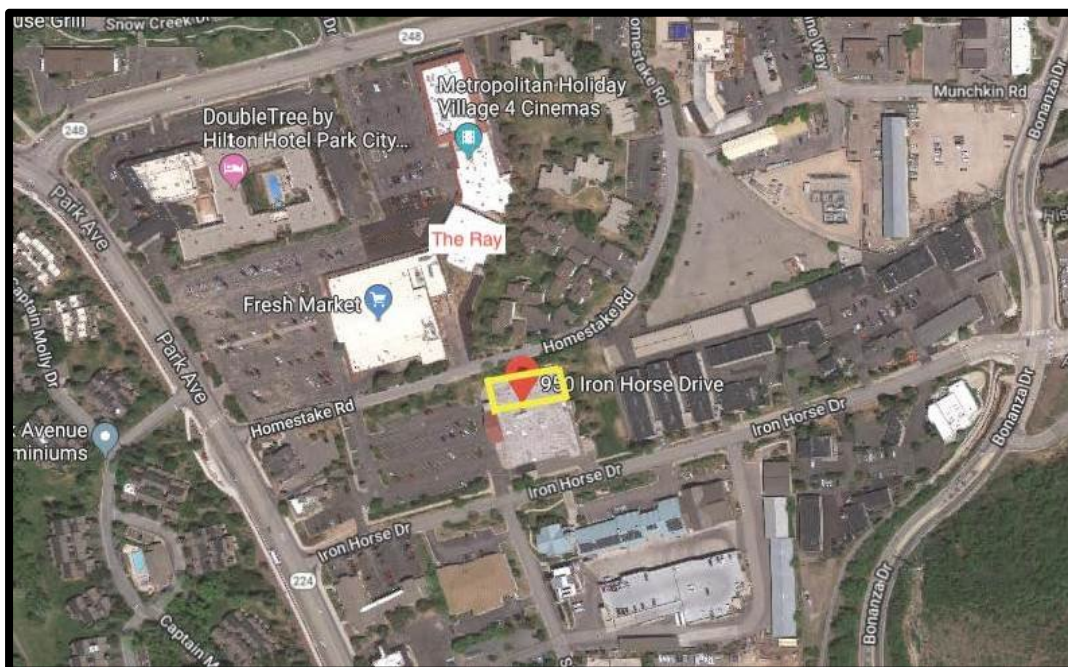




Exhibit B –Sundance Film Festival 2019 Level Three Special Event Permit DRAFT

SPECIAL EVENT PERMIT

Type of License: Level One Level Two X Level Three
Event Name: 20198 Sundance Film Festival
Event Date(s): SaturdayFriday, January 2418 through Sunday, January-February 328th, 20198
Event Location: Various locations throughout Park City
Licensee: Sundance Institute
Contact Person: Tina Graham, Associate Director, Festival Operations
Approved By: Special Events Coordinator X City Council of Park City
Approval Date: January-August 164, 20182019

The Park City Council has approved the Level Three Special Event Permit for the 20182019 Sundance Film Festival as part of the current City Services Agreement that was executed on October 30, 2013. The 20182019 Sundance Film Festival is to be held at various locations throughout Park City and will be held January 18 – 28, 20182019, with set up and break down of the event will occur between January 8 and February 4, 20182019. This Level Three Special Event Permit has been issued under the authority described within the Park City Municipal Code Section 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The 20182019 Sundance Film Festival will operate from ThursdayFriday, January 2418 through Sunday, January-February 328th, 20182019. Set up and break down of the event will occur between January 8th and February 104th, 20182019. A list of venues is included as Attachment 1 in this permit. The Site Map and Use Area, Operations Plan, Transportation and Parking Plans, Insurance and Hold Harmless Waiver as required of this permit shall be attached to this permit as an exhibit to this permit.
2. Sundance Film Festival provides economic, cultural and community value and aligns with the goals as outlined in the Park City General Plan. The event provides diversity and uniqueness to the Park City Event Calendar, is not primarily retail in nature. Does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, proposed location and provides ancillary economic benefit to the City through tax benefits, resort visitation, and marketing value as compared to community impacts and costs of services.
- 1-3. The addition of the 950 Ironhorse Drive venue is not likely to cause additional parking, transportation or circulation impacts that cannot be mitigated.
- 2-4. The permittee will organize venue load-in and load-out plans, as well as, work with staff to create transportation and parking plans. The permittee in coordination with the City is responsible for enhancing transit services to Official Venue locations during the dates of the festival, securing offsite parking and working to establish and help promote transportation and parking plans. The applicantPermittee will have volunteers as well as the help of Park City Police Department to ensure that efficiency of traffic, transportation and public safety.
- 3-5. The permittee has secured permission from the school district to allow the use their parking areas at the Schools around Kearns Blvd. (Hwy. 248). The permittee in coordination with the City will enhance transit services to these locations during the dates of the festival.



