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

August 2, 2018

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

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

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

CLOSED SESSION

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

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

STUDY SESSION

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

Council Member Worel stated she spoke with the head of Mental Health Alliance about the stigma that surrounded mental illness. She asked how stigma and bias were connected. Zamora stated stigma was a social bias and he gave several examples. Mayor Beerman asked if understanding one's own implicit biases would help an individual move away from them. Zamora stated data was collected and analyzed so it could determine what actions could be changed. In working with the Park City leadership, Zamora found that there was no group think, and stated having diversity in the organization was beneficial.

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

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

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

WORK SESSION

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

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

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

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

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

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

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

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

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

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

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

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

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

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

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

Mayor Beerman indicated he and Diane Foster attended a Sundance meeting and spoke on the Arts and Culture District. He spoke at Bright Futures' first meeting and welcomed the new sophomores. He attended the Creekside Water Treatment Plant grand opening and enjoyed seeing the energy savings features. He noted he was appointed to the Utah Quality Growth Commission that focused on open space and agricultural issues across the State. He asked for a volunteer to give a short speech and shoot the start gun at the Tour of Utah. Council Member Worel offered to fill that need. Mayor Beerman thanked Council Member Gerber for covering the special meeting for him.

Communications Staff Report:

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

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

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

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

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

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

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

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

Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from July 12, 2018:
Council Member Gerber indicated Page Four, Line 18 indicated she was in favor of deed restrictions, but she didn't want deed restrictions. Also, she requested more clarification on Page 18, Line 4 when she asserted the City shouldn’t lower the bar as far as it could just so a property could still fall in the Significant category.

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

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

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

VII) NEW BUSINESS

1. Consideration to Approve Resolution 21-2018, a Proclamation Declaring the Year of 2018 as "Great Salt Lake Council 100th Scouting Anniversary Year":
Ryan Zinc and Ryan Luther, Boy Scouts, read the proposed resolution to recognize Scouting's 100th anniversary.

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

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

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

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

2. Discuss Potential 2018 Treasure Hill & Armstrong General Obligation Open Space Bond:
Matt Dias, Assistant City Manager, and Nate Rockwood, Capital Budget, Debt & Grants Manager, presented this item. Dias reviewed the history with the Treasure Hill parcel and indicated this proposed bond was the end of many years of hard work by staff and the community to preserve this open space. He announced that the budget team had found enough funds to lower the bond amount to $48 million.

Dias indicated another iconic property was now available for preservation. Council asked for an analysis to determine if it was feasible for the City to purchase this parcel. Staff was recommending the purchase of the Armstrong property, and Dias noted it was due to the City's robust economy. Second homeowners paid for most of the amenities that were enjoyed by fulltime residents. He stated the Community Resort Sales Tax would pay the $3 million price for this property. There was a debate on whether to combine both properties into the bond or to keep the purchases separate. Staff recommended combining Treasure Hill and the Armstrong parcel in the bond that voters would vote on in November. He stated that Council would have to approve a resolution on August 16th that would submit the bond question to the voters in November.

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

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

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

Mayor Beerman opened the public hearing.

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

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

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

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

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

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

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

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

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

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

Mayor Beerman closed the public hearing.

Council Member Henney asked Dias to talk about the $45 million bond versus the $48 million bond whether or not the parcels were combined. Dias asserted $48 million was needed whether or not the parcels were combined. Council Member Henney stated he was in favor of preserving both parcels as a resident, but as a Council member he liked taking the bond to the voters, and he liked combining Treasure Hill with Armstrong to have one big piece of open space. He also liked the financial flexibility of combining both parcels. The intent was to preserve the properties and the bond was below $50 million so he was comfortable moving forward with putting the bond on the ballot.

Council Member Gerber wanted the community to have a good understanding of the situation. She stated the money for Armstrong was there, but if the Treasure bond was voted down, that would have lasting consequences. She wanted to make sure Council and staff did their jobs to educate the community about these opportunities. She knew the process was different for the two properties.

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

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

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

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

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

3. Consideration to Approve Ordinance 2018-45, an Ordinance Approving the Roadhouse Subdivision located at 1900 Park Avenue, Park City, Utah:
Laura Newberry, Planner, indicated the subdivision would be created from a metes and bounds description. The owners would also replace all the trees in kind.

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

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

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

4. Consideration to Approve Ordinance 2018-46, an Ordinance Amending the Land Management Code of Park City, Utah, Chapter 15-1-18 Appeals and Reconsideration Process and Chapter 15-1-21 Notice Matrix:
Bruce Erickson, Planning Director, indicated the LMC amendments were made to meet State requirements. This was originally done in 2017, but the language was cleaned up.

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

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

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

5. Consideration to Ratify the Findings of Fact, Conclusions of Law and Order Granting in Part and Denying in Part for the Appeal of the Historic Preservation Board's Decision Regarding the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue:
Hannah Tyler, Planner II, requested a continuance of this item because staff was working on language with the appellant.

Council Member Joyce stated there were three requests and he didn't see that the request to raise up the structure had been addressed. Tyler stated that was not under review as part of the appeal. Harrington stated it would be explained when it came back on the 16th.

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

RESULT: CONTINUED TO AUGUST 16, 2018
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

VIII. ADJOURNMENT

IX. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

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

II. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)
Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

III.) NEW BUSINESS
1. Consideration to Approve a Contract with Rocky Mountain Power for Utility Extensions at the Woodside Park Phase 1 Housing Project that Shall Not Exceed $26,581.00 in a Form Approved by the City Attorney:
Jason Glidden, Affordable Housing Manager, stated this was a contract with Rocky Mountain Power to upgrade the power needs to Woodside Phase 1.

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

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

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

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

IV. ADJOURNMENT

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

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

CLOSED SESSION

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

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
EXCUSED: Council Member Ware Peek

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder

Donna VanBuren
2125 Webster Dr.
Park City, UT 84060

8-2-18

To Honorable Mayor Andy Beerman and the Park City Council

NAME	CITY
Agree: Sally Elliott	Park City
Agree: Torch Elliott	Park City
Agree: Maureen Rishi	Park City
Agree: Satish Rishi	Park City
Agree: Mrs. Eric Anderson	Park City
Agree: Reagan Smith	Park City
Agree: Tom Purcell	Park City
Agree: Melanie Louis	Park City
Agree: Fred Woods	Park City
Agree: Emily Elliott	Park City
Agree: Craig Elliott	Park City
Agree: Jon Jessup	Park City
Agree: Megan Jessup	Park City
Agree: Julia Jessup (she just turned 4 so it may not count, but she strongly agreed, because she's been to the farm!)	
Agree: Tim Fehr	Park City, Last Sun at the Cove
Agree: Jackie Fehr	Park City, Last Sun at the Cove
Agree: Eric Anderson	Park City
Agree: Rob Slettom	Park City
Agree: Faye Slettom	Park City
Agree: Frankie Ford	Park City
Agree: Scott Quai	Park City
Agree: Judy Perry	Park City Associate Broker for Berkshire/Hathaway

PARK CITY MUNICIPAL'S

FISCAL YEAR 2018 BUDGET

Evolving and sustaining a complete community

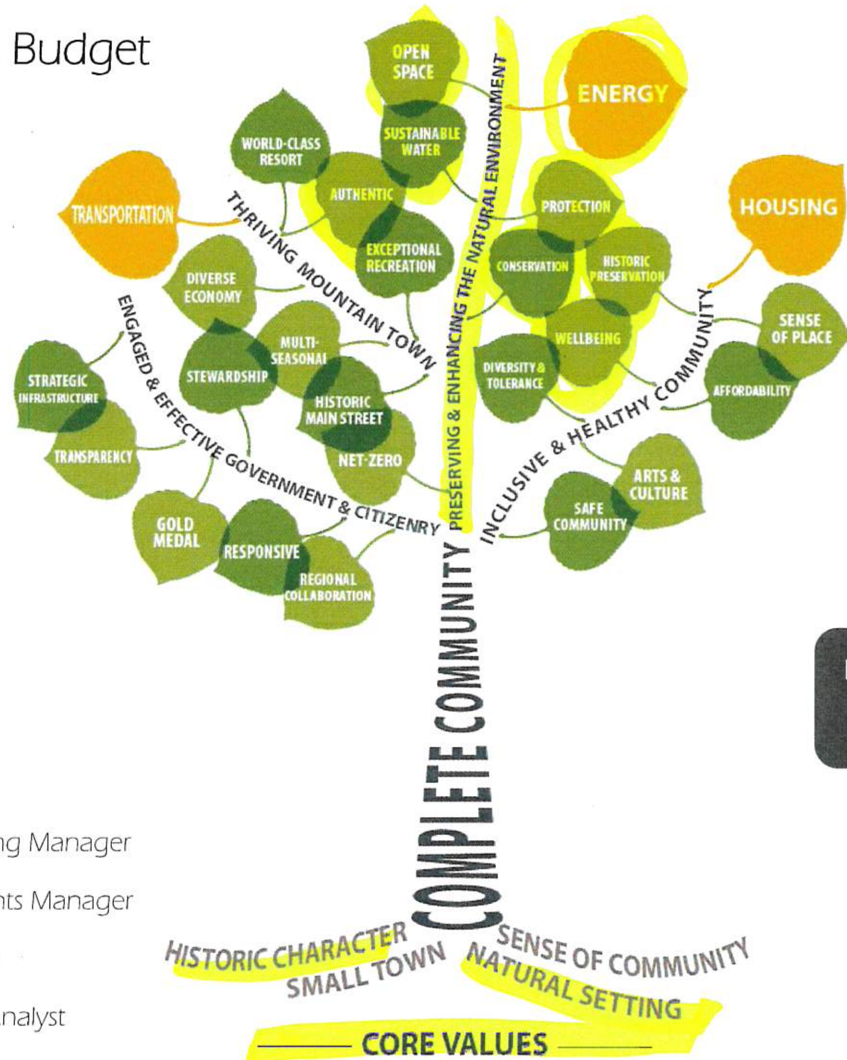
City Manager Recommended Budget

Adjusted Budget Fiscal Year 2017

Annual Budget 2018

Submitted to Park City Council

Volume II



LONG-TERM

STRATEGIC

Prepared by:

Diane Foster—City Manager

Jed Briggs—Budget Operations & Strategic Planning Manager

Nate Rockwood– Capital Budget, Debts, and Grants Manager

Kory Kersavage—Performance and Budget Analyst

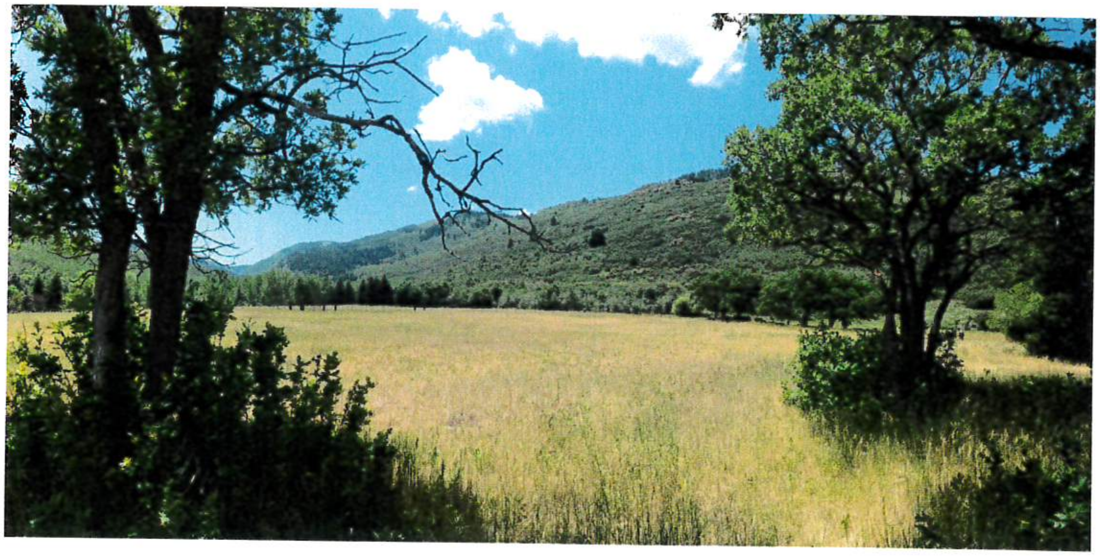
John Umbel—Capital Budget, Debts, and Grants Analyst

Information from Utah Open Lands (UOP)

with a few points bolded and highlighted,

for emphasis from me.

It's Up to You – [It's Up to Us!]



Protection of these pastures is a critical first step for any additional preservation.

Utah Open Lands has been working with the land-owning families for years; **this property is adjacent to the approximate 136 acres of Armstrong Family Thaynes Canyon Nature and Wildlife Preserve preserved in 2009, which is also conserved in perpetuity by Utah Open Lands.** Our continued and current negotiations with the landowners **aim to protect the only remaining undeveloped agricultural landscape within the Park City limits.**

Utah Open Lands is hopeful that the protection of the pastures will be make it possible to conserve additional family land.

WHAT'S THE THREAT of NOT PRESERVING THIS?

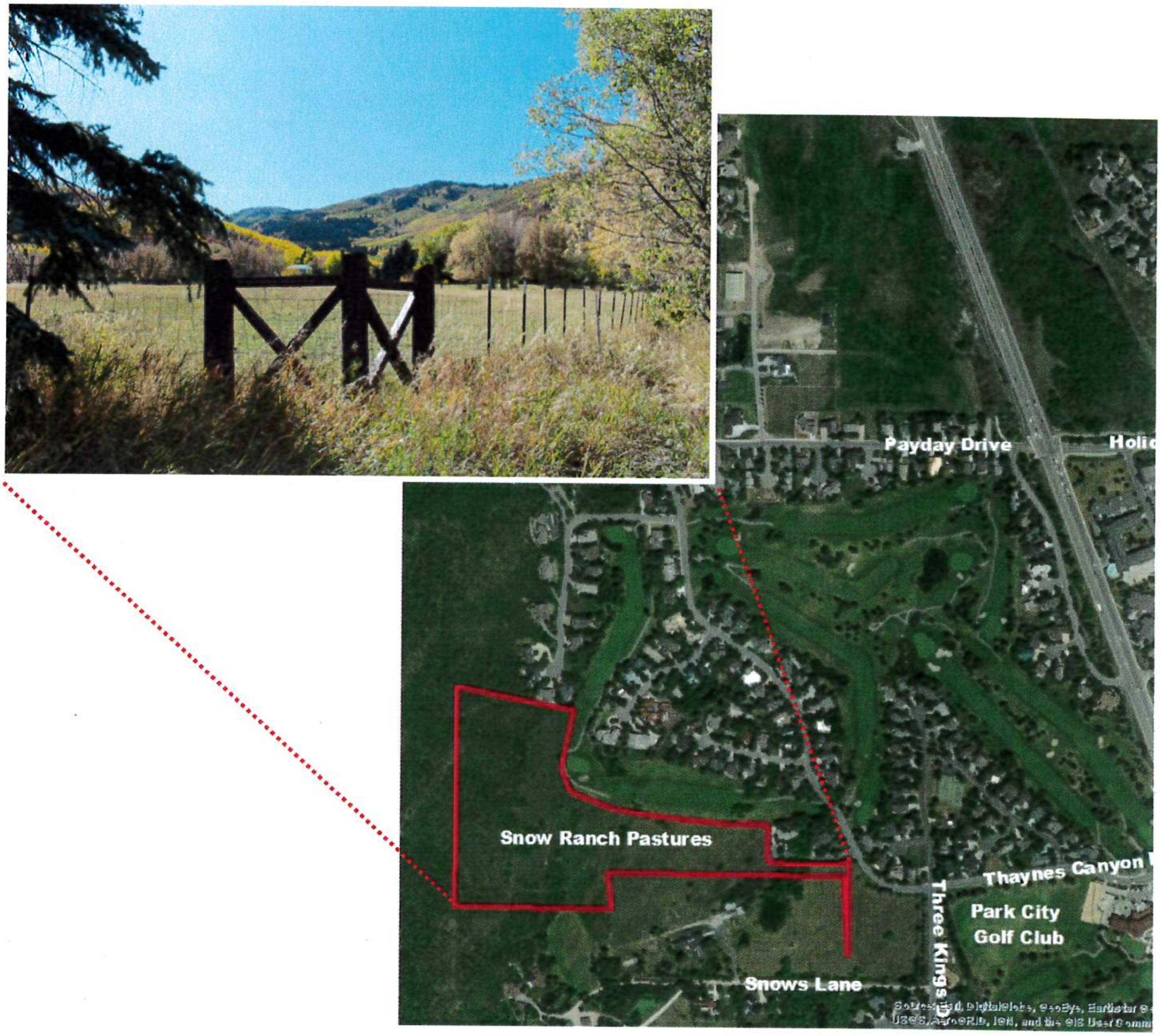
- INCREASED TRAFFIC CONGESTION
- 1/3 ACRE LOT DEVELOPMENT
- LOSS OF LOCALLY PRODUCED AGRICULTURE
- LOSS OF WILDLIFE HABITAT
- LOSS OF SCENIC VIEW
- LOSS OF OPEN SPACE

WHAT'S AT RISK by NOT PRESERVING THIS?

- HEIRLOOM AGRICULTURE
- CRITICAL WILDLIFE HABITAT
- SCENIC VIEWSHEDSOPEN SPACE
- The landowning families - two side of the Armstrong's - are committed to ensuring that this type of heritage agriculture will be protected as a function of the conservation easement on this property. Public access to some of the property will be discussed in the event of the involvement of Park City. It is important that sustainable heirloom agricultural can continue to operate on the land.
- Due to the conservation ethic of the landowners, Utah Open Lands is able to save this land from development at a reduced value of $6 million, **which is 63% less than the appraised value. The purchase price of the conservation easement will forever safeguard this land.**

WHAT WILL BE PRESERVED?

- 19 ACRES OF OPEN FARM GROUND
- UNIMPEDED SCENIC VISTAS
- ELK, DEER, MOOSE, FOX, SONGBIRDS, SANDHILL CRANES, RAPTORS & OTHER WILDLIFE HABITAT



The 19-acre property is within the city limits of Park City and is zoned for 3 lots per acre. **It is one of the last unprotected agricultural heritage landscapes within Park City limits and its protection is truly up to you. [It's up to all of us!]**

(This is not an approved development plan, but a representation of existing zoning.)

Show your support and [save the19 acres of the Armstrong Family Farm!]