- 4.6. ~~The permittee has secured permission from Deer Valley and Park City Resort (Base and Village) to allow use of their parking areas after the ski day. The permittee in coordination with the City will enhance transit services to these locations during the dates of the festival.~~
- 5.7. The ~~applicant~~Permittee ~~has will~~ established weather and emergency plans. The ~~applicant~~Permittee has established these plans to maximize the safety of event attendees, volunteers, staff, and general public. There are no weather dates for the event, but the ~~applicant~~Permittee 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~~Permittee understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel or postpone the event or portions of the event at any time due weather or emergency conditions.
- 6.8. The events associated with the 20182019 Sundance Film 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.
- 7.9. 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.
- 8.10. There are other ~~no other~~ Special Event Permits applications that are currently proposed ~~or that have been granted during the~~ for January 2418 – February 3-28, 20182019 timeframe including the 2019 World Championship. Staff and Sundance Institute are coordinating with the other event applicant regarding event operations to mitigate impacts.
- 9.11. 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.
- 10.12. The ~~applicant~~Permittee has been working with City Staff and applicable departments to address all event concerns. The ~~Applicant~~Permittee 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.
- 11.13. Staff finds the 20182019 Sundance Film Festival is consistent with the measures as outlined in the City Services Agreement as entered into on October 30, 2013 and promotes the City Council's Goals of creating a sense of place. The international event furthers Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Sundance helps to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience. Furthermore, Sundance allows Park City to grow as an arts and culture hub encouraging creative expression.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4A.

Conditions of Approval:

1. The permittee, 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~~Permittee.

2. The permittee has requested ~~and been approved for~~ an exemption to the noise ordinance ~~6-3-11~~, As according to section 6-3-11 of the Municipal Code, relief from noise restrictions in chapter 6 of the municipal code on basis of section 6-3-11.B.3 in which the permittee is performing an activity that there is no reasonable alternative and a relief from restriction has been granted by the Chief of Police including that the noise from the stationary source of sound shall not exceed a ninetieth percentile sound pressure level (L90) of 90 dBA from from 12:00 p.m. (noon) to 10:00 p.m. on the dates as indicated above in this permit. Any sound outside of these timeframes as listed above shall be kept to the noise levels as outlined in section 6-3-9 of the Municipal Code. The permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses and public facilities. If a complaint is received by Park City Police Department, the police department will investigate the complaint. If asked by the Park City Special Event staff or Police Department, the permittee shall turn noise down to mitigate concerns of noise from surrounding residents, businesses or public facilities. The permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise exemption as outlined above.
- ~~2. allowing noise to go up to 90 decibels daily during the Festival between the hours of 8 a.m. and 10 p.m. Noise shall not exceed the noise ordinance between the hours of 10 p.m. and 8 a.m., the permittee shall adhere to the Park City Municipal Noise Ordinance. The permittee 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 permittee, or his/her designee, shall provide on-site management for each aspect of the event.~~
3. The permittee shall return with a final plan ~~update~~ for the 20182019 Sundance Film Festival, which includes final site plans, transportation, security/public safety and parking/traffic management plans including details of the operations for the 950 Ironhorse Drive venue as required by the Economic Development Manager, Chief of Police and Transportation Planning Manager no later than December 2018-
4. In addition to minimum insurance as required by state law or applicable regulation (for example worker's compensation, auto, and liquor liability as applicable), ~~Applicant~~Permittees shall provide proof of public liability insurance in an amount as determined by the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured.
5. All plans for tents, stages and other temporary structures as well as flammable materials shall be submitted and approved by the Building Department no later than ~~Wednesday~~, January 143, or no less than one week prior to the first day of set up for each Sundance Theatre, Official Sundance Venue or Official Sponsor Venue.
- ~~6. The permittee is responsible for working with City Staff to create an Operational, Parking and Pedestrian Management Plan in a form approved by the Park City Municipal's Economic Development Program Manager and by the Chief of Police.~~
- ~~7.6.~~ The permittee is responsible for maintaining a staff and volunteers plan.
- ~~8.7.~~ The permittee's use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
- ~~9.8.~~ All third party approvals including the Park City School District, Summit County and State of Utah, permit approvals required for this event shall be secured by Thursday, January 222 ^{1411^h}, 20182019 and submitted to Park City Municipal Corporation.



~~10. The Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel event upon or part there of any condition, violation or weather that jeopardizes the life, safety or property of the residents or visitors of Park City.~~

~~11.~~9. The ~~Applicant~~Permittee will provide an official Sundance Venue and Sponsor list and sign plan for the event. All handouts, flyers, banners and other signage, shall comply with the Park City Municipal sign code and be approved by the Planning Department.

~~12.~~10. The ~~2018~~2019 Sundance Film Festival will operate for ten (10) days, Sundance Institute reserves the right to review and make recommendations regarding the approval of any other Special Event Permit during this time.

~~13.~~11. Sundance shall report sustainability statistics in the debrief of the event.

~~14.~~12. Sundance shall have exclusive use of the areas as outlined in Exhibit A.

~~15.~~13. Sundance estimates overall attendance in ~~2018~~2019 will be 50,000. Sundance shall modify operations as directed by Staff to address any substantive ~~change in~~change in conditions created by the growth in attendance to the event with regards to maintaining public safety, traffic and transportation impacts to the City.

~~16.~~14. Sundance will address any requirements from the Fire Marshall, and Public Safety Personnel regarding placement of emergency staff and equipment. Sundance will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management and Park City Fire District.

PASSED AND APPROVED this Thursday, the 4th day of January, ~~2018~~2019

PARK CITY MUNICIPAL CORPORATION

City Manager, Diane Foster

Attest:

, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney