



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
July 18, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the for the purposes and at the times as described below on Thursday, July 18, 2019.

CLOSED SESSION - 3:00 p.m.

To Discuss Property, Personnel, and Litigation

WORK SESSION

4:15 p.m. - Interviews for Historic Preservation Board Vacancy
[Historic Preservation Board Member Interview Staff Report](#)

4:50 p.m. - Council Questions and Comments

5:00 p.m. - Discuss PCMC Financial Contribution for Friends of the Children's Justice Center
[Children's Justice Center Donation Staff Report](#)

5:20 p.m. - Carbon Footprint Update- Buildings & Outdoor Lights
[Carbon Footprint Building and Lights Staff Report](#)
[Attachment A: Figures](#)

5:50 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Consideration to Appoint Eden Cooper, Emma Garrard and Meg Steele to the Recreation Advisory Board (RAB) for a Term Expiring July 2022
(A) Public Input (B) Action
[RAB Appointment Staff Report](#)

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report

1. Free Wireless in City Park
[Free Wireless Staff Report](#)

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

V. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from June 27, 2019
[June 27, 2019 Minutes](#)

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Amendment No. 2 to the Agreement, in a Form Approved by the City Attorney, with Alder Construction Company for Design Support and Shop Drawing Process Services in an Amount Not to Exceed \$61,336.00
[3KWTP Preconstruction Services Amendment Staff Report](#)
2. Request to Authorize the City Manager to Sign a Professional Service Agreement, in a Form Approved by the City Attorney, with AJM & Associates for a Summer On Board Transit Survey in an Amount Not to Exceed \$39,803.00
[Summer On Board Transit Survey Staff Report](#)
[Appendix A: Summer Budget On Board Survey](#)
[Appendix B: HOA Survey Results Winter 2019](#)
[Appendix C: On Board Survey Results Winter 2019](#)

VII. NEW BUSINESS

1. Consideration to Approve Ordinance 2019-40, an Ordinance Approving the 526 Park Avenue Plat Amendment Located at 526 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action
[526 Park Avenue Staff Report and Ordinance](#)
[Exhibits B-G](#)
2. Consideration to Approve Ordinance 2019-41, an Ordinance Approving the Hulbert Subdivision Located at 1503 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action
[1503 Park Avenue Staff Report and Ordinance](#)
[Exhibits B-I](#)
3. Consideration to Approve Resolution 16-2019, a Resolution Regarding Park City's Position on the Preferred Alternative Identified in the State Route 248 Environmental Assessment
(A) Public Hearing (B) Action
[SR 248 Staff Report](#)
[SR 248 Resolution](#)
[Resolution Attachment: Corridor Entry Agreement - 2006](#)

VIII. CLOSED SESSION

To Discuss Property, Personnel, and Litigation

IX. 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: July 18, 2019

Submitted by: Jessica Nelson

Submitting Department: Planning

Item Type: Work Session

Agenda Section:

Subject:

4:15 p.m. - Interviews for Historic Preservation Board Vacancy

Suggested Action:

Attachments:

[Historic Preservation Board Member Interview Staff Report](#)

Interview Schedule

July 18, 2019

START	END	INTERVIEW
4:15	4:20	<i>Council Interview Prep</i>
4:20	4:30	Dalton Gackle
4:30	4:40	Tana Toly
4:40	4:50	Ivan Knauer

Board Information

Puggy Holmgren	Term: 05/17 – 05/20
Douglas Stephens	Term: 05/15 – 05/21
Lola Beatlebrox	Term: 05/17 – 05/20
John Hutchings	Term: 05/17 – 05/20
Jack Hodgkins	Term: 05/15 – 05/21
Randy Scott	Term: 05/15 – 05/21
Jordan Brody	Term: 05/18 – 05/21 *Resigned

There is one (1) Historic Preservation Board (HPB) position available for appointment at this time. The selected Appointee will be fulfilling the remainder of resigning member Jordan Brody's term. As such, it shall only go until the current expiration date of his term, which is 05/2021.

The Historic Preservation Board members have special priorities and qualifications outlined in Section 15-11-2 (B) of The Land Management Code:

“Members of the HPB shall serve terms of three (3) years. The terms shall be staggered. Terms may expire May 1, however, members of the HPB shall continue to serve until their successors are appointed and qualified.”

“It is the first priority of the City Council that the HPB have technical representation in Historic Preservation, therefore, when vacancies occur and if appropriate, it shall be the first consideration of the City Council to ensure that there is a licensed architect, or other professional having substantial experience in rehabilitation-type construction, serving on the HPB, and secondly that there is representation from the Park City Historical Society.” Currently, the requirements of LMC 15-11-2 are being met by the existing Board Members, with the exception of a Member being a licensed architect.

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

4:50 p.m. - Council Questions and Comments

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Jed Briggs

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

5:00 p.m. - Discuss PCMC Financial Contribution for Friends of the Children's Justice Center

Suggested Action:

Staff is recommending that Council consider contributing \$75,000 in funding for the Friends of the Children's Justice Center capital campaign by amending the FY20 budget.

Attachments:

[Children's Justice Center Donation Staff Report](#)



City Council Staff Report

Subject: PCMC Financial Contribution for Friends of the Children's Justice Center
Author: Jed Briggs, Budget Operations and Strategic Planning Manager
Department: Budget Department
Date: July 18, 2019
Type of Item: Administrative

Summary Recommendation

Staff is recommending that Council consider contributing \$75k in funding for the Friends of the Children's Justice Center capital campaign by amending the FY20 budget.

Analysis

Staff is asking Council to consider contributing \$75k to the Friends of the Children's Justice Center for their capital campaign. Utah has the highest reported incidence of child abuse in the country. 1 in 4 girls and 1 in 6 boys are sexually abused before the age of 18. Only 2% of the perpetrators are a stranger to the victim, which means the other 98% are friends, relatives, caretakers, or family acquaintances. Sadly, our mountain town is no exception to these statistics. Fortunately there is a place where families can begin to put their lives back together. Since its inception in 2012, the Summit County Children's Justice Center (CJC) has served over 1000 children of abuse and their families and the number of cases continues to increase annually.

The center is designed to make children feel comfortable and safe when they are meeting with investigators and other team members about allegations of abuse. Professionals from several different agencies collaborate on each child's case. This team approach increases coordination among child protection and criminal justice agencies, allowing them to track a child's progress through the investigation, judicial process, and health care treatment.

Specially trained professionals talk to children about the alleged abuse they have experienced. The goal is to minimize trauma to the child by reducing the number of times a child must talk about his or her experience. The center provides abused children and their families with referrals for support services, such as mental health therapy, medical care, and victim resources. Multi-disciplinary team members receive ongoing training to ensure that children receive the most professional care possible.

Child abuse affects EVERY area in Summit County. It occurs regardless of socioeconomic status, educational background or ethnicity and the incidence is increasing as our community grows.

The Friends of the Children's Justice Center, the nonprofit organization formed to secure a standalone facility for the Summit County Children's Justice Center, is asking the community for help. The organization is trying to raise \$800,000 before Sept. 1 to pay off the mortgage for the property that will serve as the new location for the Children's Justice Center. The property, located on Silver Summit Parkway, was purchased in October.

Friends of the Children's Justice Center is in the middle of a capital campaign to raise money to cover the necessary renovations to make the facility operational and create an endowment. The mortgage needs to be paid in order to start the renovations.

The Children's Justice Center is currently located in the Sheldon Richins Building in Kimball Junction next to the state Division of Motor Vehicles office. It is the only center in the state that does not operate out of a separate, standalone facility. It is part of the Utah Attorney General's Office's Children's Justice Program and operates under the auspices of the county attorney's office. Operation of the Children's Justice Center is funded by Summit County, as well as the Utah Legislature, federal grants and private donations.

Also of note, Park City police detectives, case workers, prosecutors, and victim advocates work with Summit County and the CJC team on child abuse investigations in the current CJC.

The \$75k could be spent out of the General Contingency account. The General Contingency is set up to address unanticipated costs necessary to fulfill the objectives of Council and the City's goals and mission. There are no special restrictions on these funds and if unused, they carry forward to the 2020 General Fund Balance. At this point, staff believes we have sufficient remaining FY19 contingency funds to allocate \$75k for the CJC. Thus, Council could use contingency funds from last fiscal year to cover the CJC capital campaign. This would be a one-time special allocation which is unrelated to the City's Special Service Contracts process. If Council chooses to do this, the FY20 budget will be amended in order to reflect this change.

Recommendation

Staff recommends Council give direction if they would like to amend the budget to contribute funding to the CJC capital campaign in the amount of \$75k.

Department Review

The Budget, Legal, and Executive Departments have reviewed this report.

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Darcy Glenn

Submitting Department: Sustainability

Item Type: Work Session

Agenda Section:

Subject:

5:20 p.m. - Carbon Footprint Update- Buildings & Outdoor Lights

Suggested Action:

Attachments:

[Carbon Footprint Building and Lights Staff Report](#)

[Attachment A: Figures](#)



City Council Staff Report

Subject: Carbon Footprint Update- Buildings & Outdoor Lighting
Author: Darcy Glenn
Department: Sustainability
Date: July 18th, 2019
Type of Item: Informative

Executive Summary

The Park City Municipal Corporation (PCMC) carbon footprint can be divided into three components: (1) Buildings & Outdoor Lighting (32%), (2) Water Treatment & Distribution (40%), and (3) Transportation (28%). This report provides the 2016-2018 analysis of the Buildings & Outdoor Lighting carbon footprint. Buildings & Outdoor Lighting's Carbon footprint was 5,288 metric tons in 2017, a decrease from 2016. In 2018, the carbon footprint increased to 6,217 metric tons. 91% of this increase was due to increase in city-owned facilities, and 9% was due to weather and changes in operating hours (Figure 1).

Abbreviations

CO₂e- Carbon dioxide equivalent

HDD- Heating degree days

PC MARC- Park City Municipal Athletic & Recreation Center

PCMC- Park City Municipal Corporation

WTP- Water treatment plant

Background

- On March 24, 2016, City Council elevated Energy to a Critical Priority and set a goal of net zero carbon emissions for municipal operations by 2022 and citywide by 2032. ([link](#))
- On October 12, 2017, Park City established a net-zero energy performance standard for all new buildings, facilities and major renovations ([link](#))
- On November 29, 2018, City Council voted to accelerate this goal to 2030 and invite other local governments to set similar ambitious goals. ([link](#))
- On May 2, 2019, Environmental Sustainability presented the Water Treatment & Distribution section of the 2017 & 2018 carbon footprint. ([link](#))
- On May 29, 2019, Environmental Sustainability presented the Transportation section of the 2017 & 2018 carbon footprint. ([link](#))

Discussion

Methodology:

The municipal carbon footprint was broken into three scopes for the sake of interjurisdictional comparisons. Collected data was entered into ClearPath, an industry-standard tool for calculating CO₂e emissions. ClearPath was created by ICLEI-Local Governments for Sustainability. No Scope 3 emissions were seen in the Buildings & Outdoor Lighting report.

Scope 1: Reflects emissions from fuels burned by sources owned or controlled by PCMC. It covers all natural gas used by municipal buildings and facilities. The Finance Department's billing numbers were confirmed by Dominion Energy. Summit Energy and Questar Gas have also provided gas to PCMC's.

Scope 2: Reflects carbon emissions due to electrical use within municipal boundaries. The electrical use information came from Rocky Mountain Power bills and was confirmed by their Complex Billing team. Both Buildings and Outdoor Lighting had Scope 2 emissions.

Outdoor Lighting:

Outdoor Lighting accounts for the second smallest portion, 2%, of the municipal carbon footprint. It encompasses all outdoor lighting including streetlights, traffic signals, holiday lighting, trail lights, etc. The electricity usage has decreased each year. Both increased efficiency and solar credits have contributed to the decrease in Outdoor Lighting's emissions.

Buildings:

The number of buildings using natural gas and/or electricity has fluctuated every year as buildings are built/purchased or sold. The number of buildings using natural gas or electricity is not straight forward. Some use only natural gas, some use only electricity, and some use both. Buildings using only electricity are outdoor facilities and some public restrooms. Buildings using only natural gas include water facilities (electricity is part of the water footprint) and affordable/transit housing (Park City pays natural gas when buildings are under construction/vacant/housing transit seasonal workers).

Scope 1- Natural Gas

Municipal natural gas use increased by 39% in 2018 (Figure 2). The net 18 buildings added to the municipal natural gas profile accounts for 92% of the 2018 increase in natural gas used. These buildings included the Mine Bench, Affordable Housing units, Creekside WTP, the Arts and Culture District, and Transit Housing.

The remaining 8% of the natural gas increase was a result of colder weather, increased operations, and upkeep. HDDs are the number of degrees that a day's average temperature is below 65°F and quantify a building's heating requirements. There were 7,974 HDDs in 2018 compared to 7,827 in 2017, so more heat was needed to warm municipal buildings. Changes in operations, including expanded hours and expanded months of operation, were also seen in a number of buildings around the city. Due to increased services the number of unoccupied hours in some buildings has diminished (Public Work, the Bus Bars, and PC MARC). These buildings can no longer take advantage of a lower energy "night-mode" for heating. Other buildings, such as Kimball Junction Transit Center, only operated for part of 2017 and now operate year round. The number of days the Tennis Bubble was in use also increased.

Building Maintenance has worked diligently to fix operational issues associated with increased natural gas use. For example, fixing a persistent leak in the MARC pool saved a significant amount of natural gas. They have also worked to fix broken bus doors and faulty heating sensors at Public Works, which creates a more energy efficient building envelope.

Scope 2- Electricity

Solar electricity usage for Buildings and Facilities has increased yearly since 2016 (Figure 3). Currently, 20% of the electricity is covered by solar production and solar credits. In 2022, PCMC's electrical generation will transition to 100% renewable sources with zero emissions.

The increase in the number of City buildings accounts for 88% of the 2018 increase in municipal building electricity use (Figure 3). The net six buildings added to PCMC's electricity bills are associated with the Arts and Culture District and the Mine Tunnel. Operational changes and weather account for the other 22% of the electricity increase. Operational changes, such as changes in hours (Public Works, Kimball Junction Transit Center) or building use (Lucky Ones

in Library). The Library's heating system, for example, is electric with a natural gas backup, so colder weather influenced winter electricity use.

Building Profile: PC MARC Complex

The PC MARC uses the most electricity and natural gas of all municipal buildings. The MARC's electrical usage for the entire complex increased yearly since 2016. Due to program increases, the PC MARC is nearly a 24-hour building with virtually no low-energy "night mode". Natural gas usage is separated between the Rec Building & Lap Pool, and the Tennis Bubble & Leisure Pool. Both buildings decreased their natural gas usage in 2017, and increased in 2018. The increase in the Rec Building & Lap Pool is due to a leak in the lap pool, which increased water heating needs. The Bubble was operation for about 5 additional days in 2018.

Building Profile: Mine Bench

In 2018, Park City started using the Mine Bench for plow storage, welding, joint Streets/Parks/Building Maintenance meetings, equipment storage, etc. In terms of natural gas usage, adding this building is similar to adding another PC MARC to the footprint. The building is a wide-open space with minimal insulation. The majority of the building is heated by a single air vent. To improve natural gas use, the new office spaces are enclosed and have high efficiency heaters. The building department continues to seek energy efficiency improvements.

Building Profile: Quinn's Junction Water Treatment Plant

Quinn's Junction WTP's natural gas use has decreased 31% from 2017 to 2018. The Water Department achieved significant savings by implementing temperature zones to better match the space's purpose. For example, the water treatment equipment can be kept much cooler than office work spaces or chemical storage. Additional saving strategies include: adding a solar wall, jackets for employees working in colder areas, reducing the size of loading doors, etc.

Moving Forward:

In 2022, electricity emissions for both the Outdoor Lighting and Buildings & Facilities will be zeroed out as we switch to renewable electricity. To meet our 2022 municipal climate goals, actions must be taken to reduce natural gas use in buildings. The next steps include:

- Increasing building envelope efficiency measures.
- The electrification of building heating wherever feasible.
- Understanding how people use city buildings and enacting systemic changes to reduce heating needs
 - o In June, a pilot project kicked off to audit the technical and behavior factors contributing to City Hall energy usage.
 - o The Environmental team plans to conduct another Energy Roadshow with municipal teams to deepen understanding on how to reduce energy usage.
- The Mine Bench, in particular, should be considered for natural gas reduction.

Department Review

Sustainability, Legal, Executive

Attachments

Attachment A: Figures

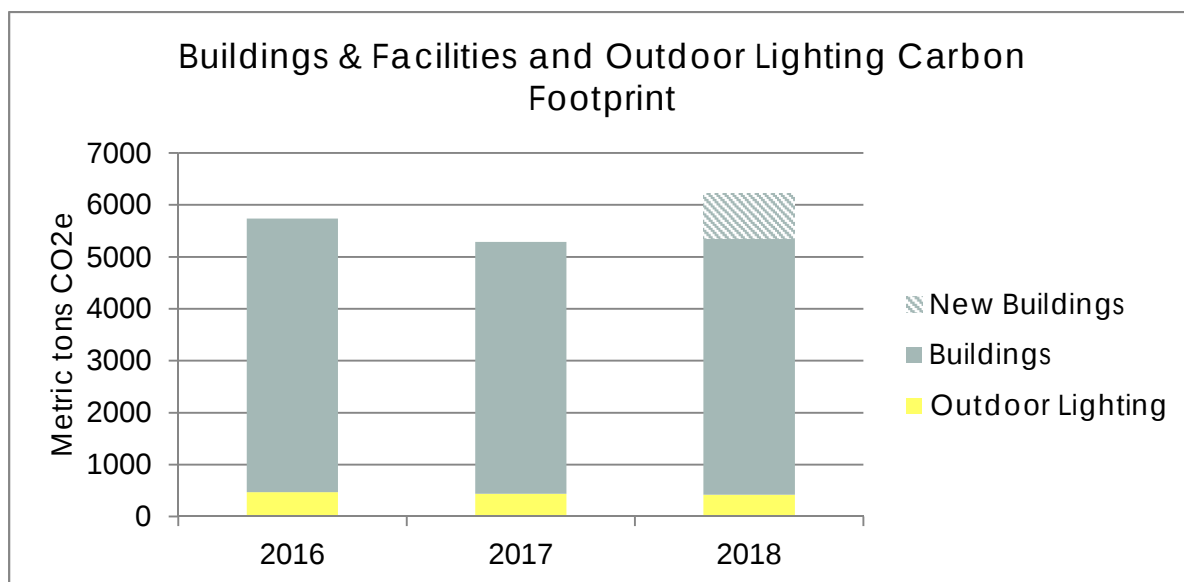


Figure 1: The carbon footprint of Buildings & Facilities and Outdoor Lighting. New building and facilities account for 91% of the increase in PCMC's carbon footprint.

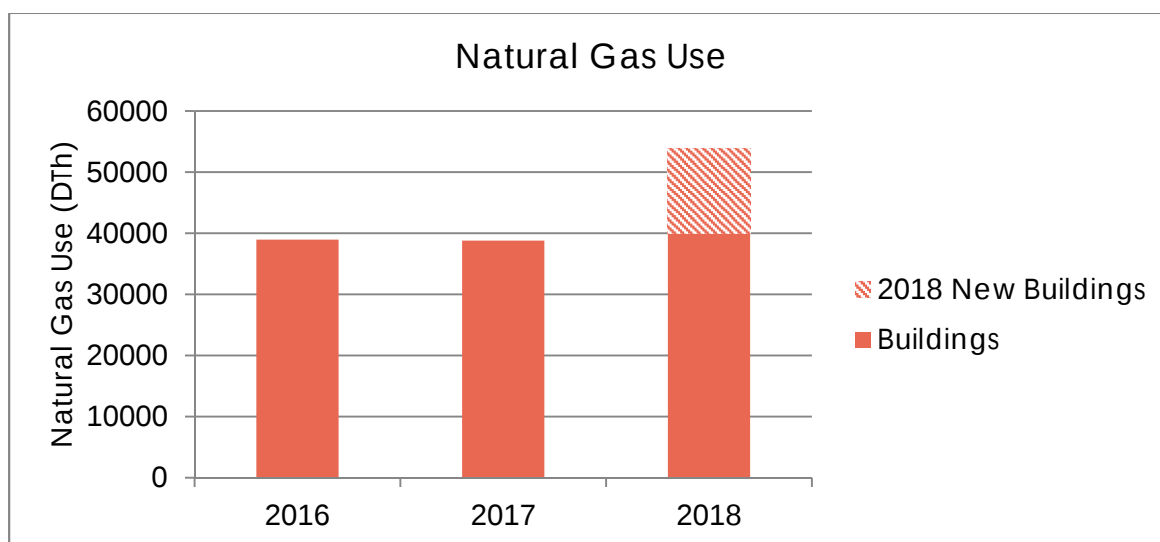


Figure 2: Natural gas use decreased 0.4% in 2017 and increased 39% in 2018. These numbers have not been adjusted to the changes in weather. Most of the increase, 92%, is the result of new buildings being incorporated in the PCMC's natural gas profile.

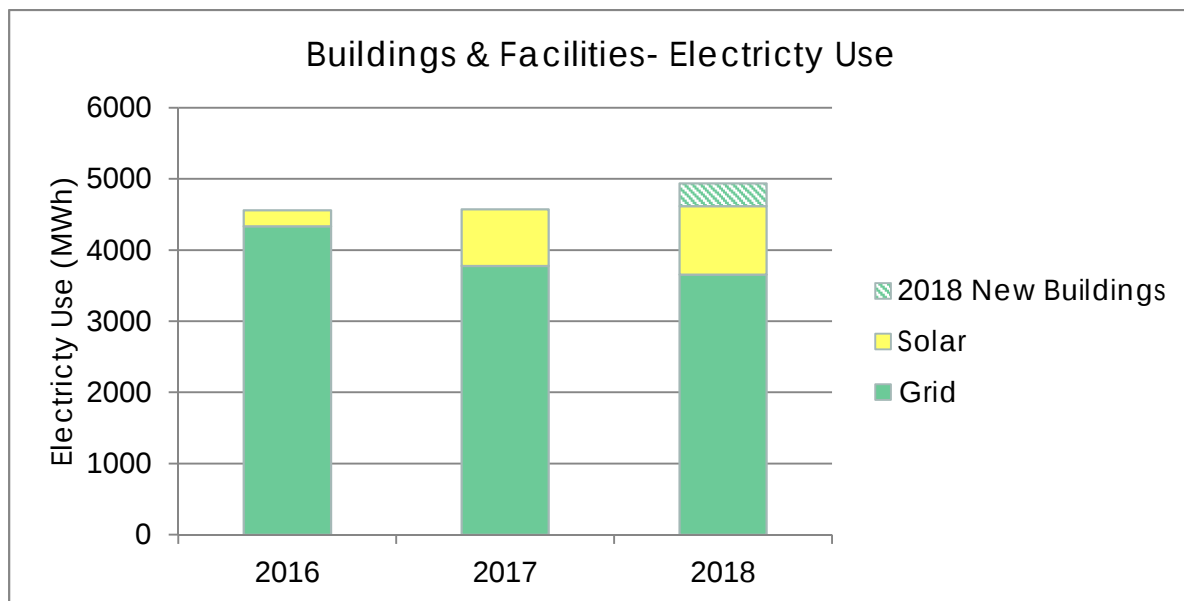


Figure 3: In 2018, 20% of Building & Facilities' electricity came from solar. This is up from 17% in 2017 and 5% in 2016. Electricity use has increased yearly. In 2022, emissions from all electricity use will go to zero.

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

5:50 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Ken Fisher

Submitting Department: Recreation

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Appoint Eden Cooper, Emma Garrard and Meg Steele to the Recreation Advisory Board (RAB) for a Term Expiring July 2022
(A) Public Input (B) Action

Suggested Action:

Attachments:

[RAB Appointment Staff Report](#)



City Council Staff Report

Subject: RAB Appointments
Author: Ken Fisher, Recreation Manager
Department: Recreation
Date: July 18, 2019
Type of Item: Administrative

Summary Recommendation

Appoint Eden Cooper, Emma Garrard and Meg Steele to the Recreation Advisory Board (RAB) for a term expiring July 2022.

Executive Summary

- June 28, 2019 Council member Lynn Ware-Peek and Recreation Manager Ken Fisher interviewed three applicants for open seats on RAB.
- August 17, 2017 City Council amended the ordinance that governs RAB to change the number of members from seven to a range of between five and nine members. This allows City Council to appoint all three applicants to RAB.

Background

There are currently up to four Recreation Advisory seats available for appointment. Eden Cooper, Emma Garrard and Meg Steele will all be new board members appointed to terms that will run till July 2022. Meisha Lawson termed out and was not eligible to reapply. Cabot Woolley decided to not reapply.

The Recreation Advisory Board will be made up of the following members:

Name	Term
Jane Campbell	July 2020
Ed Parigian	July 2020
Eric Hoffman	July 2020
Bret Isaacson	July 2020
Sebe Ziesler	July 2021
Eden Cooper	July 2022
Emma Garrard	July 2022
Meg Steele	July 2022

Department Review

Recreation, Legal & Executive reviewed this report

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Ken Fisher

Submitting Department: Recreation

Item Type: Staff Report

Agenda Section:

Subject:

Free Wireless in City Park

Suggested Action:

Attachments:

[Free Wireless Staff Report](#)



City Council Staff Communications Report

Subject: Free Wireless in City Park
Author: Ken Fisher, Recreation Manager
Department: Recreation
Date: July 18, 2019

Wireless in City Park

With the help of the IT Department the Recreation Department has installed “Free Wireless” in City Park. The signal is broadcast from outside the City Park Building and covers most of the northern end of the park but not as far as the tennis courts.

Users need to search for the “Park City Guest” network. They will then be prompted to accept the terms & Conditions. This will then connect them to the main page of the Library website. This is the same procedure that is used at the PC MARC & Ice Arena to access the wireless network.

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

Consideration to Approve the City Council Meeting Minutes from June 27, 2019

Suggested Action:

Attachments:

[June 27, 2019 Minutes](#)



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

June 27, 2019

The Council of Park City, Summit County, Utah, met in open meeting on June 27, 2019, at 3:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property at 3:05 p.m. Council Member Henney 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 4:40 p.m. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Discuss Park City Annexation Policy Plan:

Rebecca Ward and Bruce Erickson, Planning Department, and Heinrich Deters, Open Space Manager, presented this item. Ward explained there were two new developments which made this topic timely: the Town of Hideout proposed an expansion to their area and the Military Installation Development Authority (MIDA) project proposed an expansion to their area. She displayed a 2014 map of the area. Erickson stated Hideout wanted to annex all the property north of SR 248 north of Hideout, south of SR 248 including Snow Ridge, all of Richardson Flat across Highway 40 and south of SR 248, including the Mayflower parcels. He then showed the proposed expansion of MIDA including the entire west side of the lake south of the Summit County boundary, which was part of Hideout's proposed expansion area. He also displayed the regional plan, and noted the Quinn's Junction area had the same density as the Summit County plan. Mayor Beerman asked if the Jordanelle Special Service District (JSSD) had a restriction on it, to which Erickson affirmed.

Four alternatives were presented: the Expansive Annexation Expansion Area (AEA) would include all Richardson Flat, JSSD, Clark Ranch, Round Valley, private property, Bonanza Flat, and the water tank parcels. Erickson stated in order to annex into Wasatch County, the City would need approval from Wasatch County. The Moderate AEA included the above except Bonanza Flat. The Limited AEA included Richardson Flat, JSSD, and Clark Ranch. The fourth alternative was to do nothing.

Erickson stated the Moderate AEA alternative was staff's recommendation because a two year study would be needed to consider Bonanza Flat. Council Member Joyce asked if a two year study was needed in order to have the expansion area or was it just needed for the actual annexation. Erickson stated there were requirements in the State law, but they were not hard to accomplish. Council Member Joyce asked if there was a minimalist way to include Bonanza Flat in the annexation area. Margaret Plane, Special Counsel, stated the Planning Commission needed to consider the criteria, but the City wouldn't need approval from Wasatch County to include it in the plan. There were different criteria the City would have to meet for the actual annexation. Council Member Joyce favored putting everything in the plan and then different parcels could be considered for annexation at different time periods. Plane agreed that an expansive proposal could be included in the plan.

Mayor Beerman stated the priority was Richardson Flat as well as Stone Ridge. Wasatch County expected the City to include Bonanza in the plan, so he was inclined to include it all in the plan. Erickson felt the plan could be ready within six months. Plane added there were three required meetings that had to be properly noticed. The Council favored proceeding with the Expansive AEA proposal.

Building Permit Software Update:

Dave Thacker, Building Official, Anne Laurent, Community Development Manager, and Michelle Downard, Resident Advocate, presented this item. Thacker indicated the building permit software was implemented in June and was customer friendly. Since implementation, 210 applications were entered in the system. Staff received great feedback from the customers, both compliments and criticisms. The number of customers waiting for in-person help as well as the wait time to receive help had been greatly reduced. He indicated the outreach to contractors and engineers for training sessions had been successful. Thacker gave a brief overview of the software and the process customers encountered when using it.

Thacker indicated Downard was working on a survey that would be linked to the customer's email, so the City could receive feedback on each customer's experience. He also noted additional permits would be added to the system in the future, such as fire and road permits.

Laurent was confident this software would help with tracking, efficiency and greater feedback that would help with process change implementation.

Council Member Worel asked if the software would have the capability to answer customer questions. Thacker stated there was a spot to add a Frequently Asked Questions (FAQ) page. Council Member Ware Peek asked if staff could tell if the user was a contractor or a resident, to which Thacker responded in the affirmative. Council Member Ware Peek asked if each project from one builder was registered separately or just once. Thacker stated it would be under one user and then show all that user's projects. Council Member Ware Peek asked if the system would know what City zone the applicant was in. Thacker stated a GIS link that would overlay what zone the parcel was in was in the works, but currently the system could auto-populate the parcel's information based on the County records. He indicated the County information was updated quarterly into the software.

Council Member Joyce asked if he could conduct his business without having to come into the City Offices. Thacker stated the software eliminated the need to come into the City Offices. He noted there was a glitch with paying for the permit, but users could call Finance and pay over the phone. Council Member Joyce commented that he was pleased a survey was being drafted for the users.

Mayor Beerman asked that in addition to the FAQ, staff might consider a chat option. Thacker indicated the software vendor had the chat option and it would be implemented in July.

Mayor Beerman opened the meeting for public input.

Mike Sweeney stated he used the program and indicated it was a plus for the community. Staff was willing to help when he had issues using the program. He noted that it was important to post the permits in a conspicuous spot in the building zone. He wanted all to follow the rules for safety reasons.

Mayor Beerman closed the public input portion of the meeting.

2018 Annual Water Quality Consumer Confidence Report:

Michelle DeHaan, Water Specialist, presented this item. DeHaan stated the Consumer Confidence Report was a federal mandate that was implemented 15 years ago. She reviewed that a copy of the report was mailed to all residences and hard copies were placed in the library. It was available in both English and Spanish. One requirement was to report on all the City's water sources. DeHaan stated the water was tested for over 100 contaminants and the report included potential risks associated with the water.

DeHaan was pleased with the City's compliance to the water regulations. She stated that when the 3Kings Water Treatment Plant was finished, it would require more staff support. She also reviewed the continuous improvement programs in the Water Department, and stated the City was part of the State's Water Quality Alliance. She also hoped to join 300 other water utilities in the Partnership for Safe Water, and noted all three of the City's facilities would qualify to be in this organization.

Council Member Joyce asked if there was any testing at the tap. DeHaan stated there was a household test for lead and copper, and her team would test 20 homes in areas that had the highest risk for contamination. This test was done three years ago and the levels were very low.

Council Member Henney complimented DeHaan on the brochure, which was readable and understandable. Council Member Worel agreed and asked if there were other areas of outreach in case residents did not read the brochure. DeHaan stated last year she went on the radio and TV to educate the community. She was willing to do that again this year as well.

Council Member Ware Peek gave a suggestion for improving the brochure, noting the acronyms should be defined before the acronyms were used. She also asked how the homes were selected for testing. DeHaan stated there were guidelines that helped staff determine the areas.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

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

II) AWARDS AND RECOGNITION

1. 2019 Utah Library Association Awards - Recognizing Park City Library Executive Director Adriane Herrick Juarez and Library Board Member Margie Green Schloesser:

Becca Lael, Community Engagement Librarian, Adriane Juarez, Library Director, Jane Osterhaus, Library Board Chair, and Daniel Mauchley, Duchesne County Library Director and president-elect of the Utah Library Association, were present for this item.

Mauchley stated the distinguished career award was being given to Juarez. He reviewed that she had been a library director for the past 30 years, and with Park City for the last five years. Her accomplishments included creating the Library Leadership podcast, earning a Master's Degree in both Library Science and Business, leading renovation projects, serving on boards outside the library, and more.

Juarez stated she felt lucky that the City and Council supported the library to make it the vibrant place it was.

Lael stated Schloesser was given the Special Service of Libraries award since she was an advocate for libraries and did extensive fundraising. She lived in Park City for 19 years and volunteered with several organizations. Unfortunately, Schloesser was not in attendance.

III) APPOINTMENTS

1. Consideration to Appoint Bill Humbert and Reappoint Kristy Hoffman to the Library Board for Three-Year Terms Beginning July 1, 2019:

Adriane Juarez, Library Director, Jane Osterhaus, Library Board Chair, and Sarah Hall, Library Board Vice Chair, proposed to appoint Humbert and Hoffman for three year terms.

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

Council Member Worel moved to appoint Bill Humbert and reappoint Kristy Hoffman to the Library Board for three-year terms beginning July 1, 2019. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

**IV) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Staff Communications Report:**

1. Fourth of July Event Reminders

Council Questions and Comments:

The Council members reviewed the events and activities they participated in since the last meeting. Council Member Gerber asked that the boards and commission openings be listed on the City's Facebook page or Instagram sites. Linda Jager stated those openings were noticed in the newsletter and they would also appear in the Park Record. She also noted she would post them on social media.

Council Member Ware Peek stated a resident requested Prospector Park be renamed for a former City Manager Irene Lobel. Lobel was instrumental in preventing Prospector from becoming a Super Fun site.

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda.

Tracy Walton and Nicole Kennedy, Summit County Children's Justice Center (CJC). Walton indicated they purchased property to build a new facility, but they needed \$600,000 to pay off the mortgage so they could open their doors in the fall. Kennedy stated an email was sent to the City Council requesting funds to help them reach their goal.

Mayor Beerman closed the public input portion of the meeting.

VI) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 30, 2019:

Council Member Gerber moved to approve the City Council Meeting minutes from May 30, 2019. Council Member Worel seconded the motion.

RESULT: APPROVED

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

At the request of staff, Mayor Beerman elected to reorder the agenda as follows:

IX) PARK CITY REDEVELOPMENT AGENCY

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman	Present

Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Lynn Ware Peek Board Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, Secretary	
None	Excused

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

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

III) NEW BUSINESS

1. Consideration to Approve an Economic Development Grant for Lucky Ones LLC in the Amount of \$20,000:

Jonathan Weidenhamer, Economic Development Manager, stated Lucky Ones requested \$20,000 to buy a mobile coffee camper, which would expand their business and allow them to hire more staff. He reviewed the business had grown and prospered in the last two years.

Board Member Worel asked about insurance for the coffee camper. Taylor Matkins, owner, stated the insurance had been increased and would cover the coffee camper. Council Member Gerber asked if one of the owners would be with the camper. Katie Holyfield, owner, stated the camper would be reserved for different events so they would be able to schedule their time accordingly. It was indicated the Lucky Ones would be open for the July 4th event.

Board Member Ware Peek asked if Lucky Ones was still planning on expanding to include a bakery, using the Christian Center's kitchen. Holyfield stated the Center asked them to put a hold on that plan for the time being. Weidenhamer stated professionals were helping them with their business plan which helped a lot.

Mayor Beerman opened the public hearing.

1 Thom Brown stated he knew the founders, participants, employees and parents. The
2 parents stated the trajectory of their children's lives was changing because they worked
3 at Lucky Ones.

4
5 Mayor Beerman closed the public hearing.

6
7 Board Member Gerber moved to approve an economic development grant for Lucky
8 Ones LLC in the amount of \$20,000. Board Member Joyce seconded the motion.

9 **RESULT: APPROVED**

10 **AYES:** Board Members Gerber, Henney, Joyce, Ware Peek and Worel

11
12 Board Member Joyce moved to adjourn from the Park City Redevelopment meeting.
13 Board Member Gerber seconded the motion.

14 **RESULT: APPROVED**

15 **AYES:** Board Members Gerber, Henney, Joyce, Ware Peek and Worel

16
17 **IV) ADJOURNMENT**

18
19 The City Council reconvened and discussed New Business.

20
21 **VII) NEW BUSINESS**

22
23 **6. Consideration to Approve an Economic Development Grant in the Amount of**
24 **\$10,000 for Auntie Em's Homebaked Goods:**

25 Jonathan Weidenhamer, Economic Development Manager, introduced Emily Burney
26 and stated she was expanding her bakery into the Kimball Arts Center and was
27 requesting \$10,000 for a second employee and kitchen equipment. Burney thanked
28 Council for this opportunity.

29
30 Council Member Joyce stated he saw this business while at the farmer's market and
31 they were almost sold out. Council Member Gerber stated the bakery brought a lot of
32 life to the Kimball Arts Center.

33
34 Mayor Beerman opened the public hearing.

35
36 Pete Earle stated he knew the business owner for a while, when she just dreamed of
37 having a bakery here one day. He thought the home-owned businesses were needed in
38 town. He noted he was her husband.

39
40 Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve an economic development grant in the amount of \$10,000 for Auntie Em's Homebaked Goods. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

1. Consideration of Utah Open Lands Funding Request in the Amount of \$550,000 to Finalize the Purchase of Armstrong Snow Ranch Pasture:

Heinrich Deters, Open Space Manager, Wendy Fisher, Utah Open Lands Executive Director, and Nate Rockwood, Budget Manager, presented this item. Deters reviewed that Utah Open Lands (UOL) requested funds so that UOL could purchase the Armstrong parcel. He indicated he received 20 emails which were all in support of the funding request, and gave them to the City Recorder to include in the public record.

Fisher stated Carrie Armstrong announced that a conservation easement would be placed on the big red barn with no purchase required. This purchase plus the easement was a huge contribution to the community. Fisher stated UOL would still need \$385,000 in donations by June 30th in addition to the request that the City donate \$550,000, in order to make this open space purchase.

Rockwood explained the General Obligation bond that was issued to pay for the Treasure Hill and Armstrong properties, and indicated there was an extra \$1 million so this request fit within the authorized amount.

Mayor Beerman opened the public hearing.

Sally Elliott stated this was not just about open space, but was also about historic preservation.

Charlie Sturgis observed that he never heard buyers' remorse on open space that voters had purchased over the years.

Linda Dugin, with Jamie Peters and Rosemary Cariole, indicated land acquisition over the years required community support. She displayed the names of the 711 donors that contributed to the Armstrong properties thus far.

Suzanne Engelhardt, a second homeowner in Thaynes, stated it was clear that the community wanted to support what they had. She was willing to pay more taxes to get what she enjoyed so much.

Charlotte Browning, part time homeowner, stated she bought a home here because of the open space. She favored paying more taxes to preserve that open space.

1 Judy Hale supported the bond to finalize the purchase. She didn't want to lose the
2 Armstrong properties. She asked for Council support.

3
4 Robert Dugin was in business in Park City for 34 years. Having open space was one of
5 the things that made Park City special. He did not want to see 50 new homes and
6 construction in that area. He asked Council to donate to save the property.

7
8 Mike Sweeney stated he contributed to Armstrong and he pledged \$50,000 more to
9 save the open space.

10
11 Satish Rishi stated he came to Park City for the open space and the activity that was
12 found here. He asked that the City make up the difference needed to fund the purchase.

13
14 Sam Graham didn't own property in Park City, but donated to preserve this open space.

15
16 Ed Parigian supported the funding request and stated it was an opportunity that couldn't
17 be passed up. He stated there was a beautiful view from the golf course.

18
19 Sally Tauber supported this request. There was much wildlife on the property and that
20 was one reason the property should be saved.

21
22 Cheryl Fox, Summit Land Conservancy Executive Director, stated she actively
23 campaigned for the Treasure Hill and Armstrong open space bond last fall. She noted
24 preserving open space helped stall climate change. She requested that the City close
25 the funding gap entirely.

26
27 Ruth Drapkin stated the property was beautiful and historic and she supported the
28 request.

29
30 Susan Philips indicated the open space touched her soul and asked to make this
31 happen.

32
33 Bill Beckman stated he golfed and thought Hole Five was beautiful, and people
34 remembered that. He pledged to give more to reach the funding goal.

35
36 Mayor Beerman closed the public hearing.

37
38 Council Member Gerber thanked Rockwood for putting the City in a position that
39 enabled the City to fund this purchase. She thanked the residents who supported open
40 space. Council asked a lot from the residents and she supported this request.

Council Member Ware Peek thanked Fisher and Fox as well as Rockwood for their work. She also thanked Carrie Armstrong and stated this conservation easement made the deal a game changer. She supported this request.

Council Member Worel echoed the thank yous and also thanked the Armstrong family for their interest and commitment to conservation. She loved that everyone could participate in the public process. With all the comments she heard, there was not one negative comment. She supported the request.

Council Member Joyce stated it was amazing that the City could contribute and that it was within the \$48 million bond. It was a wonderful opportunity. Council Member Henney indicated there was a mandate and an opportunity. The City had the money and he supported the request.

Mayor Beerman looked to the core values of the City: small town, sense of community, natural setting, and historic character, and indicated this would encompass at least three of those values.

Council Member Joyce moved to approve the Utah Open Lands funding request in the amount of \$550,000 to finalize the purchase of Armstrong Snow Ranch Pasture. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve the Bonanza Flat Development Agreement with Wasatch County:

Heinrich Deters, stated Wasatch County drafted the proposed development agreement specific to the Bonanza Flat open space. Council Member Gerber asked if the diagram showed an accurate account of the spots that would be available in each location. Deters indicated there were 121 lots. Council Member Gerber noted the bigger lots were located at trailheads and asked about Lot 1. Deters stated the majority of that lot was located in Summit County and would have 11 spaces. He indicated that for now, the plan was not to add striping or parking blocks; only road base.

Council Member Worel asked if restrooms were located at the parking spaces. Deters stated there would be restrooms at the trailheads. Summit County would maintain and regulate those located in Summit County and Wasatch County would do the same for those located in Wasatch County.

Council Member Ware Peek asked how many restrooms were planned. Deters stated there would be a total of six restrooms, but one was being considered for mid-mountain.

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

Council Member Ware Peek moved to approve the Bonanza Flat Development Agreement with Wasatch County. Council Member Worel seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance 2019-35, and Ordinance Repealing Municipal Code Title 4A, Chapter 3, Outdoor Music Plazas:

Jenny Diersen stated Title 6 had the language for these plazas so repealing this code was a cleanup. Council Member Ware Peek asked how events would apply for amplified music. Diersen stated they would apply for a noise variance.

Mayor Beerman opened the public hearing.

Mike Sweeney reviewed the history of this code and stated it outlived its life.

Mayor Beerman closed the public hearing.

Council Member Gerber moved to approve Ordinance 2019-35, an ordinance repealing Municipal Code Title 4A, Chapter 3, Outdoor Music Plazas. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

4. Consideration of the Application to Remove a Significant Site from the Park City Historic Sites Inventory Located at 1060 Park Avenue:

Hannah Tyler, Senior Planner, and Craig Elliott, Elliott Workgroup, presented this item. Tyler stated the application was for a 1946 structure that was designated significant. She displayed a map of significant structures, including the affected property and explained the criteria for not being significant. Tyler indicated the structure complied with all three criteria. She noted the Historic Preservation consultant, Ann Oliver, had stated the local district had the authority for significant sites to be designated. It was noted this structure could not be on the National Registry.

Tyler stated this structure was built in the mining decline, when residents were moving out of town and buildings were being demolished. This was one of the few structures that remained intact.

Elliott addressed Item D in the determination, specifically the word "important" in that requirement. He looked at the Historic Design Guidelines and nothing addressed the mining decline era. He then referred to the National Register Bulletin, which stated ". . . the property's specific association must be considered important as well." This structure was considered World War II housing, but those were typically mass produced, which this one wasn't. He stated this house was not important in architecture and no important people lived there. He asked what the City was trying to say with that building. He proposed the building be removed.

Council Member Joyce didn't think the structure should be demolished with the reasoning that it was the only one and there were no other similar structures.

Council Member Gerber asked if all the historic significant homes fit in a designated type. Elliott stated not all the homes fit, but they all fell under other descriptions in the Land Management Code. Council Member Ware Peek asked if the cinder block would be exposed if the structure was restored. Elliott didn't know the answer to that.

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

Council Member Joyce asked Tyler if there were other examples that would fit the time frame, but had been destroyed. Tyler stated 1302 Norfolk was an example that was restored and noted there were others from this period as well. Mayor Beerman clarified that this was deemed significant from the local perspective. Council Member Henney stated 1930-1962 Park City was referred to as a ghost town, so it was logical that not many of these structures were built. He thought there would have to be a strong argument to overturn the recommendation of the Historic Preservation Board (HPB). Council Member Worel agreed that if the HPB voted unanimously then she would have a hard time overturning that. She also referred to Page 11 of the staff report and stated this structure was even more precious because it was so rare.

Margaret Plane indicated the burden of proof was on the applicant to show that the City findings were wrong. Elliott stated he was not asked to prove that something was significant, but to show examples to prove it wasn't significant.

Council Member Joyce moved to deny the application to remove a Significant site from the Park City Historic Sites Inventory located at 1060 Park Avenue. Council Member Gerber seconded the motion.

RESULT: DENIED

AYES: Council Members Gerber, Henney, Joyce and Worel

NAY: Council Member Ware Peek

5. Consideration to Approve Ordinance 2019-36, an Ordinance Approving the Woodside Park Subdivision - Phase I Condominiums Modification, Located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, Park City, Utah:

Hannah Tyler, Senior Planner, and Anne Laurent, Community Development Manager, presented this item. Tyler reviewed that Council Member Worel added the e-bike station on the site when the plat was approved, and stated there was not room on the easement to install it and Summit Bike Share was a third party. It was also indicated there would be an e-bike station at City Park. She requested that condition be removed. Laurent stated the intention was to promote bicycle and walkability for this project. The Planning Commission was satisfied with putting in plug-ins in the storage units. Tyler stated this ordinance was a modification of the approval.

Council Member Ware Peek asked if an e-bike station was planned for City Park. Laurent affirmed the plans for City Park and stated the housing project was located between the library and City Park e-bike stations.

Council Member Joyce didn't mind this modification, but he was frustrated that the condition was part of the Master Planned Development (MPD), and then the project was developed with the station as an afterthought. Laurent stated there was a lack of information on what was required. If there weren't accessible stations, she would be doing all possible to make it work. Mayor Beerman stated with new technology, it was sometimes hard to plan. Council Member Joyce was concerned about the process rather than the actual station.

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

Council Member Worel moved to approve Ordinance 2019-36, an ordinance approving the Woodside Park Subdivision - Phase I Condominiums Modification, located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Roger McClain

Submitting Department: Water

Item Type: Staff Report

Agenda Section:

Subject:

Request to Authorize the City Manager to Execute Amendment No. 2 to the Agreement, in a Form Approved by the City Attorney, with Alder Construction Company for Design Support and Shop Drawing Process Services in an Amount Not to Exceed \$61,336.00

Suggested Action:

Attachments:

[3KWTP Preconstruction Services Amendment Staff Report](#)



City Council Staff Report

Subject: 3Kings Water Treatment Plant ECI Pre-construction and Construction Services – Amendment No. 2, Alder Construction Company
Author: Roger McClain, Public Utilities Engineering Manager
Department: Public Utilities
Date: July 18, 2019
Type of Item: Administrative

The Opportunity

Staff is seeking City Council's authorization for supplemental Early Contractor Involvement (ECI) Contractor pre-construction services to support the 3Kings Water Treatment Plant (3KWTP) design work.

Executive Summary

To enable the 3KWTP Architect/Engineering (AE) Team to incorporate equipment specific layout and design elements into the treatment plant design, the City and ECI Contractor solicited requests for proposals for suppliers of key treatment plant equipment. Based on statements of qualifications and cost proposals received, and a value based selection process, the City, AE Team, and ECI Contractor have selected suppliers for two specific equipment systems. Amendment No. 2 incorporates supplier design support services for this equipment into the ECI Contractor's preconstruction services.

Background

- On January 31, 2018, Council authorized the execution of the Agreement and Amendment No. 1 to the Agreement for the 3Kings Water Treatment Plant Project Early Contractor Involvement Pre-construction Services with Alder Construction Company for in an amount not to exceed \$183,500.00.
- To support the 3KWTP design development by Jacobs Engineering and reduce post-design services and construction time (by providing the AE Team the opportunity to tailor the design to selected equipment) the City, in conjunction with the ECI Contractor, on February 15, 2019 and April 17, 2019, publically advertised requests for proposals to prequalify suppliers for key treatment process equipment. Through a subsequent process of prequalifying suppliers based on statements of qualifications, requesting proposals from prequalified suppliers, and a cost proposal and value based selection process, equipment suppliers have been selected.

Action Requests – Staff Recommendations

Staff recommends Council authorize the City Manager to execute the Amendment No. 2 to the Agreement, in a form approved by the City Attorney, with Alder Construction Company for design support and shop drawing process services for standby power generation system equipment and flocculation mixers for an amount not to exceed \$61,336.00.

Amendment No. 2 includes only the described design support services and does not commit the City to purchase the equipment. Any equipment purchases will be subject to the future successful GMP negotiation and award of a construction agreement with Alder Construction for the construction of the 3KWTP.

Related Upcoming Council Action Requests

Four additional ECI Contractor Preconstruction Services amendments, for identified key treatment process equipment items (UV Disinfection System, Backwash Waste Clarification Skid System, Filter Press System, and Micro Hydro Power Generation System), are anticipated to be presented to City Council within the next 60 days.

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Alexis Verson

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section:

Subject:

Request to Authorize the City Manager to Sign a Professional Service Agreement, in a Form Approved by the City Attorney, with AJM & Associates for a Summer On Board Transit Survey in an Amount Not to Exceed \$39,803.00

Suggested Action:

Attachments:

[Summer On Board Transit Survey Staff Report](#)

[Appendix A: Summer Budget On Board Survey](#)

[Appendix B: HOA Survey Results Winter 2019](#)

[Appendix C: On Board Survey Results Winter 2019](#)

Subject: Approval a Professional Service Agreement with AJM & Associates for a Summer On-Board Transit Survey in an Amount Not to Exceed \$39,803.00.

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

Department: Transportation Planning, Transit Operations

Date: July 18, 2019

Type of Item: Administrative

Summary Recommendation

Authorize the City Manager to sign a Professional Services Agreement (PSA), in a form approved by the City Attorney, with AJM & Associates, in partnership with Nelson Nygaard, not to exceed \$39,803.00 to conduct one on-board transit survey in July and August 2019 and provide a detailed report upon completion.

Executive Summary

Park City Municipal Corporation ("PCMC") plans to continue data collection efforts in the form of On-Board Transit Surveys of all transit routes operated by Park City Transit in July of 2019 and provide related data tabulation and processing. This particular contract addresses the summer peak season surveying (scheduled July and August 2019). An initial contract was approved for \$41,750 for the development of the survey tool and execution of the winter 2019 survey. A small portion of the budget still remains from the original contract approval, approximately \$7,000 that will also be used for this project.

Park City Transit and Summit County are conducting ongoing surveys to gain a better understanding of today's transit riders and how they utilize the Park City Transit system. The data collected will be used to improve transit funding forecasts and anticipate customer service and route planning needs of both local residents and heavy visitor ridership in the region. The contractor will focus on accuracy and consistency in data collection, and is familiar with Park City Transit from previous survey work. A final report of survey results will be provided to both Park City and Summit County Council, JTAB, and Transit staff to help improve to the regional transit system and boost ridership customer satisfaction, and route and service efficiency.

The Problem and Opportunity

In January 2019, PCMC selected AJM & Associates to provide an on-board transit survey of the Park City Transit system and Nelson Nygaard as the sub-consultant to provide data tabulation and compile a detailed report on findings. The firms worked closely with PCMC and Summit County to develop and execute the survey on all routes operated by Park City Transit on both weekdays and weekends. The original contract was awarded in early March 2019, with an option to contract for up to 3 additional years. The firms have done exemplary work with Transit Operations and Transportation Planning to understand baseline data needs, and survey implementation strategies.

Pending approval, this contract will be awarded for the 19/20 FY with an option to extend for up to three (3) additional years and will include up to Thirty Nine Thousand Eight Hundred and Three Dollars (\$39,803.00) of work for the July 2019 survey.

The [July 11, 2019 staff communications](#) to City Council about the on-board transit survey highlighted some of the interesting findings about our transit riders as well as an overview of survey results distributed by HOAs in the area. Staff have garnered that more frequent service, and later service is valued by residents, and that often during peak winter season, first-time transit users (visitors) are nearly half of our riders and are transit-dependent while they are in town. This means that making an easy-to-use system is important to cater to those potential riders, and if done successfully can help cut down on the use of TNC (rideshare) services in town.

Staff also obtained origin and destination and trip purpose data from riders that will positively impact the way Park City Transit does future route and service planning. The on-board survey results are incredibly valuable as the next iteration of the Short Range Transit Plan kicks off.

The preliminary results have been shared with the Joint Transportation Advisory Board, on July 16, 2019, and a final report that tabulates the winter and summer surveys will be provided to City Council in late summer 2019 after this surveying effort. The final report will include information on trip characteristics, rider characteristics, customer experience priorities, perception of safety and ease of transit system use, as well as a compilation of open-ended comments from riders.

Selection Process

The original selection process took place in January of 2019. Staff received three (3) proposals. To evaluate and score the proposals, a Consultant Review Committee was formed:

Representative	Department/Agency
Caroline Rodriguez	Summit County, Regional Transportation
Alfred Knotts	PCMC Transportation
Alexis Verson	PCMC Transportation
Barbara Murdock	PCMC Transit
Robbie Smoot	PCMC Transit & Parking

The Committee determined that AJM & Associates, in partnership with Nelson Nygaard, were exceptionally qualified given their overall approach to the project, industry experience, and previous work with on-board transit surveys. A score card was used on all proposals; the consultant selected had the highest overall score.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Authorize the City Manager to sign the Professional Service Agreement to provide up to \$39,803.00 of services for FY 19/20.

Pros

- a. The proposed agreement will result in robust data collection of existing transit service and riders, and recommend long range solutions to Park City Transit improvements for the region.

- b. This project will further the City's transportation related goals, particularly the new metric identified in the Council Retreat on February 7, 2019, of reducing AADT on gateway corridors by 25%, and the Park City Forward (long range transportation planning) efforts currently underway.

Cons

- a. Funding will need to be allocated on a yearly basis to maintain consistent data collection practices.

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

Pros

- a. Funding for \$39,803.00 will not be expended.

Cons

- a. The summer on-board transit survey will not be conducted. A more detailed understanding of travel behaviors, rider needs will not be obtained.

Department Review

This report was reviewed by Budget, Executive, Legal, Transit Operations, and Transportation Planning.

Funding Source

Funding will come from the Transit Fund.

Appendices

Appendix A – Proposed Summer 2019 Consultant Budget for On-Board Surveying

Appendix B – [Winter On-Board Survey PSA Staff Report from February 28, 2019](#)

[illegible]

Summer 2019 Budget NN

[illegible]

Summer 2019 Budget AJM

AJM & Associates		AJM & Associates Labor Costs						Total Labor Hours	Total Labor Costs	Expenses	Expenses	Total Direct Expenses	Total Costs	
		Richard A. Young	Andrew J. Mundew											
		Professional	Professional	Supervisor	Technical									
		Flat Rate	Flat Rate	Flat Rate	Flat Rate									
Total Billing Rate		\$115.00	\$115.00	\$90.00	\$50.00	AJM Labor Hours Cost								
Task	Description													
1	Work Plan and Schedule	4					4	\$460	4	\$460			\$460	
2	Survey Design and Sampling Plan	4					4	\$460	4	\$460			\$460	
3	Develop Survey Instrument	2					2	\$230	2	\$230			\$230	
4	Administration of On-Board Survey		8	90	8		106	\$9,420	106	\$9,420	\$9,880	\$0	\$9,880	\$19,300
5	Data Processing and Analysis	12	10		16		38	\$3,330	38	\$3,330	\$938	\$0	\$938	\$4,268
6	Prepare Final Report and Data Files	7					7	\$805	7	\$805		\$0		\$805
TOTAL HOURS		29	18	90	24		161	\$14,705	161					
TOTAL LABOR COST		\$3,335	\$2,070	\$8,100	\$1,200				\$14,705	\$10,818	\$0	\$10,818	\$25,523	
TOTAL COSTS													\$25,523	

Summer 2019 Budget NN

Nelson Nygaard		Nelson\Nygaard Labor Costs						Total Labor Hours	Total Labor Costs	Expenses	Expenses	Total Direct Expenses	Total Costs	
		James Gamez	Phil Olmstead	Jamey Dempster Senior Associate	Mariel Kirschen	Joe Poirier	NN Labor Hours Cost							
		Principal 1	Principal 1	1	Associate 1	Associate 1								
		Flat Rate	Flat Rate	Flat Rate	Flat Rate	Flat Rate								
Total Billing Rate		\$180.00	\$180.00	\$150.00	\$100.00	\$100.00								
Task	Description													
1	Work Plan and Schedule						0	\$0	0	\$0	\$0	\$0	\$0	
2	Survey Design and Sampling Plan						0	\$0	0	\$0	\$0	\$0	\$0	
3	Develop Survey Instrument						0	\$0	0	\$0	\$0	\$0	\$0	
4	Administration of On-Board Survey						0	\$0	0	\$0	\$0	\$0	\$0	
5	Data Processing and Analysis						0	\$0	0	\$0	\$0	\$0	\$0	
6	Prepare Final Report and Data Files	16		8	52	40	116	\$13,280	116	\$13,280	\$1,000	\$0	\$1,000	\$14,280
TOTAL HOURS		16	0	8	52	40	116		116					
TOTAL LABOR COST		\$2,880	\$0	\$1,200	\$5,200	\$4,000		\$13,280		\$13,280	\$1,000	\$0	\$1,000	\$14,280
TOTAL COSTS														\$14,280

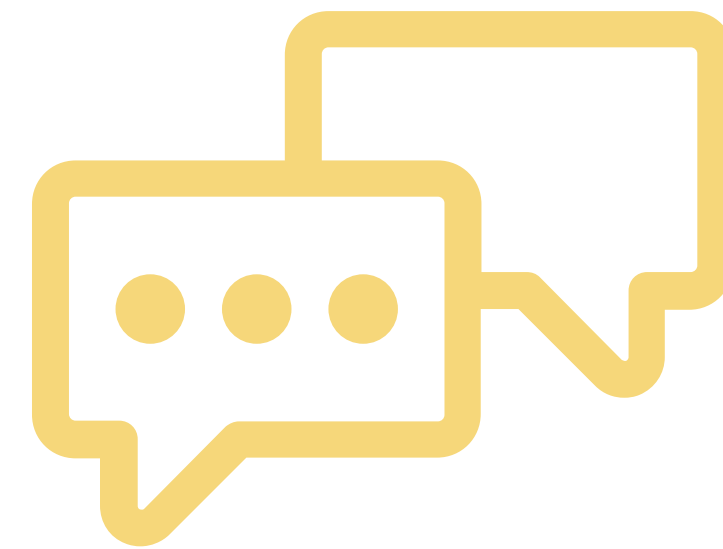
	AJM	NN	Total
Total Summer 2019 Budget	\$ 25,523	\$ 14,280	\$ 39,803

How were the surveys distributed?

THE SURVEY WAS CREATED USING SURVEY MONKEY AND SENT TO THE HOA DISTRIBUTION LIST. SEVERAL HOA'S INDICATED THEY DISTRIBUTED TO RESIDENTS

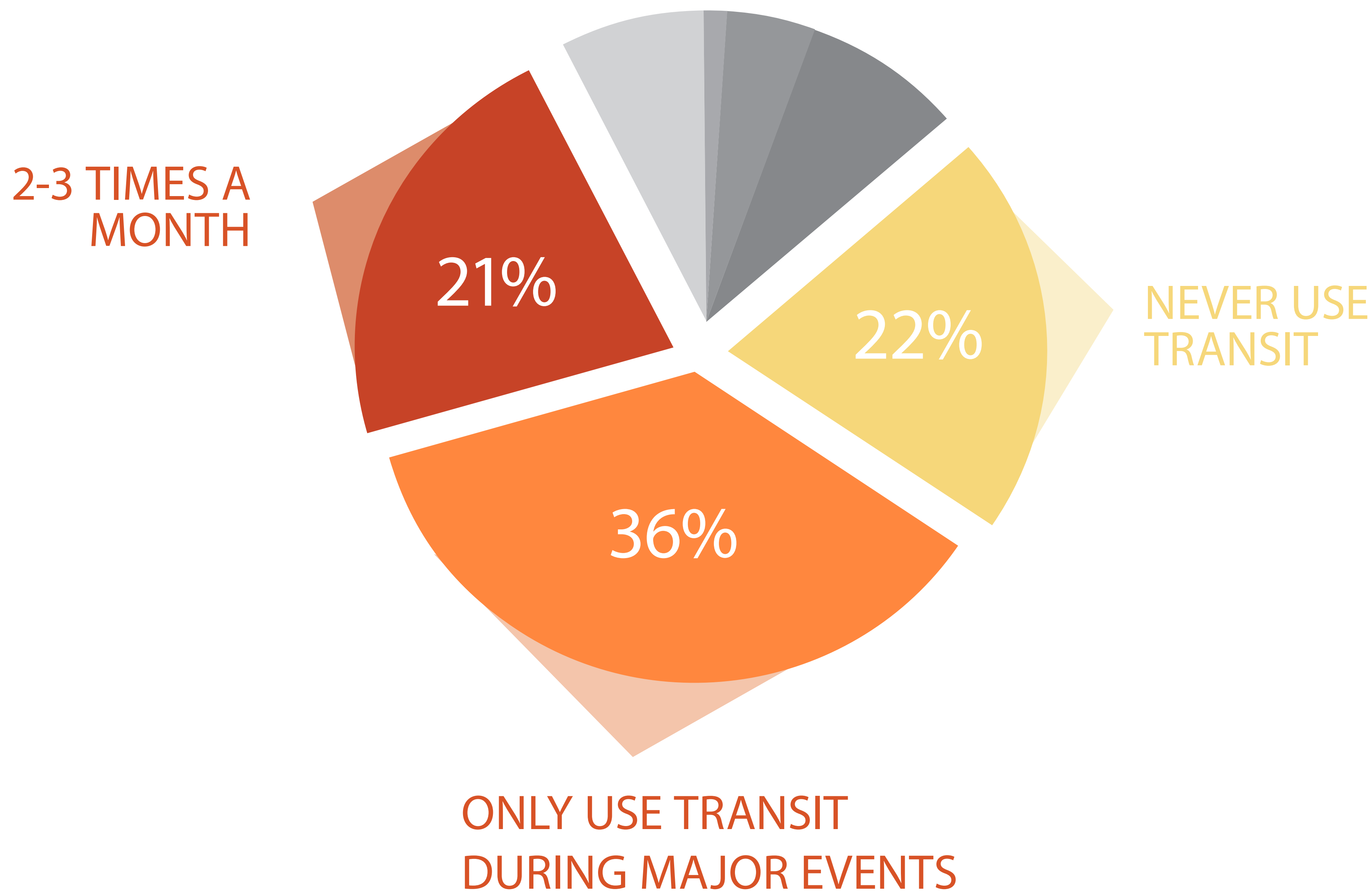


19 HOA's contacted

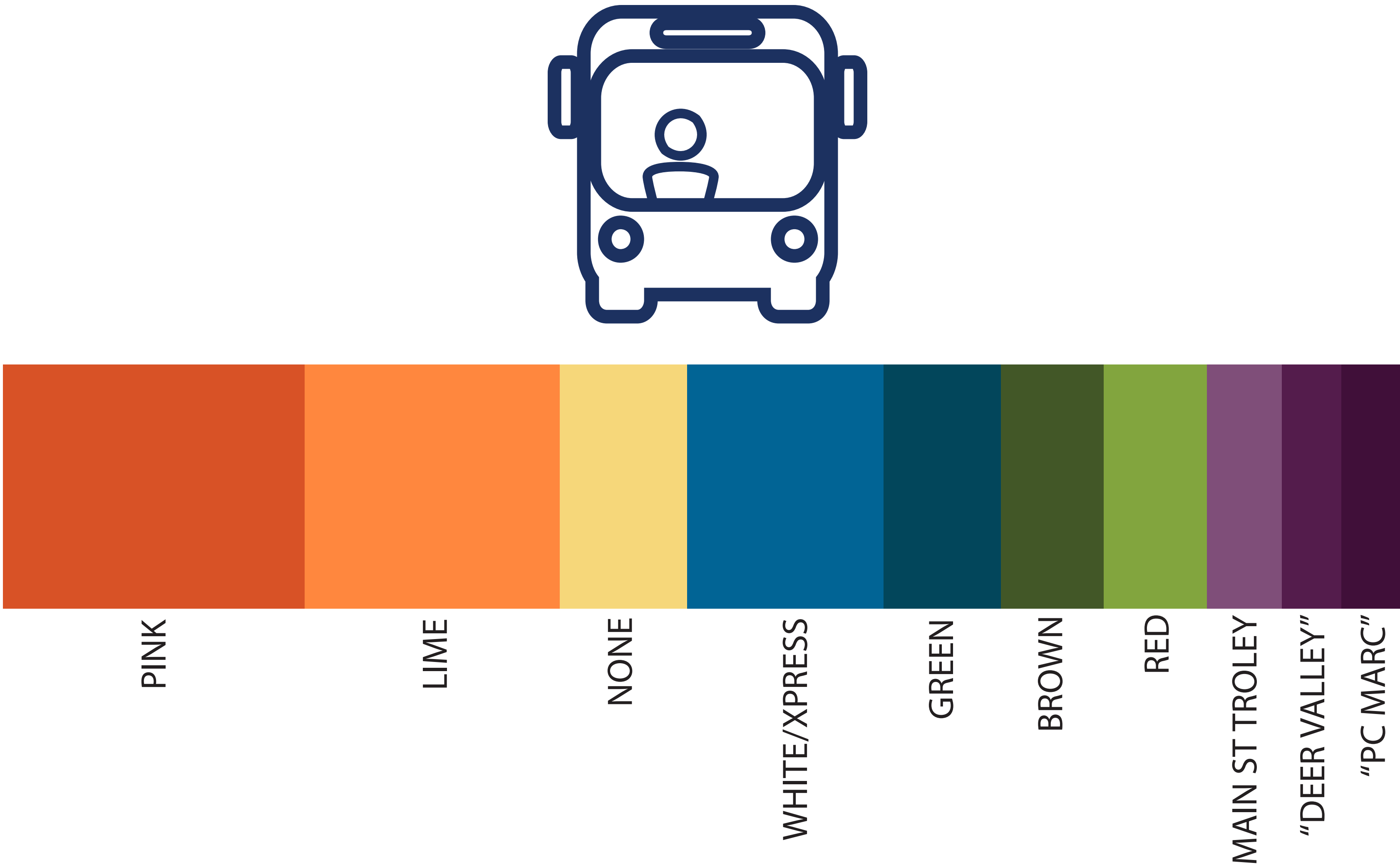


174 responses received

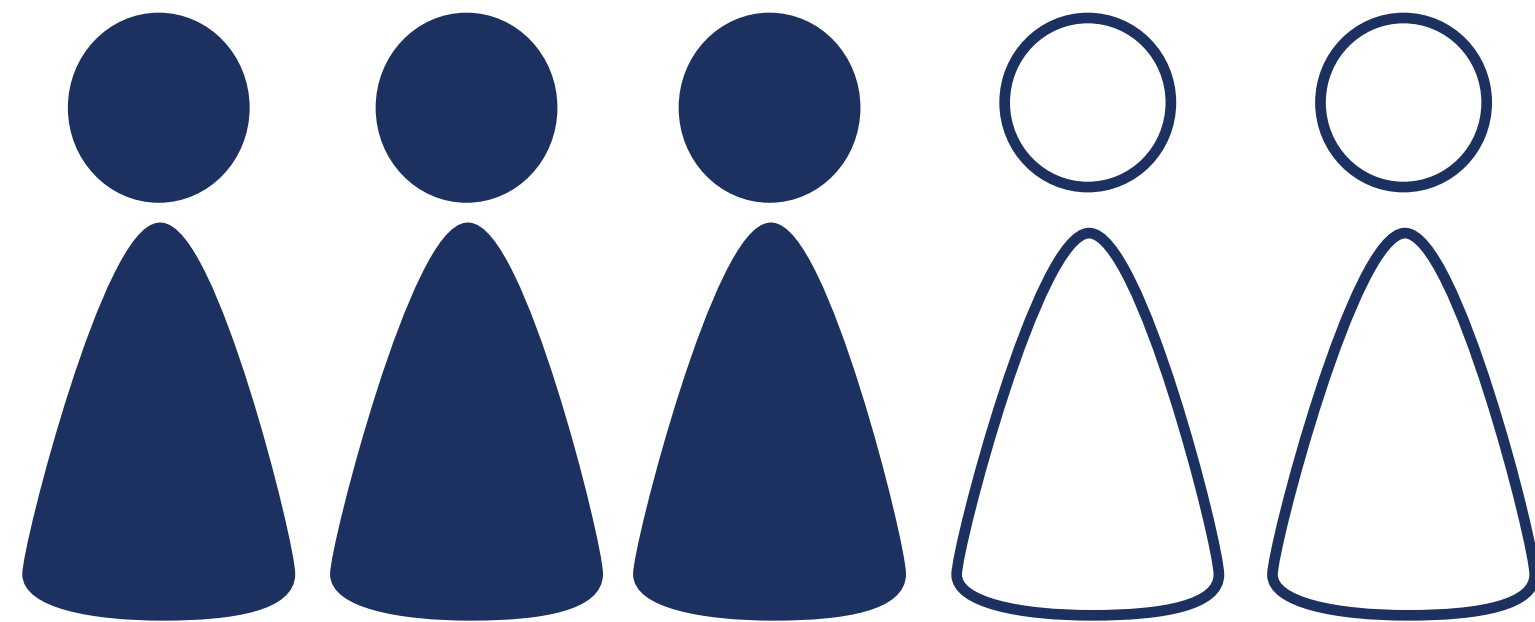
How often are they riding Park City transit?



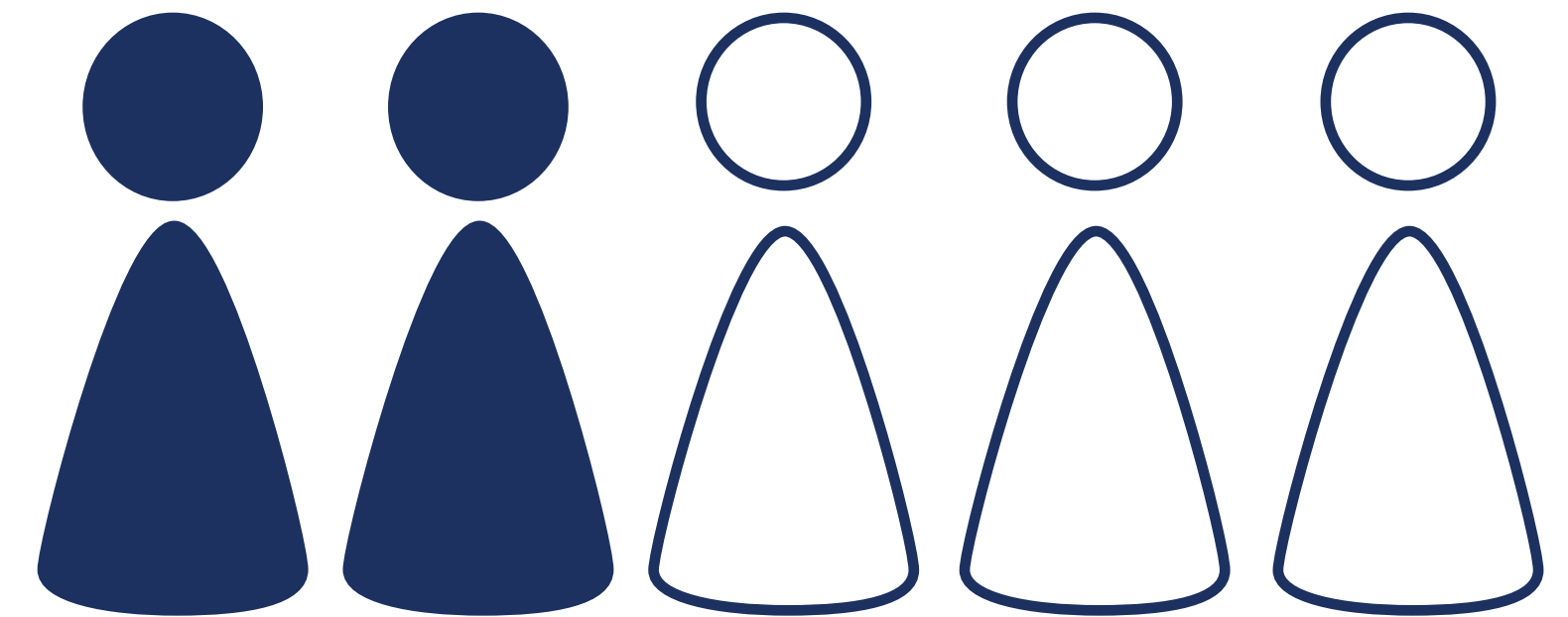
What bus routes do they currently use, if any?



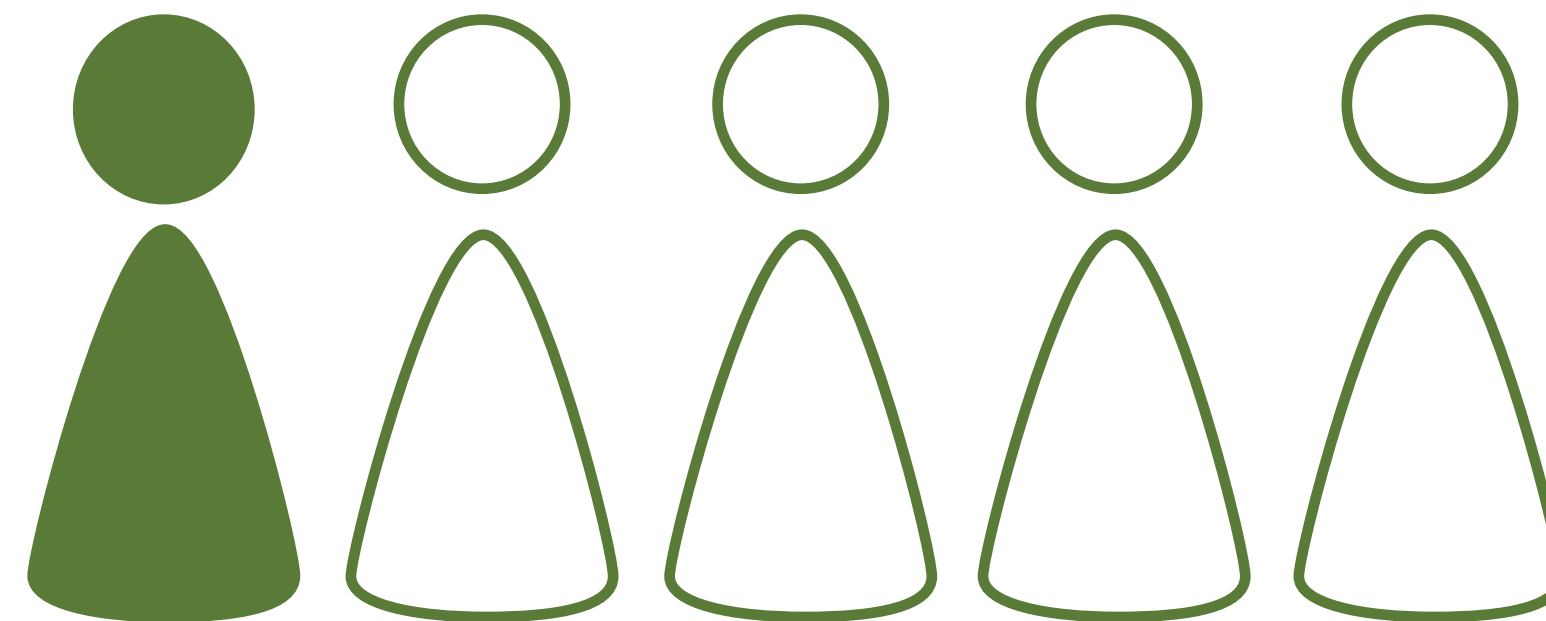
For those that use transit, what are their primary reasons?



AVOID DRIVING
DURING EVENTS



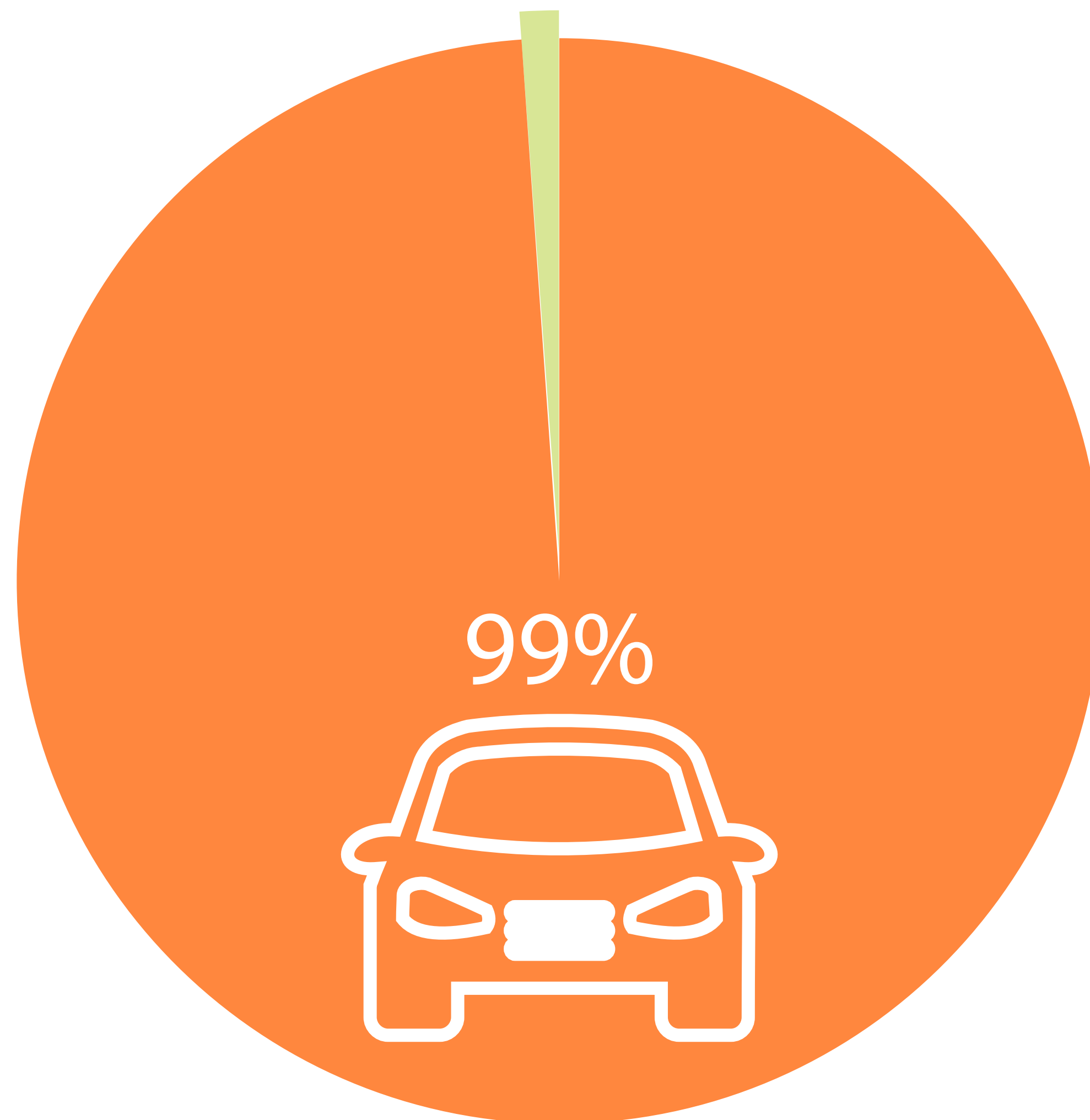
TO ACCESS RECREATION



RIDE FOR ENVIRONMENTAL
REASONS

How many have access to a car(s)?

ALL BUT TWO RESPONDENTS HAVE REGULAR ACCESS TO AT LEAST ONE VEHICLE



What other modes are used to regularly to make trips?

RESPONDENTS WERE ASKED TO PICK THEIR TOP THREE:



51% BIKE



21% WALK



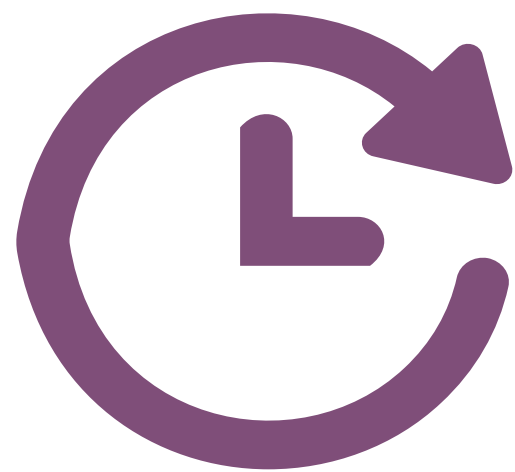
11% TNC

What prevents them from utilizing the system more?

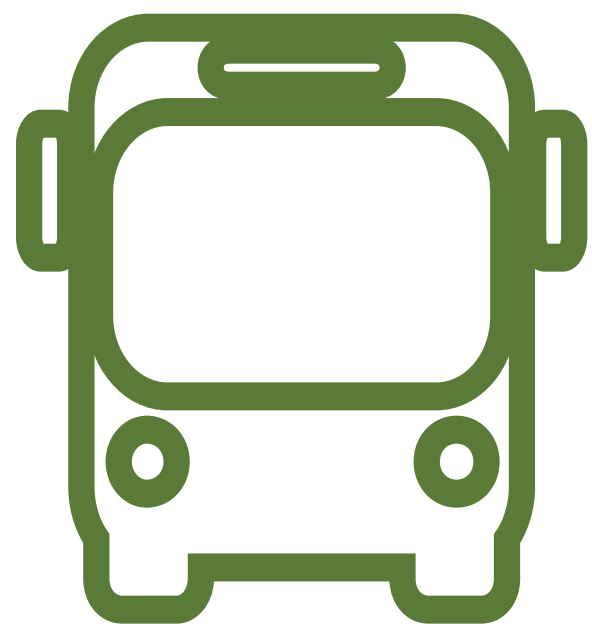
TOP THREE ANSWERS WERE:



1. NO TRANSIT STOPS NEAR MY HOUSE



2. USING TRANSIT TAKES TOO LONG



3. TRANSIT DOES NOT GO WHERE I NEED TO

Noteworthy responses not mentioned on former page -

RESPONDENTS ALSO HAD AN “OTHER” OPTION WHEN ASKED WHY THEY DO NOT RIDE TRANSIT MORE, SOME USEFUL COMMENTS INCLUDE:

The summer schedule isn't frequent enough

ADA access is poor

I feel unsafe waiting for the bus

Carrying skis is too hard

Route changes are inconvenient for accessing Deer Valley

Cold weather / icy walkways and roads

No dogs makes it tough

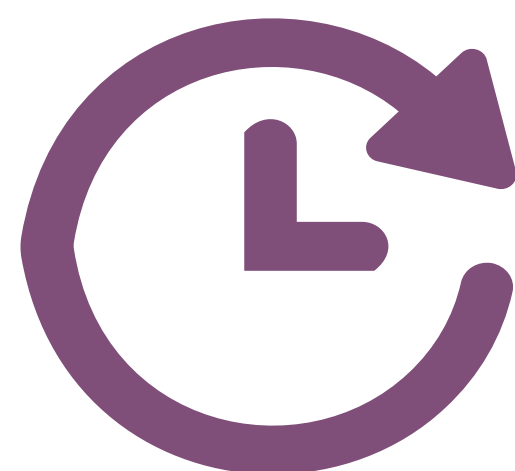
New routes make for inconvenient transfers

What would make people more likely to ride transit?

TOP THREE ANSWERS INCLUDE:



1. BUS STOPS CLOSER TO MY HOUSE

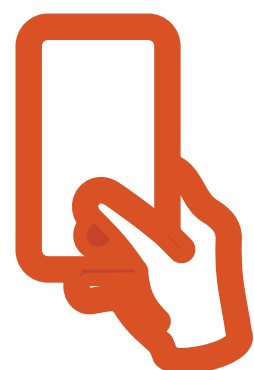


2. MORE FREQUENT BUSES



3. MORE BUS-ONLY LANES

Tied for third



3. AN UPDATED TRANSIT MOBILE APP

Noteworthy responses not mentioned on former page -

RESPONDENTS ALSO HAD AN “OTHER” OPTION WHEN ASKED WHY WHAT WOULD HELP THEM RIDE MORE FREQUENTLY:

Real-time information on the app

Needs to be more convenient than paying for parking

Smaller vehicles that can access more neighborhoods

I don't have a good understanding of where stops are and how to ride

Direct routes from Park and Rides to resorts with NO stops

Change the Pink line back

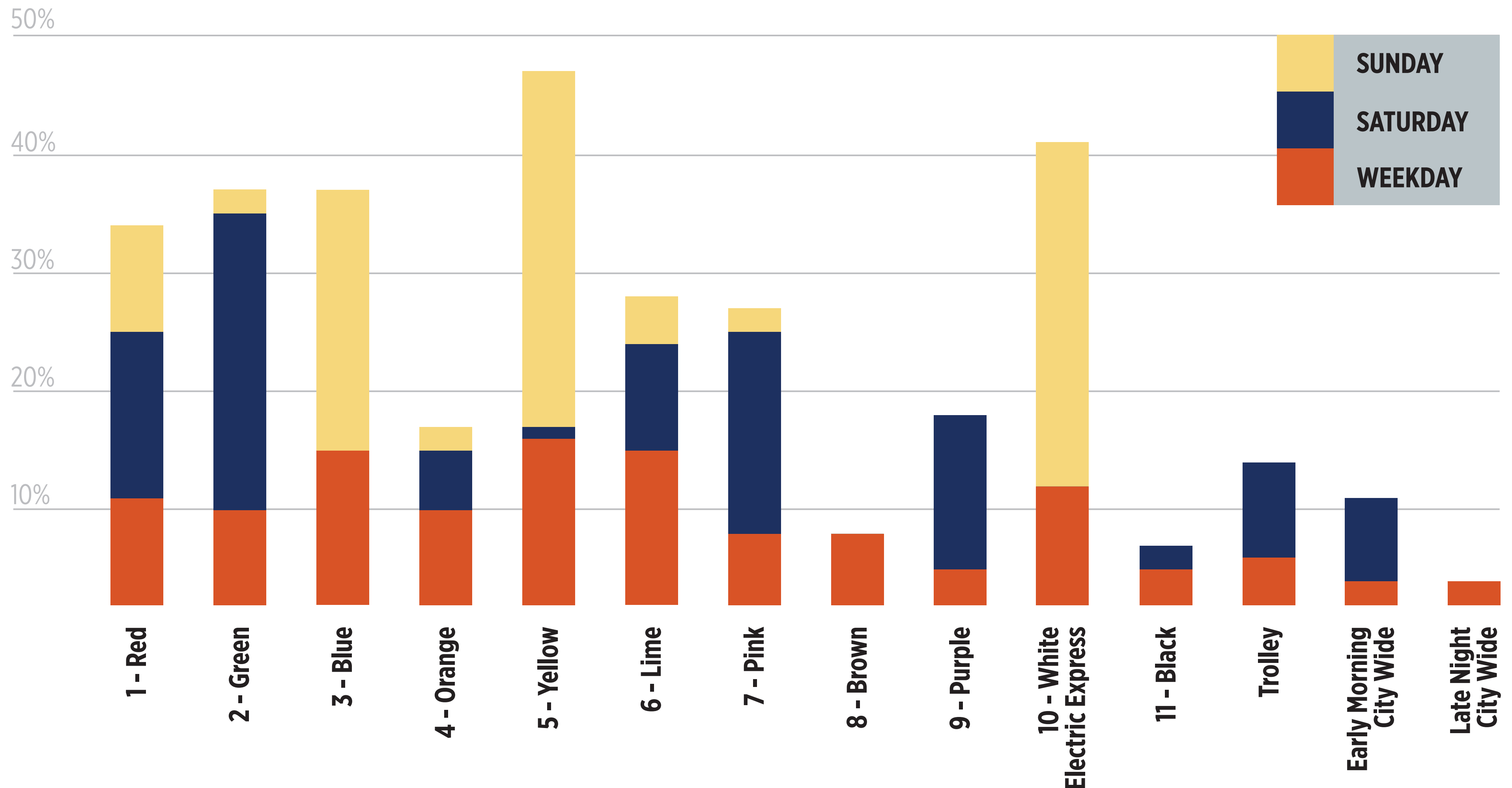
The ability to take my dog

More direct routes

We can't bike to bus stops in the winter, we need to address a coordinated system

How were the surveys distributed?

SURVEYS WERE TAKEN ACROSS ALL ROUTES AND ON ALL DAYS OF SERVICE (WEEKDAY, SATURDAY, SUNDAY). 1,101 TOTAL RESPONSES.

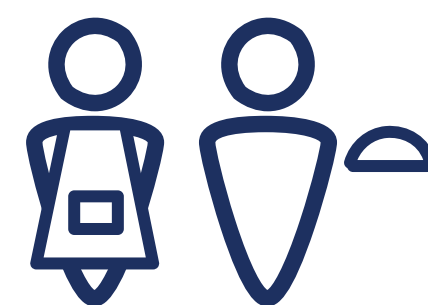
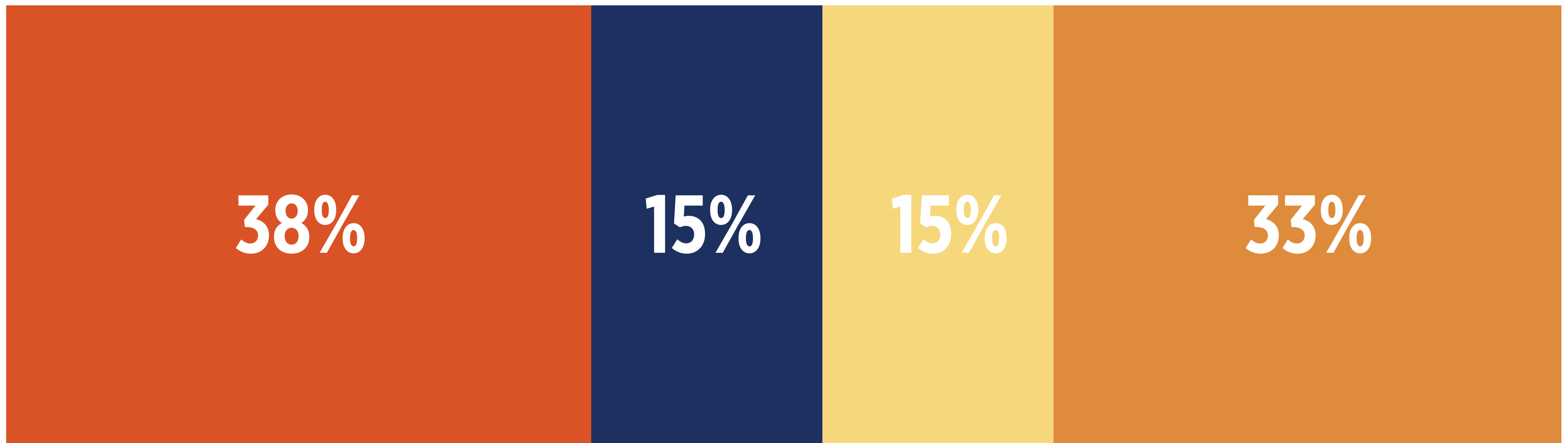
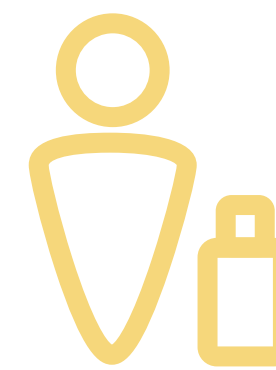


Who responded to the survey?

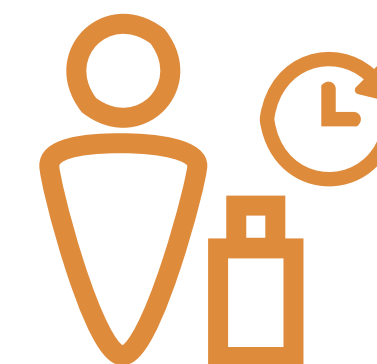
SLIGHTLY MORE RESPONDENTS WERE RESIDENTS (LIVE AND/OR WORK IN SUMMIT COUNTY) THAN VISITORS.



Live in Summit County



Commute to
Summit County



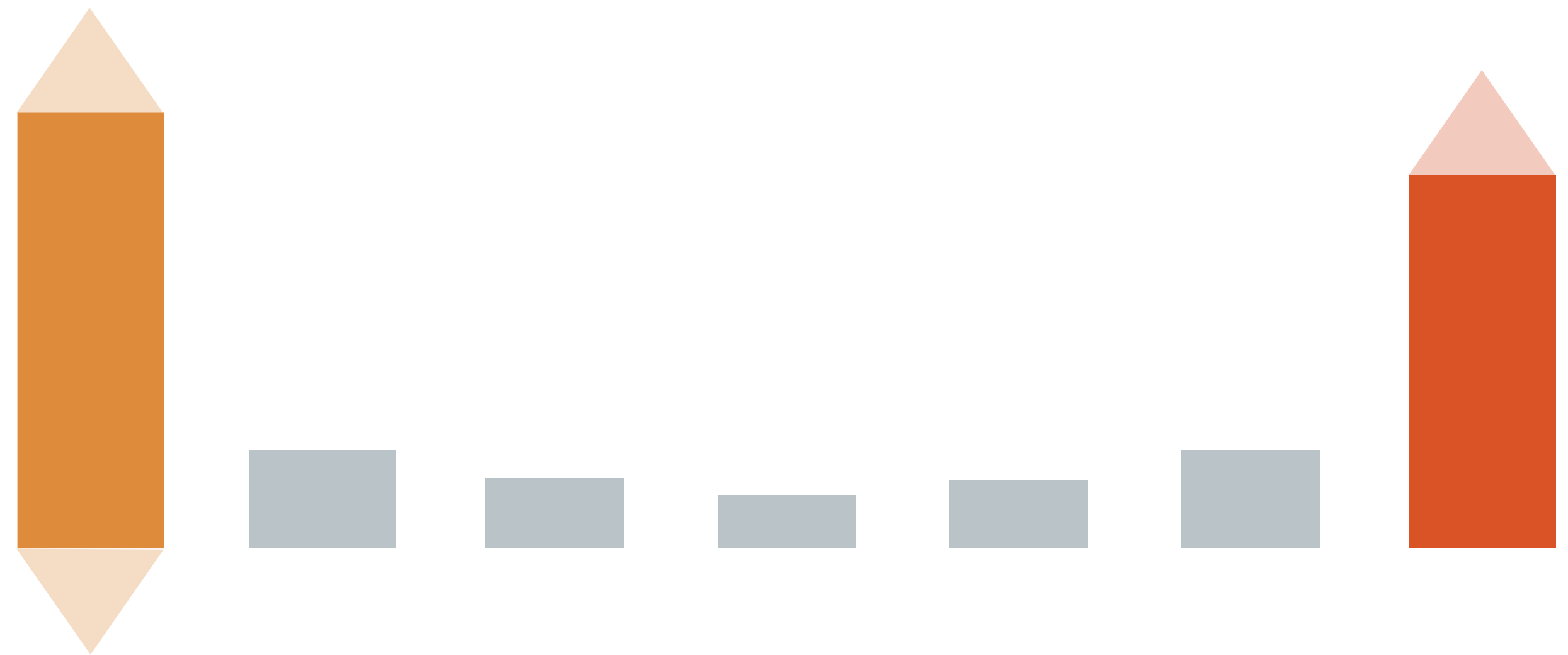
Long-term Visitor
(>2 Days)

Who is riding Park City Transit?



36% HAVE A HOUSEHOLD
ANNUAL INCOME
<\$25,000

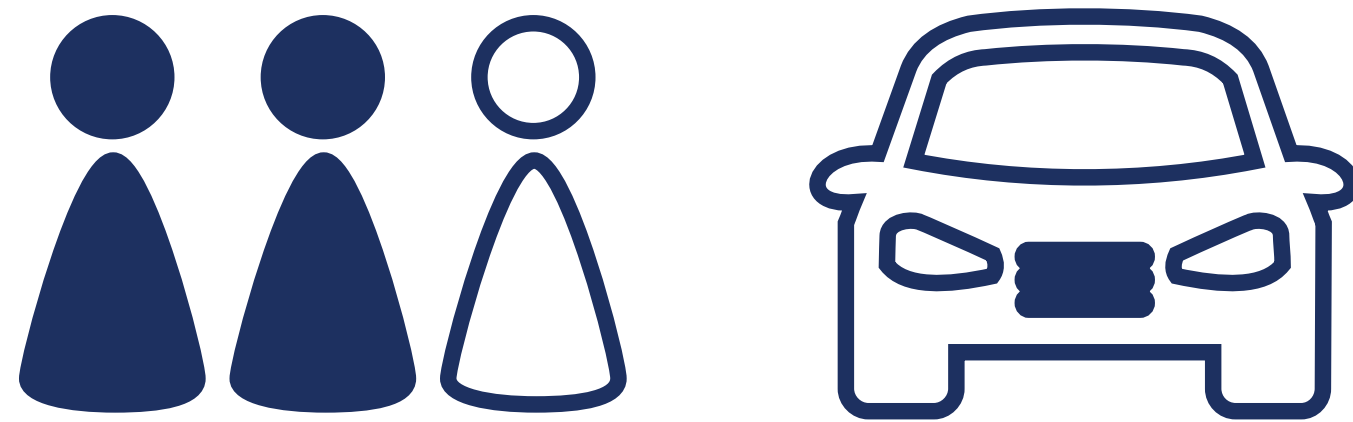
31% HAVE A HOUSEHOLD
ANNUAL INCOME
>\$100,000



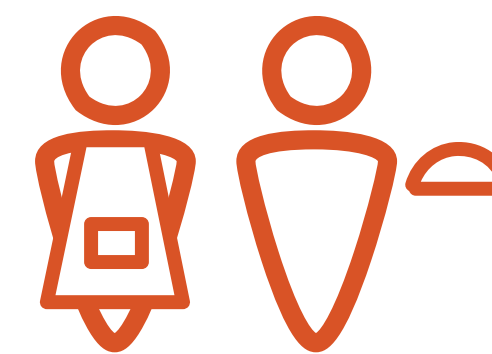
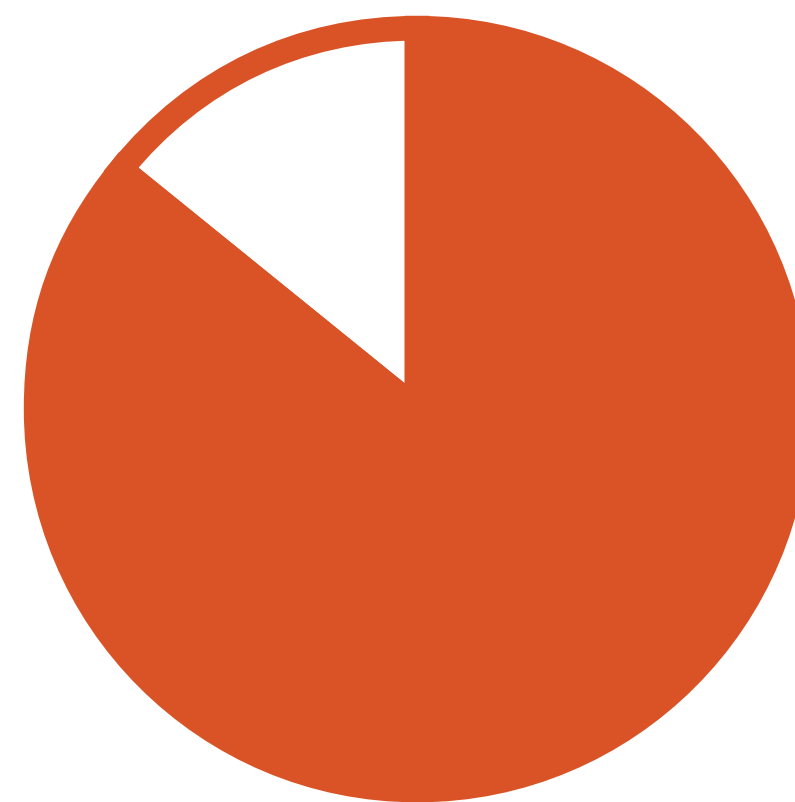
42% OF RESIDENTS AND COMMUTER
HAVE A HOUSEHOLD ANNUAL INCOME

<\$25,000  + 

Who is riding Park City Transit?

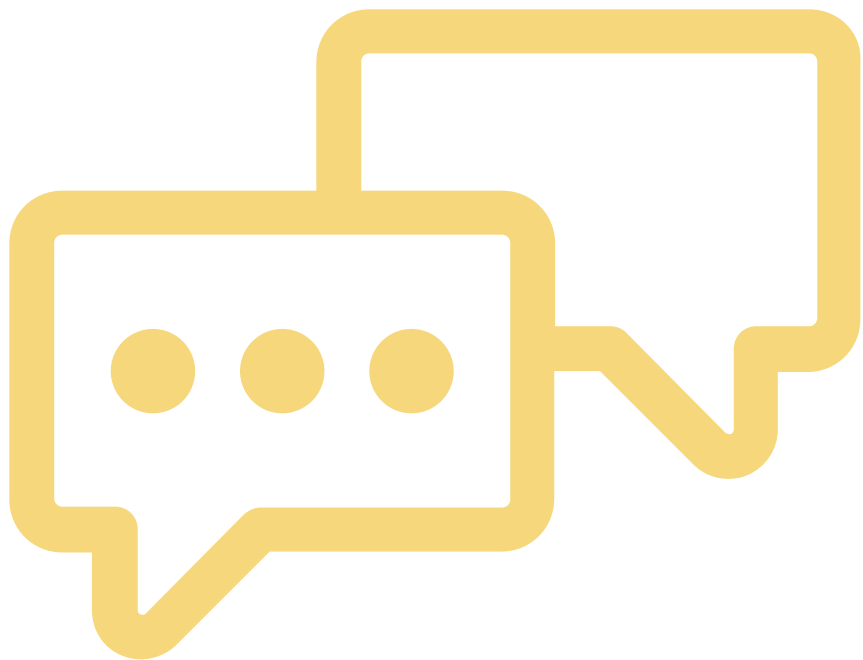


**TWO-THIRDS
OF ALL RIDERS DO NOT
HAVE ACCESS TO A CAR**

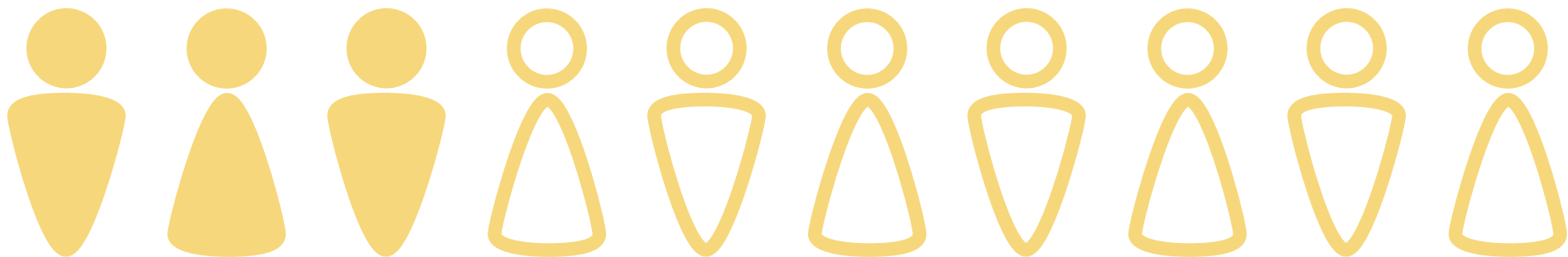


**86% OF COMMUTERS
TO SUMMIT COUNTY DO
NOT HAVE ACCESS TO A
CAR**

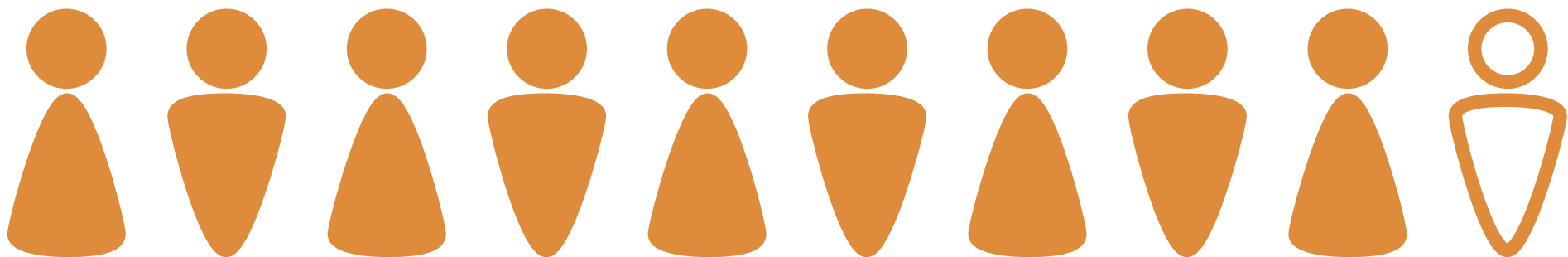
Who is riding Park City Transit?



3 OUT OF 10
RIDERS SPEAK SPANISH AT HOME

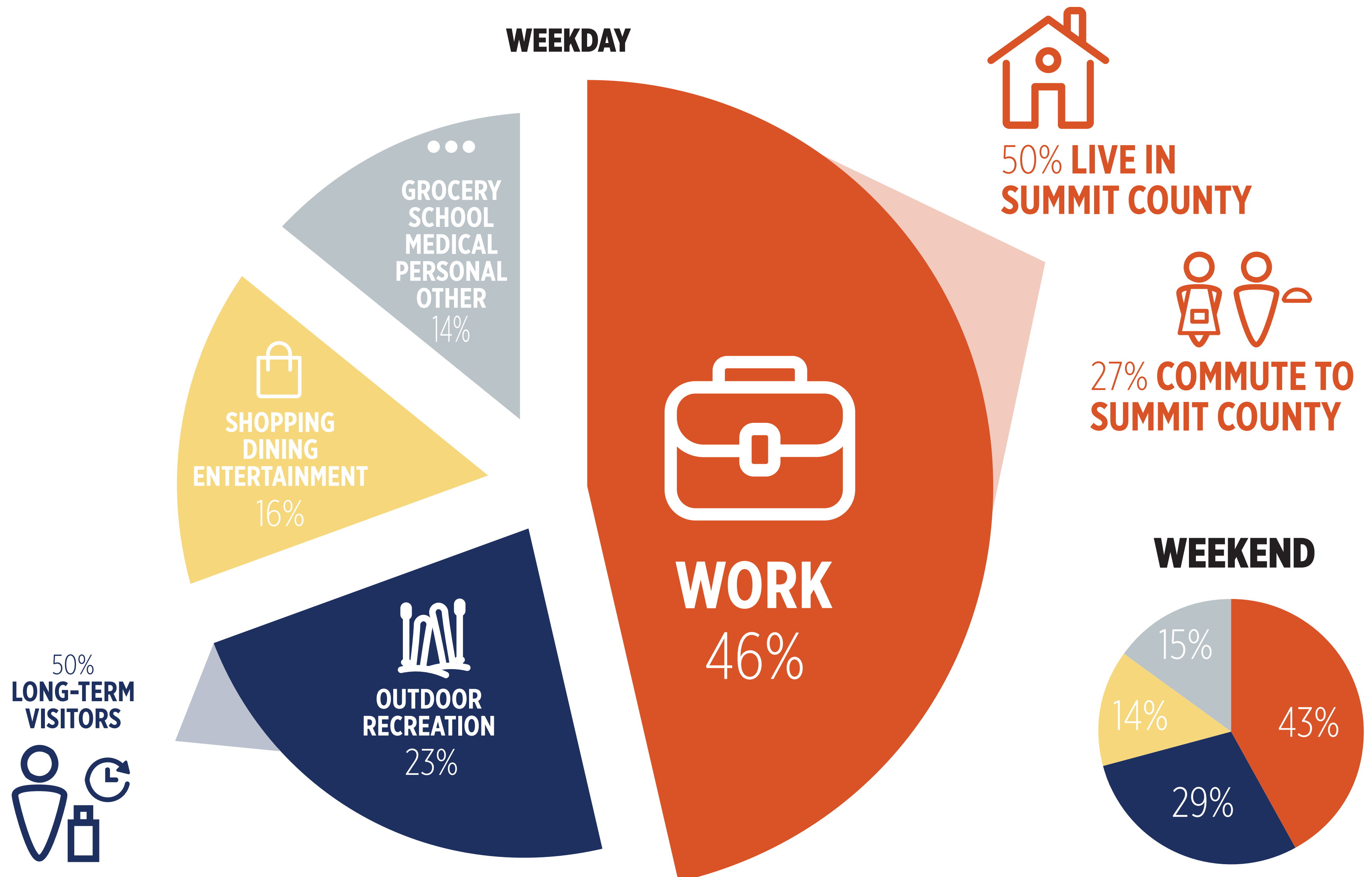


9 OUT OF 10
RIDERS SPEAK ENGLISH FLUENTLY



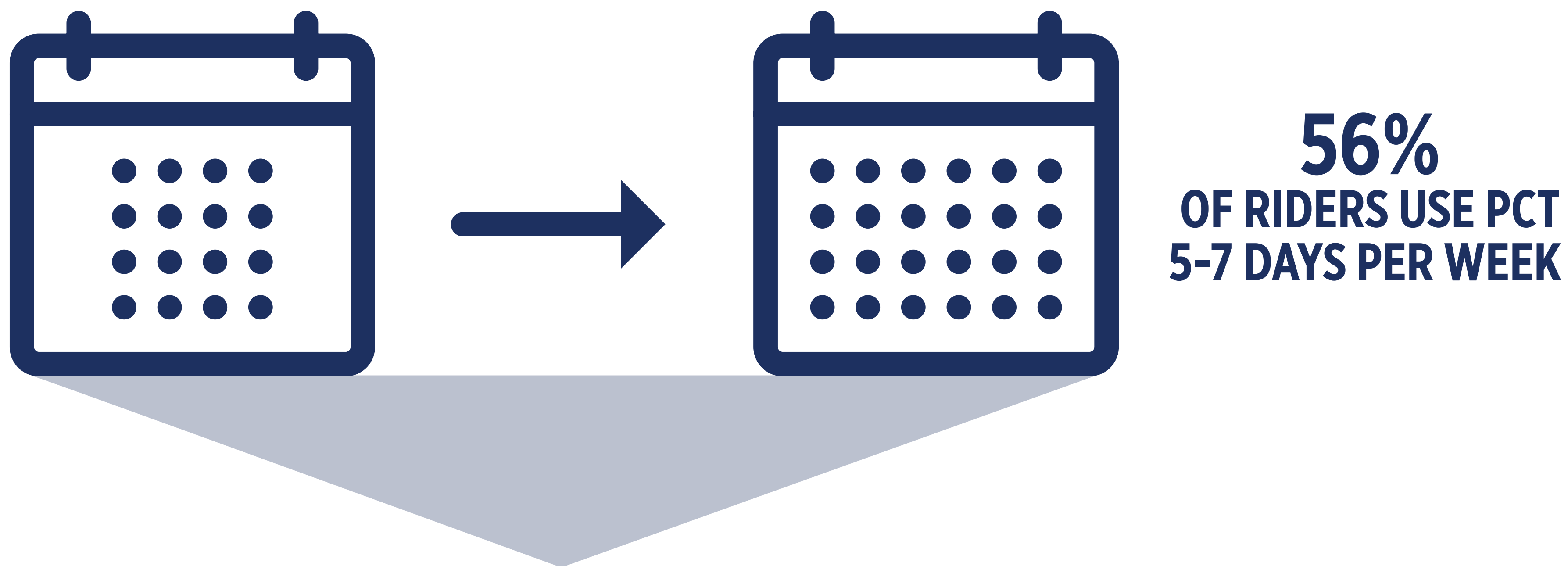
How are riders using Park City Transit?

NEARLY HALF OF RIDERS COMMUTE TO OR FROM WORK. HALF OF COMMUTERS LIVE IN SUMMIT COUNTY.



How are riders using Park City Transit?

OVER HALF OF RIDERS ARE FREQUENT RIDERS (RIDE TRANSIT 5-7 DAYS PER WEEK).



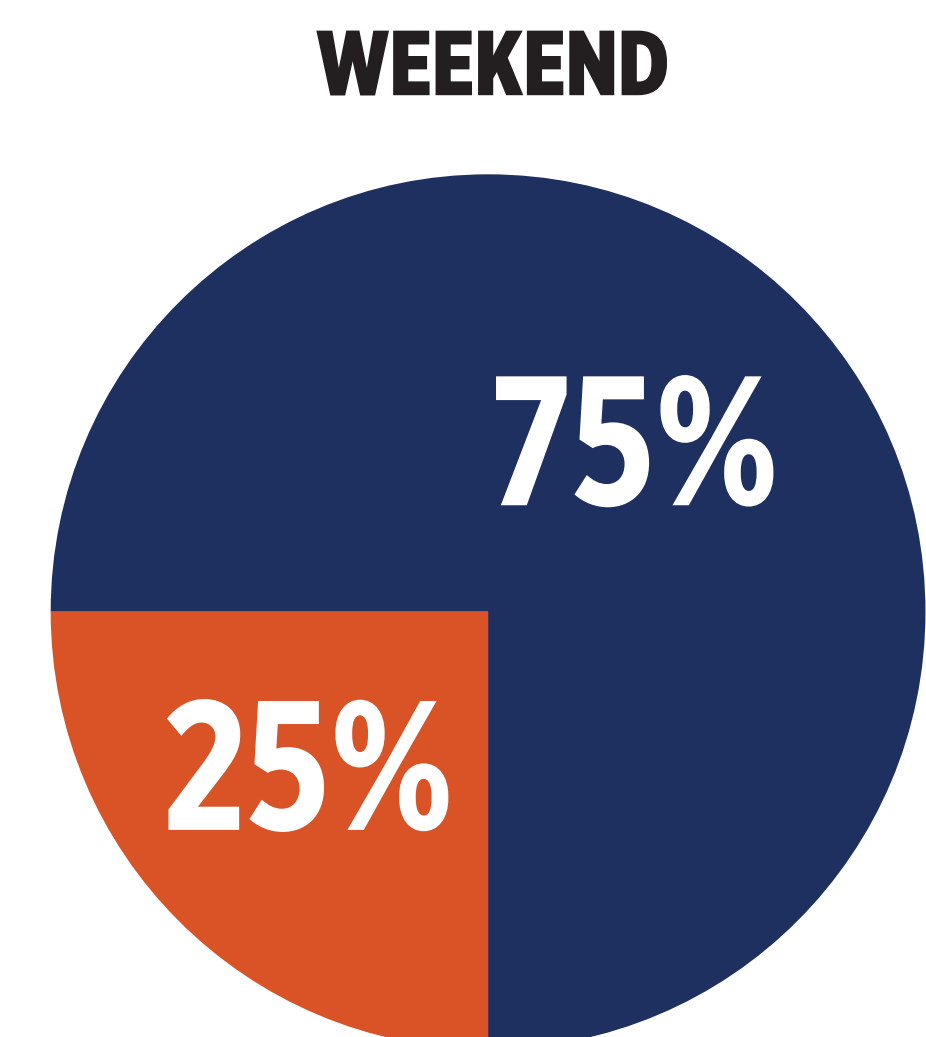
**47% LIVE IN
SUMMIT COUNTY**



**26% LONG-TERM
VISITORS**

How are riders using Park City Transit?

LESS THAN ONE-THIRD OF RIDERS TRANSFERRED TO OR FROM ANOTHER BUS TO COMPLETE THEIR TRIP.



How are riders using Park City Transit?

THE LARGE MAJORITY OF RIDERS WALK TO AND FROM THE BUS STOP.

**9 OUT OF 10
RIDERS WALK TO AND
FROM THE BUS STOP**



6%
DRIVE
ALONE



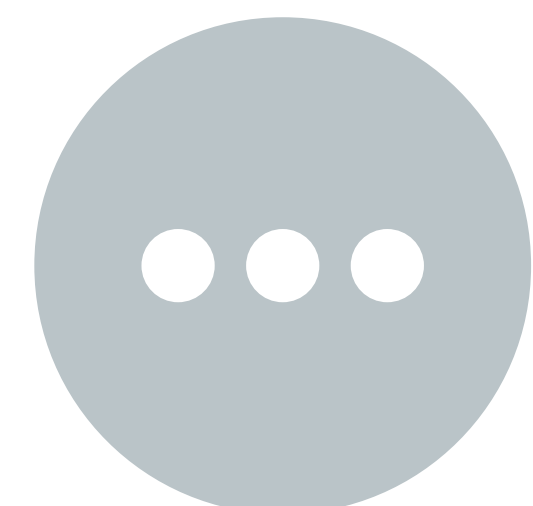
4%
DROPPED-OFF/
PICKED-UP



1%
BICYCLED OR
SCOOTERED



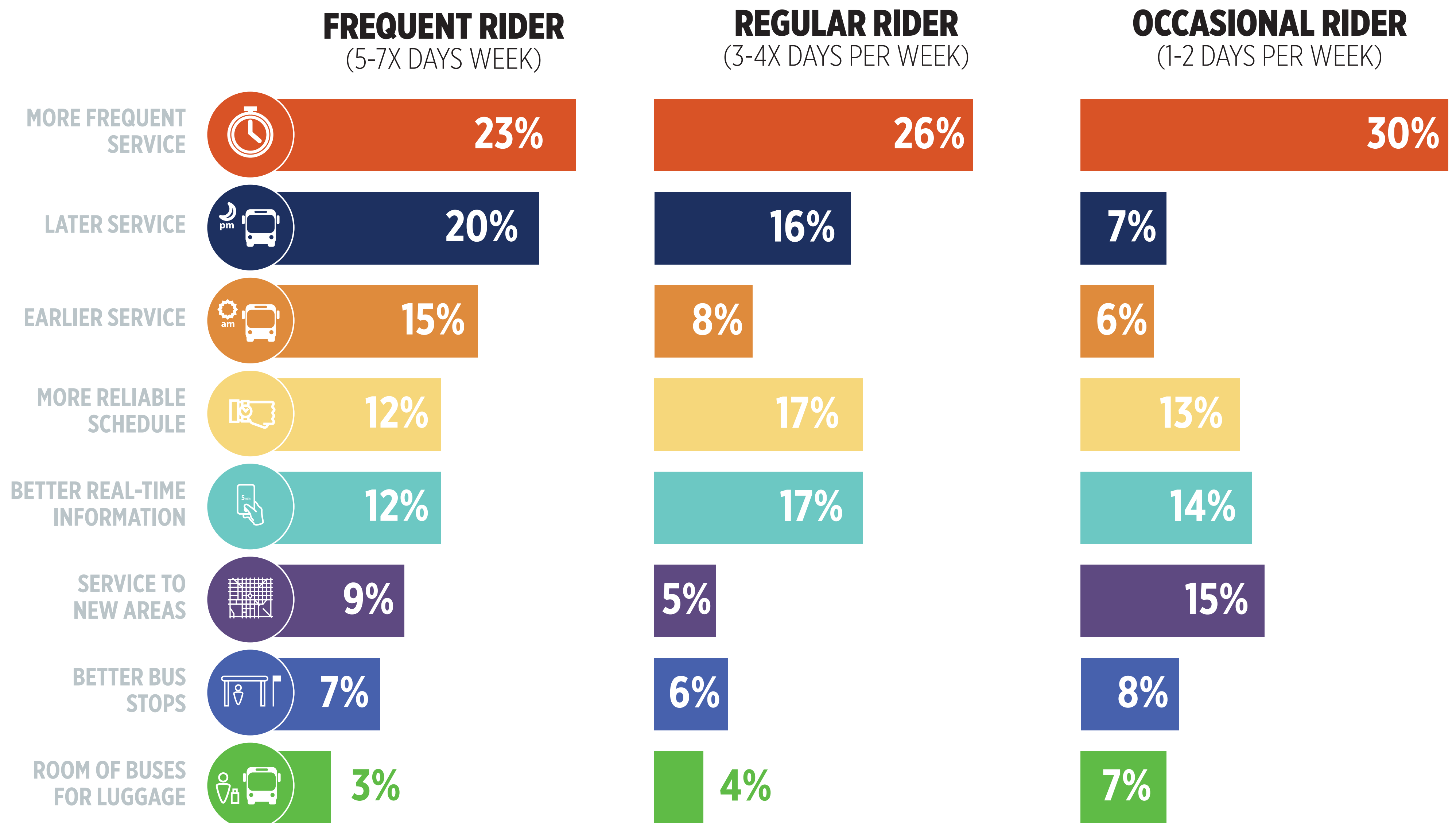
4%
OTHER



49%
OF THOSE WHO DRIVE ALONE LIVE IN SUMMIT COUNTY

What are the priority service improvements for riders?

RIDERS ARE INTERESTED IN MORE FREQUENT BUS SERVICE, REAL-TIME ARRIVAL INFORMATION, AS WELL AS LATER AND EARLIER SERVICE.

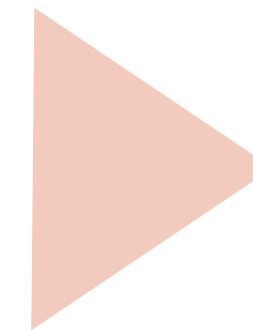


Are riders using the MyStop Mobile App?

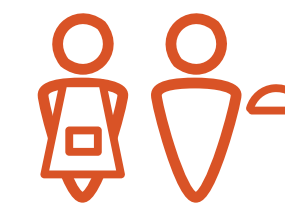
MOST RIDERS USE AND BENEFIT FROM THE MOBILE APP.



**Two-third of riders
use the myStop Mobile app**



**79% OF SUMMIT
COUNTY RESIDENTS**



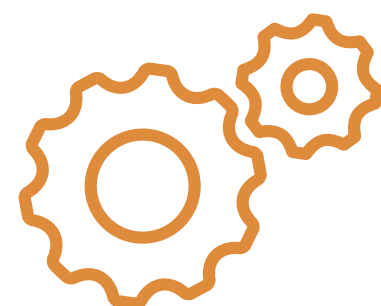
**79% OF COMMUTERS
TO SUMMIT COUNTY**



**84% find the
app useful**



**46% OF LONG-TERM
VISITORS**



**16% believe
the app has room
for improvement**



**31% OF SHORT-TERM
VISITORS**

Rider Types



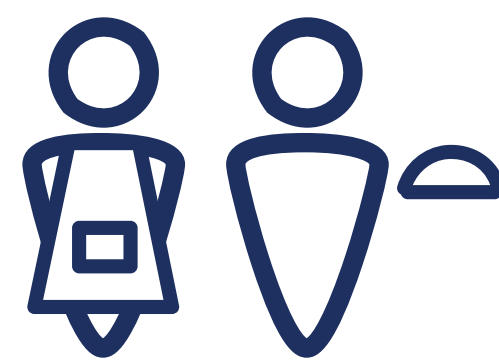
A Resident of Summit County

38% of riders

AGE 25-44 (36%)

TAKES TRANSIT 5-7 DAYS PER WEEK (73%)

HAS TAKEN TRANSIT FOR 5+ YEARS (32%)



A Commuter to Summit County

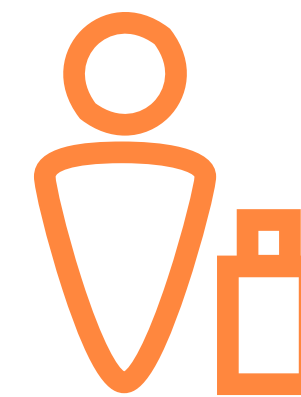
15% of riders

AGE 19-24 (43%)

TAKES TRANSIT 5-7 DAYS PER WEEK (85%)

DOES NOT HAVE ACCESS TO A CAR (85%)

HOUSEHOLD INCOME <\$25,000 (44%)



A Visitor to Park City

48% of riders

AGE 25-44 (50%)

TAKES TRANSIT TO RECREATION (41%)

HOUSEHOLD INCOME >100,000 (37%)

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Elizabeth Jackson

Submitting Department: Planning

Item Type: Ordinance

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-40, an Ordinance Approving the 526 Park Avenue Plat Amendment Located at 526 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[526 Park Avenue Staff Report and Ordinance](#)

[Exhibits B-G](#)

City Council Staff Report



Subject: 526 Park Avenue Plat Amendment
Author: Liz Jackson, Planner
Project Number: PL-19-04140
Date: 18 July 2019
Type of Item: Legislative – Plat Amendment
Designation: Significant Site

Summary Recommendations

Staff recommends that the City Council review and hold a public hearing for the 526 Park Avenue Plat Amendment and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Warren Bonham, Wasatch Engineering Contractors, Inc.
Location: 526 Park Avenue
Designation: Historic Significant Site
Zoning: Historic Residential (HR-2A) District
Adjacent Land Uses: Residential (Single Family and Multi-Unit Dwelling) and Commercial, Quasi-Public
Reason for Review: Plat Amendments require Planning Commission review and City Council approval.

Proposal/Executive Summary

The proposed 526 Park Avenue Plat Amendment seeks to combine two (2) existing Lots located at 526 Park Avenue into one (1) Lot of record. The site consists of the entirety of Lot 41 and Lot 42 of Block 9 of the Park City Survey. This is a Significant Historic Site and the Historic Structure was constructed c. 1897. The property line between the two (2) existing Lots runs along the south side of the Structure. The proposed Plat Amendment will create a Lot of 3,534 square feet in size.

Background

1897 – The existing Structure was constructed on this site according to the Park City Historic Sites Inventory (HSI - see Exhibit G). The HSI form for this site indicates that the Historic Structure was originally built as a garage. The 1907 Sanborn Map indicates Structures on the site, but as they are not dimensioned it is unclear if the garage existed at this time.

1957 – Earliest available tax card indicates the garage Structure as being 30+ years old, so it is possible it was constructed in the 1920s.

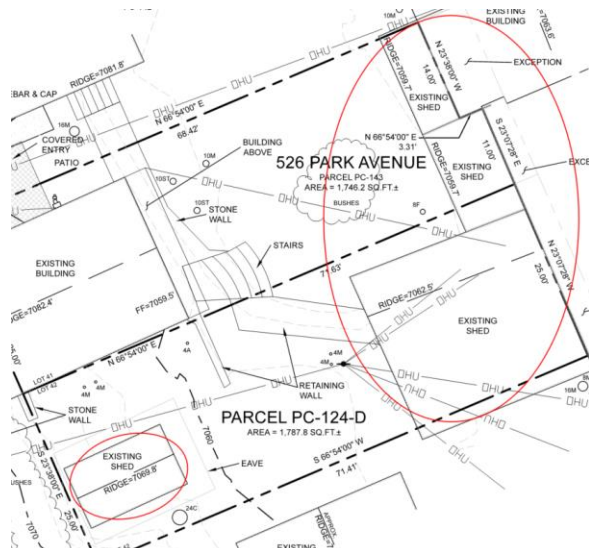
1968-1995 – At some point during this timeframe the garage was adapted for Residential Use.

August 21, 2018 – The City received a Historic District Design Review Pre-application (PL-19-03966) for 526 Park Avenue. Through a site visit on September 5, 2018, Planning staff determined the Ancillary Structures on the site, besides the Significant Historic Structure, were non-historic and could be removed. See Exhibit H Memo to File. The Ancillary Structures located at the rear (east) of the Lot were connected (estimated to be two Structures at the time of the site visit, although the survey submitted to the Planning Department on February 13, 2019 lists three connected Structures) and one other detached Structure was located at the front (west) of the Lot, to the south of the Significant Historic Structure.

February 13, 2019 – The City received application (PL-19-04140) for the 526 Park Avenue Plat Amendment. The application was deemed complete on April 23, 2019.

March 27, 2019 – The City received a Historic District Design Review (HDDR) application (PL-19-03966) for the 526 Park Avenue to build a Single-Family Dwelling and restore the Historic Structure to be used as a garage with renovation of the existing living space to be an Accessory Apartment. The application is currently under review and deemed incomplete. The proposed scope of work will need to be reviewed by the Historic Preservation Board (HPB), and abide by the Land Management Code and the Design Guidelines for Historic Districts and Historic Sites.

May 14, 2019 – The City issued a Demolition Permit (BD-19-26718) to remove the non-historic sheds located along the rear (east) property line and greenhouse Structure on the front of the Lot as noted in Exhibit H. These are noted on the survey (Exhibit B) as four (4) “existing sheds.” These Structures were deemed to be the same non-historic Structures that were listed in Exhibit H through a site visit on April 9, 2019. The Structures are connected in a manner that makes them appear to be the same Structure, hence the discrepancy in the number of sheds between Exhibit B and Exhibit H. See referenced Structures in image below taken from Exhibit B (Existing Conditions – Non-historic buildings permitted for removal). This permit did not give any approval to complete work on the Significant Historic Structure.



Existing Conditions – Non-historic buildings permitted for removal

June 26, 2019 – The Planning Commission forwarded a positive recommendation to City Council. Linked here are the [staff report](#) and [minutes](#) (beginning on page 23).

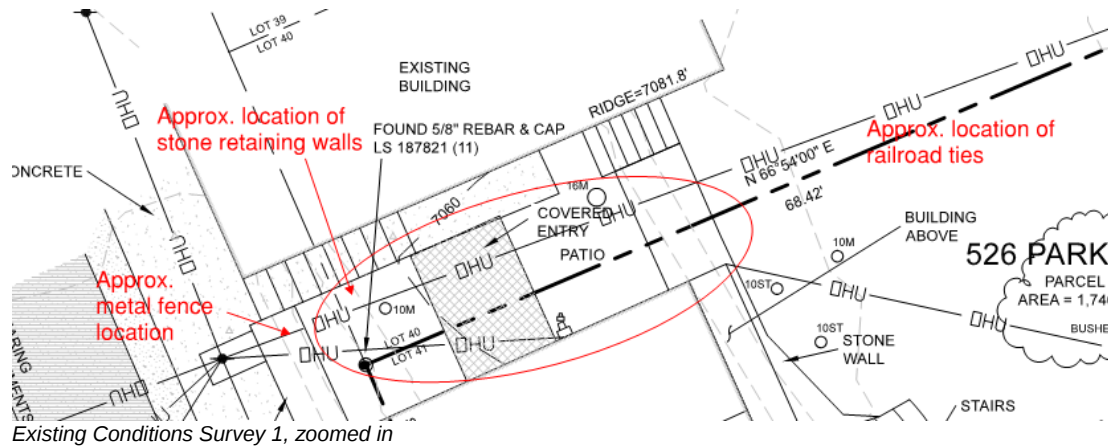
Lot Analysis

The purpose of this Plat Amendment is to combine two (2) existing Lots addressed at 526 Park Avenue into one (1) Lot of record. The current interior Lot line abuts the Significant Historic Structure on the Site and does not allow it to meet the Side Setbacks of the HR-2A Zone. Both lots exist within the Park City Survey. The proposed Lot will be 3,574 square feet in size with a Lot width of 50 feet and a length ranging between 68.42 feet and 71.41 feet.

The existing Significant Historic Structure at this address was constructed circa 1897. The applicant submitted an incomplete HDDR application on March 22, 2019 proposing an addition to the Significant Historic Structure. The application will not be reviewed until it is deemed to be complete. Any changes to the Site must be conducted in accordance with the Land Management Code (LMC) and with the Design Guidelines for Historic Districts and Historic Sites.

Encroachments

There are several encroachments on this property along each side of the Lot. On the north side of the Lot, there is a stone wall, patio, and covered entry that extends to a stairway that leads to Park Avenue. See image below – Existing Conditions Survey 1, zoomed in. There are also railroad ties (Site Photo 3) and rock retaining walls (Site Photo 2) that appear to cross the property line to the north (PC-142), and a metal fence on the west (atop the front encroaching retaining wall – Site Photo 1) but are not shown on the survey. At the time the survey was completed, there was snow likely covering these encroachments. These are pictured below (labelled as Site Photos 1-3), taken at a May 21, 2019 Site visit. An Encroachment agreement with 528 Park Avenue (PC-142) is required or all encroachments must be removed before the plat can be recorded.



Site Photo 1

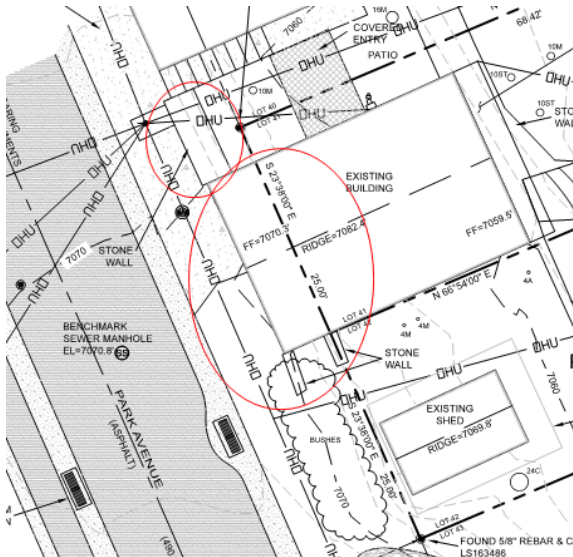


Site Photo 2



Site Photo 3

On the west (front) side of the Lot there are three (3) stone retaining walls encroaching into the Park Avenue right-of-way. Encroachment agreements with the City and the owners of 528 Park Avenue (PC-142) are required, or all encroachments must be removed before the plat can be recorded. The Historic Structure encroaches into the Park Avenue right-of-way for 20.5' in length and 5.5' in width. This is a valid Non-complying Structure per [LMC 15-2.3-5](#) and will require an encroachment agreement with the City (see Condition of Approval 8).



Existing Conditions Survey 2, zoomed in

To the east (rear) side of the Lot, the neighboring 515 Main Street and 525 Main Street (PC-125) abuts the shared property line. Those Structures are within the Historic Commercial Business Zoning District, which have no minimum setback requirements.

HR-2A Requirements

The existing home is a Single Family Dwelling which is an allowed use in the HR-2A District. The minimum Lot area for a Single Family Dwelling is 1,875 square feet, and the minimum Lot for a Duplex Dwelling is 3,750 square feet; a Duplex Dwelling would not be allowed on this Lot as the proposed Lot is 3,534 square feet. The minimum Lot width in the HR-2A zone is 25 feet. The proposed Lot meets the requirements of the HR-2A zone at 50 feet wide. The proposed Lot will also be 68.42 feet to 71.41 feet deep. These measurements determine the minimum setback requirements which are as follows:

	Required	Existing
Front Setback	10 feet	0 feet (encroaches into Public Right-of-Way)
Rear Setback	10 feet	44 feet
Side Setback	5 feet each	N: 3.5 foot, S: 25 feet; 28.5 feet total

The Setback requirements which are not met are the northwest Front and north Side Setbacks. The existing Historic Structure encroaches 5-6 feet as measured into the Park Avenue Right-of-Way so therefore, the Historic Structure does not comply with the 10 foot Front Setback requirement. The Historic Structure is also less than 5' from the north (side) property line. However, since the Structure is Historic, the Structure is considered to be a valid and complying according to [LMC Section 15-2.3-5](#). All new construction is required to meet the current LMC Lot and Site requirements.

The maximum Building Footprint for the proposed Lot is 1,448.75 square feet according to the Building Footprint Formula illustrated in [Table 15-2.2](#) of the LMC. The existing Building Footprint complies with this standard as the Structure has a Building Footprint of 615 square feet as measured.

Good Cause

Staff finds good cause for this Plat Amendment in that it will resolve any issues created by the extraneous Lot line that abuts the south side of the Historic Structure located on the property, as the location of this Lot line currently prevents the Historic Structure from meeting Side Setback requirements of the HR-2A Zone. The Lots are currently too small (Parcel PC-143 is 1,746.2 square feet and Parcel PC-124-D is 1,787.8 square feet) to meet the 1,875 square feet minimum lot Area requirement of the HR-2A Zone. This amendment will allow the property owner to make improvements and changes to the existing Historic Structure, as allowed by the LMC and Design Guidelines for Historic Districts and Historic Sites. Public snow storage easements will be required to be dedicated on the final mylar prior to recordation. This Plat Amendment will resolve existing encroachment issues.

Process

The approval of this Plat Amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in [LMC Section 15-1-18](#). A Historic District Design Review application will need to be submitted for review by Planning Staff prior to issuance of building permits.

Department Review

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

Notice

On June 10, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 8, 2019, according to requirements of the Land Management Code.

Public Input

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

Alternatives

- The City Council may approve the 526 Park Avenue Plat Amendment as conditioned or amended; or
- The City Council may deny the 526 Park Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the 526 Park Avenue Plat Amendment, and request additional information or analysis in order to make a recommendation; or
- The City Council may remand the 526 Park Avenue Plat Amendment to the Planning Commission with specific direction.

Significant Impacts

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

Consequences of not taking recommended action

The subject property would remain as two separate, sub-standard Lots.

Summary Recommendation

Staff recommends the City Council review and hold a public hearing for the 526 Park Avenue Plat Amendment and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Existing Plat

Exhibit D – Applicant's Project Description

Exhibit E – Site Photographs

Exhibit F – Aerial Photograph

Exhibit G – Memo to File for HDDR Pre-application Site Visit on September 5, 2018

Exhibit H – [Historic Sites Inventory Report](#) (link)

Exhibit A – Draft Ordinance

Ordinance No. 2019-40

AN ORDINANCE APPROVING THE 526 PARK AVENUE PLAT AMENDMENT
LOCATED AT 526 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 526 Park Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on June 10, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, on June 8, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on June 26, 2019, to receive input on Plat Amendment; and

WHEREAS, the Planning Commission, on June 26, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 18, 2019, the City Council held a public hearing to receive input on the Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 526 Park Avenue Plat Amendment located at 526 Park Avenue.

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

SECTION 1. APPROVAL. The 526 Park Avenue Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 526 Park Avenue.
2. The property consists of Lot 41 and Lot 42 of Block 9 of the Park City Survey.
3. The property is in the Historic Residential (HR-2A) District.
4. There is an existing Significant Historic Structure at this address.
5. The existing home was constructed c. 1897.
6. The applicant proposes to combine the subject Lots into one Lot of record.
7. There are several encroachments on this property along both sides and to the rear of the Lot as follows:

- a. To the west (front) side of the Lot, there are three stone retaining walls and associated landscaping encroaching into the Park Avenue property owned by the City.
 - b. There is also an existing covered entry patio and uncovered stone patio, multiple stone retaining walls, and concrete steps, and multiple wood retaining walls with associated landscaping encroaching into the neighboring property to the north.
8. The existing home is a Single Family Dwelling which is an allowed use in the HR-2A District.
9. The minimum Lot Area for a Single Family Dwelling is 1,875 square feet. The proposed Lot has an area of 3,534 square feet. This Lot size is not large enough to permit a Duplex.
10. The minimum Lot width in the HR-2A zone is 25 feet. The proposed Lot meets the requirements of this zone at 50 feet in width.
11. The proposed Lot will also be between 68.42 feet and 71.41 feet deep.
12. The minimum Front Setback is 10 feet. The existing Historic Structure crosses over the front Lot line by 5.5 feet.
13. The minimum Rear Setback is 10 feet. The existing Historic Structure has a 44 foot Rear Setback.
14. The minimum Side Setback is 5 feet on each side. The existing Historic Structure has a 3.5 foot Side Setback on the north side and a 25 foot Side Setback on the south side.
15. Because this is a Historic Structure, the existing setbacks are considered to be valid and complying.
16. The maximum building footprint for a Lot this size is 1,448.75 square feet. The existing footprint meets this standard at approximately 615 square feet.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.

4. New construction shall meet Site and Lot requirements of the HR-2A District per the Land Management Code in effect at the time of application submittal.
5. A Historic District Design Review application is required for any new construction proposed at the existing Site.
6. A 10 foot wide public snow storage easement will be required along Park Avenue.
7. The applicant can either remove the existing encroachments (excluding the Historic Structure) from the properties of 528 Park Avenue (Parcel PC-142) and the City Right-of-Way, or enter into an encroachment agreement(s) with the respective property owners prior to final recordation of this plat. Any encroachments over the south or east property line (if any) that were not disclosed by the applicant must be removed prior to the recordation of this plat. The applicant shall file all appropriate City application/permits to complete this Condition.
8. Regarding the Historic Significant Structure: An encroachment agreement, for the Right-of-Way, between Park City Municipal Corporation and the property owner of 526 Park Avenue for the Significant Structure will be required prior to plat recordation. The applicant shall file all appropriate City applications/permits to complete this Condition.

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

PASSED AND ADOPTED this 18th day of July, 2019.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

526 PARK AVENUE PLAT AMENDMENT

AMENDMENT TO A PORTION OF BLOCK 9
PARK CITY SURVEY, 1/4 SECTION 16, TOWNSHIP 25 RANGE 4E
SALT LAKE BASIN AND MERIDIAN



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT **WILLIAM B. HANSEN** AND **BEITH B. HANSEN** HEREBY CONSENT TO THE RECOGNITION OF THE PLAT AMENDMENT.

IN WITNESS WHEREOF, THE SAID RESIGNED SET HIS HAND THIS _____ DAY OF _____, 2019.

WILLIAM B. HANSEN AND
BEITH B. HANSEN, TURNING AND WERE AS JOINT TENANTS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
PERSONALLY APPEARED BEFORE ME ON THIS _____ DAY OF _____, 2019, THE FOLLOWING:

WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____



VICINITY AND ZONING MAP
NOT TO SCALE

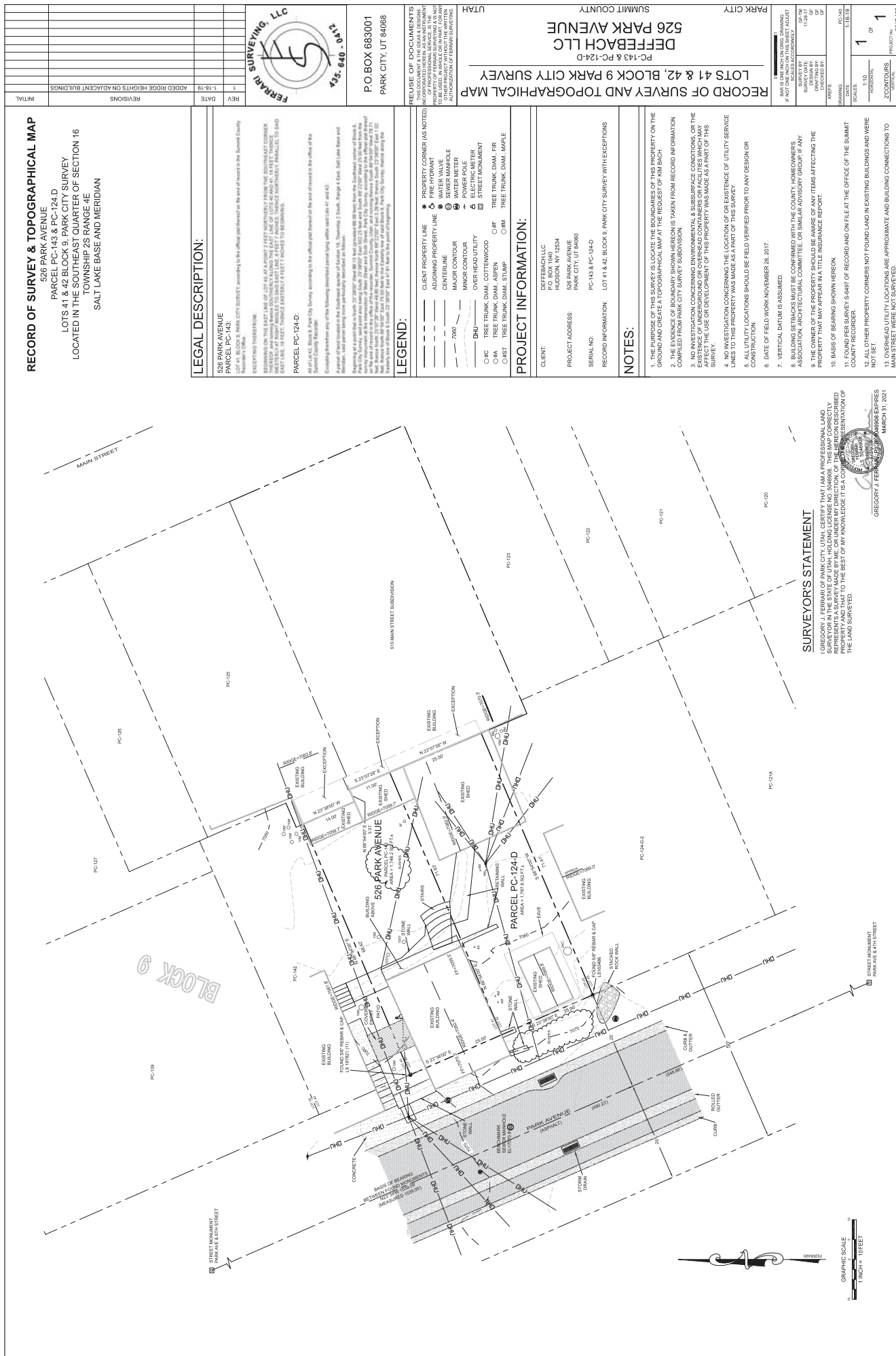
SURVEYOR'S STATEMENT

I, **GREGORY J. TERNER**, A PROFESSIONAL SURVEYOR, AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 50800. THIS PLAT AMENDMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH PLAT ACT. I FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEYED PROPERTY.

GREGORY J. TERNER, SURVEYOR
GREGORY J. TERNER, SURVEYOR
GREGORY J. TERNER, SURVEYOR

LEGAL DESCRIPTION:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681,





February 25, 2019

Park City Municipal Corporation
Planning Department
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060

Re: 526 Park Avenue – Plat Amendment Application

Project Intent & Scope of Work:

To eliminate an interior lot line, creating one whole parcel instead of two undersized parcels to be under the current owner's name. There will be no expansion to any of the exterior lot lines.

Thank you,

A handwritten signature in black ink, appearing to read "David Baglino".

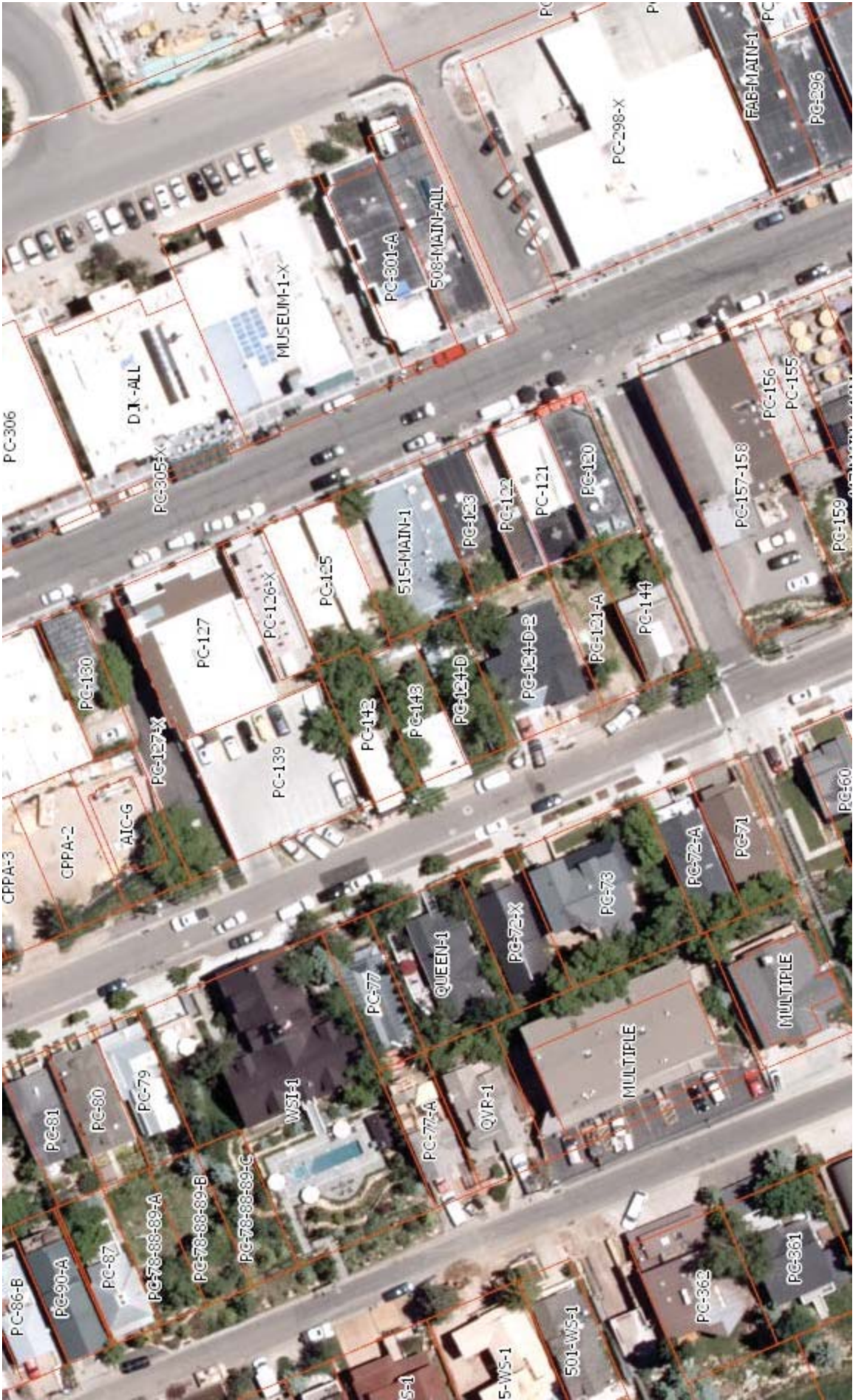
David Baglino
Wasatch Engineering Contractors, Inc.
davidbaglino@msn.com
wecadmin@hotmail.com
Office: 435.604.0600
Cell: 435.640.5806













Memo to the File

Subject: 526 Park Avenue
Address: 526 Park Avenue
Project#: PL-18-03966
Author: Anya Grahm
Date: September 5, 2018

On September 5, 2018, Historic Preservation Planner Anya Grahm met with contractor Dave Baglino on site to determine the historical significance of three (3) existing sheds. There are two (2) sheds on the property—one across the east (rear) property line and a second perpendicular to that shed that is located on the southeast corner of the property. A third accessory building (greenhouse) is located at the front of the lot, directly south of the house/garage structure. Upon further inspection, staff found that these accessory buildings are not historic. They are constructed of contemporary and salvaged building materials and were likely built in the last 30 years. They were used as storage and an art studio for the previous homeowner.

In looking at the façade staff found evidence of the original spiral-designed metal hinges. Staff believes that originally this garage was constructed as a two-car garage, with two separate door openings. Each door opening had two doors. When the garage was converted to a house, it appears that the garage doors were framed in to create walls for the house. Door and window openings were then cut into the garage doors; these openings were framed with salvaged windows and doors that did not necessarily fit the openings. There are currently casement windows on either side of a door that is covered with shingles, matching those on the rest of the structure. The garage has since been covered with cedar shingles, painted a mint green color. Historic photographs show that the garage may have been sided in metal, and staff believes further exploratory demolition may reveal the original siding material and openings of the garage.

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Elizabeth Jackson

Submitting Department: Planning

Item Type: Ordinance

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-41, an Ordinance Approving the Hulbert Subdivision Located at 1503 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1503 Park Avenue Staff Report and Ordinance](#)

[Exhibits B-I](#)

City Council Staff Report



Subject: Hulbert Subdivision (1503 Park Avenue)
Author: Liz Jackson, Planner
Project Number: PL-19-04180
Date: 18 July 2019
Type of Item: Legislative – Preliminary Subdivision
Designation: Landmark Site

Summary Recommendations

Staff recommends that the City Council review and hold a public hearing for the Hulbert Final Subdivision Plat, and approve the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Dennis Hulbert, represented by Marshall King, Alliance Engineering, Inc.
Location: 1503 Park Avenue
Designation: Historic Landmark Site
Zoning: Recreation Commercial (RC) District
Adjacent Land Uses: Residential (Multi-family Dwelling) and Commercial. Single Family sites exist to the south on Park Avenue, Woodside Avenue and Empire Avenue.
Reason for Review: Subdivisions with four (4) or more parcels require Planning Commission preliminary and final review, and City Council review and action.

Proposal

The proposed Hulbert Subdivision is a request to divide two (2) metes and bounds parcels (also known as Parcels 1 and 2, including 16,045 square feet) into four (4) lots of record. The applicant is also proposing to dedicate 4,171 square feet of Parcel 2 (southern lot) for the 15th Street Public Right-of-Way. The entire area is already identified by Summit County as Parcel SA-243. The proposed application is considered a Major Subdivision because it consists of a Subdivision of land into four (4) or more Lots.

Background

The two (2) metes and bounds parcels that are included in this application are 16,045 square feet in total, and include an existing Landmark Historic Structure and non-historic garage. The garage was approved to be removed from the Historic Sites Inventory (see public meeting chart below, Exhibit G for photos, and Exhibit J for current Historic Site Inventory Form).

On March 25, 2019 Dennis Hulbert applied for a Subdivision to subdivide the property into four (4) lots. The application was deemed complete on March 27, 2019. Per [LMC](#)

[15-7.1-3\(A\)\(2\)](#), a Subdivision of land into four (4) or more lots is considered a Major Subdivision and requires the review of a Preliminary and Final Plat by the Planning Commission.

The applicant currently has a Historic District Design Review (HDDR) Pre-application under review. This Subdivision is the first step in moving forward with their future improvements to this Landmark Historic Site. Below are applicable past Land Use Determinations for this site.

<u>Meeting Date</u>	<u>Summary</u>	<u>Links</u>
January 9, 1997	City Council approval of a two (2) lot Subdivision.	<u>Staff Report</u> (starting on page 65) <u>Minutes</u> (starting on page 23)
January 14, 1999	City Council approval of Extension Request for a two (2) lot Subdivision. Subdivision Plat was not recorded with Summit County and has since expired.	<u>Staff Report</u> (starting page 59) <u>Minutes</u> (starting page 11)
May 16, 2018	Historic Preservation Board approved the Determination of Significance removing the non-historic garage from the Historic Sites Inventory.	<u>Staff Report</u> (starting page 231) <u>Minutes</u> (starting page 23)
June 21, 2018	City Council approval of a Land Management Code (LMC) Amendment to remove the non-historic garage from the Historic Sites Inventory.	<u>Staff Report</u> <u>Minutes</u> (starting page 12)
June 26, 2019	Planning Commission forwarded a unanimous positive recommendation to City Council, combining the Preliminary and Final Plat review requirements per <u>LMC 15-7.1-3</u> .	<u>Staff Report</u> <u>Minutes</u> (starting on page 17)

Analysis

The subject site is located at 1503 Park Avenue. The site is within the RC Zone. The proposed Plat Amendment creates four (4) lots from two (2) metes and bounds parcels.

The applicant requests to divide the existing parcels and dedicate the southerly portion of the southern lot for the 15th Street road. The 15th Street Public Right-of-Way dedication will contain 4,171 square feet. The existing Landmark Historic Structure is proposed to remain within the newly created Lot 1.

The applicant has indicated that Lots 2-4 are intended to be Single Family Dwelling Lots. The existing Historic Structure on Lot 1 will remain a Single Family Dwelling. Single Family Dwellings would be allowed to be developed on Lots 2-4, per the lot size requirements of the Zone. Single Family Dwellings exist within the block to the south, and Staff has determined that Single Family Dwellings on Lots 2-4 will best complement the existing Landmark Structure on 1503 Park Avenue. Any future development would need to abide by the requirements of the RC Zone. Lot Requirements for the RC Zone are shown in the table below.

	Proposed Lot LMC Requirements:				Comments:
	Lot 1	Lot 2	Lot 3	Lot 4	
Front/Rear Yard Setbacks by Use – feet (ft.)	10' Allowed	10' Allowed	12' Allowed (25' total front and rear combined)	10' Allowed	Lot 1 Single-Family 32.5' front and 10' rear <i>complies, Historic Structure (existing condition)</i> Lots 2-4 development will need to abide by these requirements.
Side Yard Setbacks– feet (ft.)	5' Allowed (18' total combined)	3' Allowed	3' Allowed	3' Allowed	Lot 1 Single-Family 25' (south) and 6.25' (north) <i>complies, Historic Structure (existing condition)</i> Lots 2-4 development will need to abide by these requirements.
Minimum Lot Width	25'	25'	25'	25'	Lot 1: 66.01' <i>complies, Park Avenue facing</i> Lot 2: 32.15' <i>complies</i> Lot 3: 31' <i>complies</i> Lot 4: 33' (measured 15' from southwest corner) <i>complies</i>
Lot Size	4,755	2,373	2,373	2,373	Minimum lot size is 1,875

(Sq. Ft.)					<i>all lots comply</i>
Maximum Building Footprint (Sq. Ft.)	1820.03	1038.38	1038.38	1038.38	Lots 1-4 development will need to abide by these requirements.
Maximum Height	27'	27'	27'	27'	Lot 1 Single-Family (single story) <i>complies, Historic Structure (existing condition)</i> Lots 2-4 development will need to abide by these requirements.

Based on the above table, the proposed lot configurations are compatible with the surrounding development (see image below titled 1503 Park Avenue nearby Single Family Dwellings), examples include:

- 1) 1450 and 1488 Park Avenue
- 2) 1455, 1445 and 1439 Woodside Avenue
- 3) 1430, 1422, and 1414 Empire Avenue



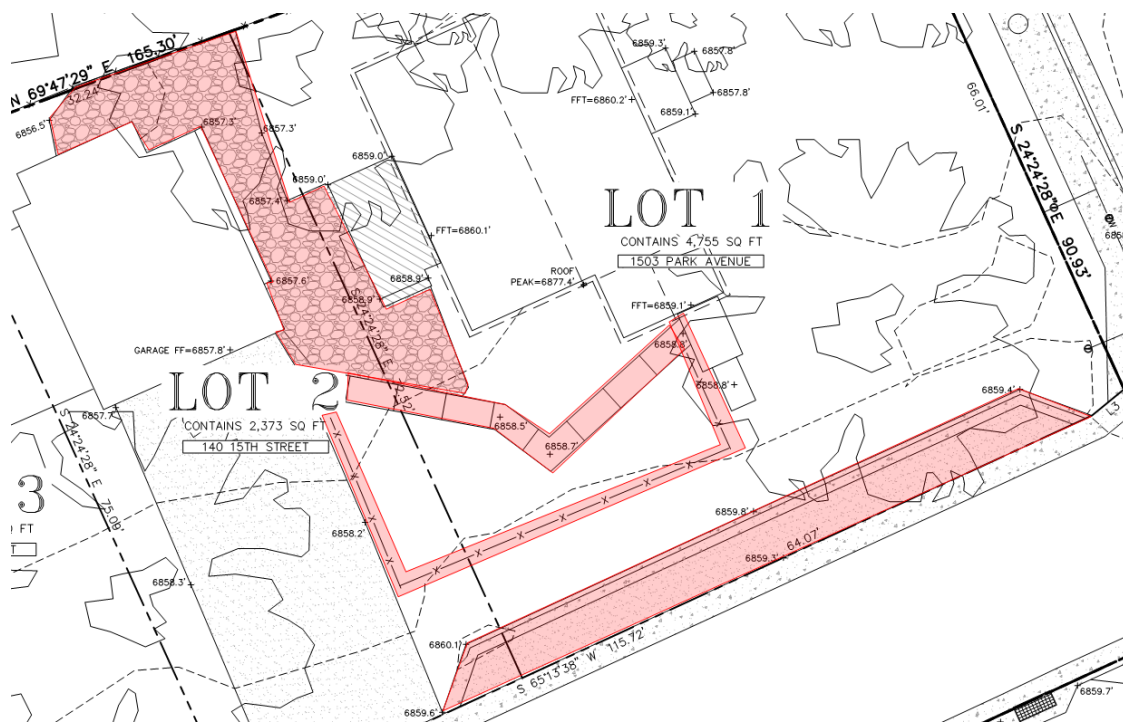
1503 Park Avenue nearby Single Family Dwellings

The proposed Subdivision meets lot and site requirements of the RC Zone. This Zone encourages clustering of development, which this Subdivision would allow. Pictured above not only shows the nearby Single Family Dwellings near 1503 Park Avenue, but there are multiple lots that vary in size and Use (i.e. multiple clusters of development types). The dedication of the 15th Street Public Right-of-Way would be a benefit for the public and adjacent properties. Any development on Lots 2-4 would be benefitted by this as well as it would allow for access to a public Right-of-Way for each lot. Lots 1-3 and a portion of 4 are included in the Frontage Protection Zone (FPZ). Staff is recommending that any construction within the FPZ shall be regulated by [LMC 15-2.20](#) Frontage Protection Overlay Zone.

Encroachments

Lot 1

There is a wood slat fence, stone slab path, and stone patio on this site that encroaches onto Lot 2. There is also a curb cut that encroaches into the proposed 15th Street Right-of-Way dedicated area and crosses between Lots 1 and 2. This is approximately 72' long at the widest points. See photograph below and illustration from Exhibit D – Existing Conditions Survey with Proposed Plat Overlay, Lot 1 and 2 zoomed in.



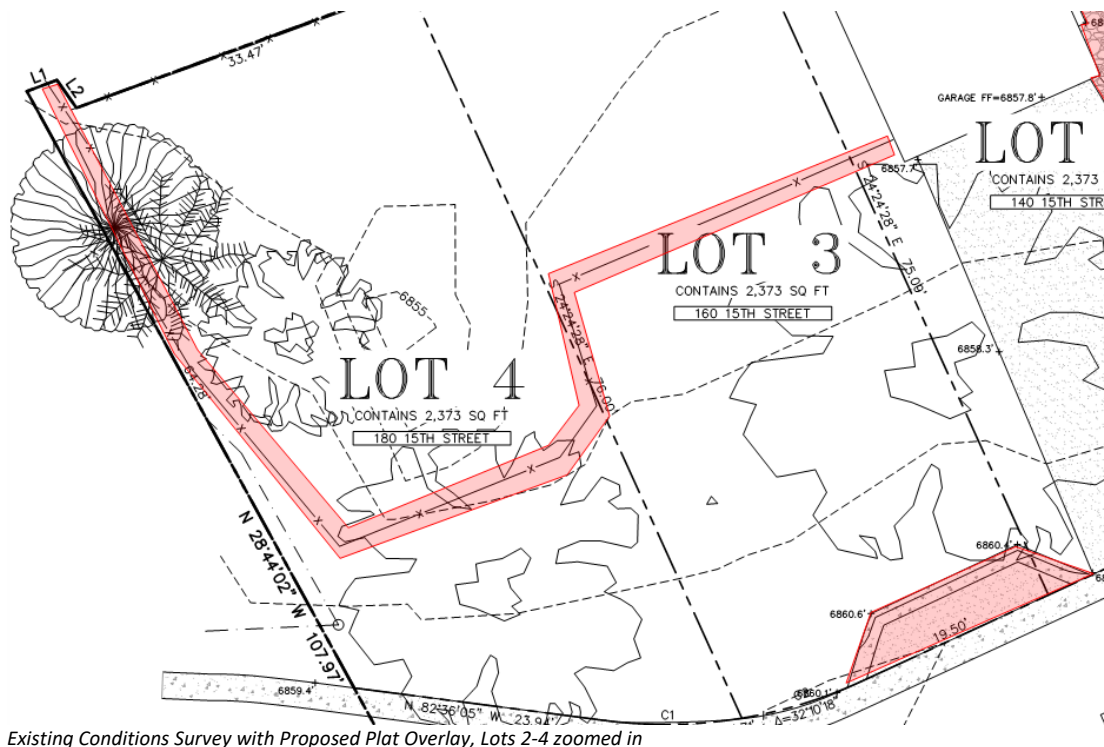
Existing Conditions Survey with Proposed Plat Overlay, Lot 1 and 2 zoomed in

This curb cut will need to either be removed by the applicant prior to recordation of the Subdivision Plat or the applicant can include the curb cuts in the proposed area to be dedicated to the City.

Lot 2, 3, and 4

There is a second curb cut area that encroaches into the proposed 15th Street Right-of-Way dedicated area, and crosses the property lines between Lots 2 and 3. This is

approximately 25' wide at the widest points. There is also a wire mesh fence that crosses the property lines of each of these lots. See illustration from Exhibit D below – Existing Conditions Survey with Proposed Plat Overlay, Lot 2-4 zoomed in.



Staff recommends that before the Subdivision Plat is recorded, the portion of all encroachments that cross property lines be removed or reconfigured to be entirely within one property. See Condition of Approval no. 3 in Exhibit A. As stated above for Lot 1, the applicant will need to either remove the curb cut crossing over Lot 2 and 3 or include this in the proposed area to be dedicated to the City.

Because the proposed Subdivision is unique in that it is classified as a Major Subdivision according to [LMC 15-7.1-3\(A\)\(2\)](#) , as it is proposing four (4) separate lots, a Preliminary Plat is required for this application. Per [LMC 15-7.1-3](#), the Planning Commission reviewed the Preliminary and Final Subdivision Plats together (July 26, 2019 meeting) and forwarded a positive recommendation to City Council to review the Final Subdivision Plat.

Good Cause

Staff finds that there is good cause for this Subdivision because the proposed lots meet the underlying zoning requirements, are compatible with surrounding Uses, and dedicate a Public Right-of-Way to the City. This Subdivision is unique in that it is classified as a Major Subdivision according to [LMC 15-7.1-3\(A\)\(2\)](#), as it is proposing four (4) separate lots, but does not require a change to any public utilities or creation of roadways. The proposed Subdivision is also in alignment with the RC Zone's Purpose and the Park City General Plan. As a common practice, a public snow storage

easement will be provided on the site to be reflected on the proposed Plat (see Condition 6). Snyderville Basin Water Reclamation District has approved this Subdivision (see Exhibit H). Existing encroachments will also be resolved prior to Plat recordation.

Process

Planning Commission provides a positive/negative recommendation to City Council on the final Subdivision (if preliminary plat is waived). The approval of this Subdivision application by the City Council constitutes Final Action that may be appealed to District Court in accordance with state code.

Department Review

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

Notice

On June 10, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 8, 2019, according to requirements of the LMC.

Public Input

One public comment was received on June 24, 2019 and addressed at the June 26, 2019 Planning Commission meeting. See Exhibit I.

Alternatives

- The City Council may approve the Hulbert Subdivision Plat, as conditioned or amended; or
- The City Council may deny the Hulbert Subdivision Plat, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the Hulbert Subdivision Plat, and request additional information or analysis in order to make a recommendation; or
- The City Council may remand the Hulbert Subdivision Plat to the Planning Commission with specific direction.

Significant Impacts

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

Consequences of not taking recommended action

A consequence of not taking the recommended action is that the site would continue to be two parcels with various unaddressed encroachments between properties and 15th Street. 15th Street would also remain undedicated as a Public Right-of-Way.

Summary Recommendation

Staff recommends that the City Council review and hold a public hearing for the Hulbert Final Subdivision Plat, and approve the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance for Final Subdivision Review with Proposed Plat (Attachment 1)

Exhibit B – Applicant's Project Intent

Exhibit C – Existing Conditions Survey

Exhibit D – Existing Conditions Survey with Proposed Plat Overlay

Exhibit E – Aerial Photograph

Exhibit F – County Plat Map

Exhibit G – Site Photographs

Exhibit H – Snyderville Basin Water Reclamation District Approval

Exhibit I – Public Comment received June 24, 2019

Exhibit J – [Historic Sites Inventory Form](#) (link)

Exhibit A – Draft Ordinance

Ordinance No. 2019-41

AN ORDINANCE APPROVING THE HULBERT SUBDIVISION LOCATED AT 1503 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 1503 Park Avenue have petitioned the City Council for approval of the Subdivision; and

WHEREAS, on June 10, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 8, 2019, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on June 26, 2019, to receive input on the Preliminary Subdivision; and

WHEREAS, the Planning Commission, on June 26, 2019, forwarded a positive recommendation, combining the Preliminary and Final Subdivision Plats per the requirements of LMC 15-7.1-3, to the City Council; and,

WHEREAS, on July 18, 2019, the City Council held a public hearing to receive input on the Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Hulbert Subdivision, located at the same address.

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

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

Findings of Fact:

1. The site is located at 1503 Park Avenue.
2. The site is within the Recreation Commercial (RC) Zoning District.
3. The subject site consists of two metes and bounds parcels.
4. On March 25, 2019, the applicant applied for a Subdivision; the application was deemed complete on March 27, 2019.
5. The proposed Subdivision creates four (4) lots from two metes and bounds parcels, dedicating a portion of one parcel as the 15th Street Right-of-Way.

6. Lot 1 (addressed as 1503 Park Avenue in the Subdivision Plat) includes a Historic Landmark Site.
7. Per [LMC 15-7.1-3](#), at its discretion, the Planning Commission may waive the steps in the Preliminary Plat approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and Final Subdivision Plat into a single submittal.
8. The minimum lot size within the Historic Residential-1 District is 1,875 square feet.
9. The proposed lot sizes are 4,755 square feet (Lot 1), 2,373 square feet (Lots 3, 4, 5).
10. The minimum Setbacks for Lot 1 include:
 - a. Front/Rear – 10 feet. The existing Historic Structure complies with this requirement as it is approximately 33 feet from the front property line and 10 feet from the rear property line. There is an existing deck that is jutting 8.5 feet into the rear setback, but it abides by the setback requirements for the RC Zoning District as it is less than 30" above grade.
 - b. Side – 5 feet (18 feet total combined). The existing Historic Structure complies with this requirement as it is approximately 6.5 feet from the north side property line and 34 feet from the south side property line.
11. The minimum Setbacks for Lot 2 include:
 - a. Front/Rear – 10 feet
 - b. Side – 3 feet
12. The minimum Setbacks for Lot 3 include:
 - a. Front/Rear – 12 feet (25 feet total combined)
 - b. Side – 3 feet
13. The minimum Setbacks for Lot 4 include:
 - a. Front/rear – 10 feet
 - b. Side – 3 feet
14. The minimum lot width within the Recreation Commercial District is twenty five feet (25').
15. The proposed lot widths are 66.01 feet (Lot 1), 32.15 feet (Lot 2), 31 feet (Lot 3), 33 feet (Lot 4).
16. The maximum Building Footprints are 1820.03 (Lot 1), 1038.38 (Lots 2, 3, and 4). The Historic Structure on Lot 1 would be included in this calculation.
17. The maximum height for the RC Zoning District is 27 feet. The Historic Structure on Lot 1 is a single story and complies with this requirement.
18. The proposed Subdivision meets lot and site requirements of the Recreation Commercial District.
19. A Subdivision is necessary in order for the applicant to move forward with an HDDR for the purpose of developing the sites at 1503 Park Avenue. The Subdivision is also necessary for the purpose of developing the Lot 2, Lot 3, and Lot 4 sites.
20. All development shall comply with the applicable LMC Requirements.
21. A Single Family Dwelling is an Allowed Use in the RC Zoning District.
22. There are curb cuts on Lots 1, 2, and 3 on this site that encroach onto the proposed 15th Street Public Right-of-Way. See Condition of Approval no. 3 and 4.
23. There is a mesh fence that encroaches onto Lots 2, 3, and 4. The mesh fence is not Historic. See Condition of Approval no. 3.

24. There are a stone patio, slat wood fence, and stone slab path that encroach between Lots 1 and 2. The applicant will need to remove the portions of the stone patio, slat wood fence, and stone slab path that cross the property lines of Lots 1 and 2. See Condition of Approval no 3.
25. The Site is not located within the Sensitive Lands Overlay District.
26. The Site is not located within the Soils Ordinance Boundary.
27. On June 10, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal Notice was also published in the Park Record and Utah Public Notice Website on June 8, 2019 according to the requirements of the Land Management Code.
28. All findings within the Analysis section and the recitals above are incorporated herein as Findings of Fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Subdivision Plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Subdivision.
2. The applicant shall record the Subdivision Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Subdivision will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Prior to Subdivision Plat recordation, the applicant shall remove the existing encroachments from the City Right-of-Way and any encroachments (or portions thereof) that cross property lines between Lots 1-4. The applicant is responsible of securing appropriate City approvals and permits before any work on the encroachments can begin.
4. The applicant shall either include the curb cuts in the 15th Street Right-of-Way dedication or remove the encroachments prior to Subdivision Plat recordation.
5. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the Plat.
6. Ten foot (10') public snow storage easement and non-exclusive utility easement shall be granted along the Park Avenue Right-of-Way for Lot 1 (1503 Park Avenue) and along the newly dedicated 15th street public Right-of-Way for Lots 1-4.
7. Any construction within the Frontage Protection Zone (FPZ) shall be regulated by LMC 15-2.20 Frontage Protection Overlay Zone.

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

PASSED AND ADOPTED this 18th day of July, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

[illegible]

EXHIBIT B

HULBERT SUBDIVISION 1503 PARK AVENUE

March 22, 2019

PROJECT INTENT

The property at 1503 Park Avenue consists of two metes and bounds parcels located in the south half of the southwest quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian. The property is also located north of Snyder's Addition to Park City and is not within a platted subdivision. The property is currently occupied by a single family residence which is on the Historic Sites Inventory with a detached garage to the west. To the west of the detached garage is approximately 70 feet of vacant property. The southerly portion of the property contains existing 15th Street which is approximately 25 feet wide and has been used as a public right-of-way for many years.

This application proposes to dedicate to Park City the southerly portion of the property containing 4,171 square feet being used as the 15th Street right-of-way and to divide the remainder into four single family residential lots. Lot 4 contains the historic home and is proposed to be the largest lot with 4,755 square feet. The proposed Lots 1, 2 and 3 are approximately 32 feet by 75 feet and each contains 2,373 square feet.

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248991, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this is a correct representation of said survey.

LEGAL DESCRIPTION

Parcel 1: Beginning at a point 598 North and 1,388 East of the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 25°24' West 52 feet; thence South 19°19'20" West 160 feet; thence South 28°43' East 59.5 feet; thence North 62° East 156 feet to the place of beginning.

Excepting therefrom the following:

[illegible][illegible]

NOTES

1. Basis of Baring for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed November 4, 2016, and is in compliance with generally accepted industry standards for accuracy.
3. For the possibility of future use, it was prudent to boundary existing Conditions and topography survey.
4. A Title Report was provided to the surveyor and no easements or interests were noted in title affecting or located at part of this survey. The owner of the property should be aware of any claims relating to the property that may appear in a title insurance report. The surveyor found no claims affecting the property, easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Moose Lodge at Park City Condominium Entry No. 7120206, Moose Lodge at Park City Amended Sheet 1 Condominium Entry No. 806625, Henderson Subdivision Condominiums Entry No. 841500 and Record of Survey S-2942 (all aforementioned documents on file and of record in the Summit County Recorder's Office). Title Commitment by Metro National Title Insurance Company, Inc. dated 11/1/16 were reviewed and physical evidence found in the field were used to determine the boundary as shown on this plat.
6. Size Benchmark: Neise Valve, Function=658.27 as shown.
7. The architect is responsible for verifying setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. 15th Street has been utilized for more than 20 years as a public thoroughfare; the possibility of

LEGEND

- Found Monument
(Aa-Noted)
- Found Street Monument
(Aa-Noted)
- Found Section monument

STAFF:
CHARLES GALATI
RYAN BETZ
MARTY MORRISON
MARSHALL KING
CHIP TOMSLUDAN

EXISTING CONDITIONS & TOPOGRAPHIC MAP
1503 PARK AVENUE

FOR: DENNIS HILBERT

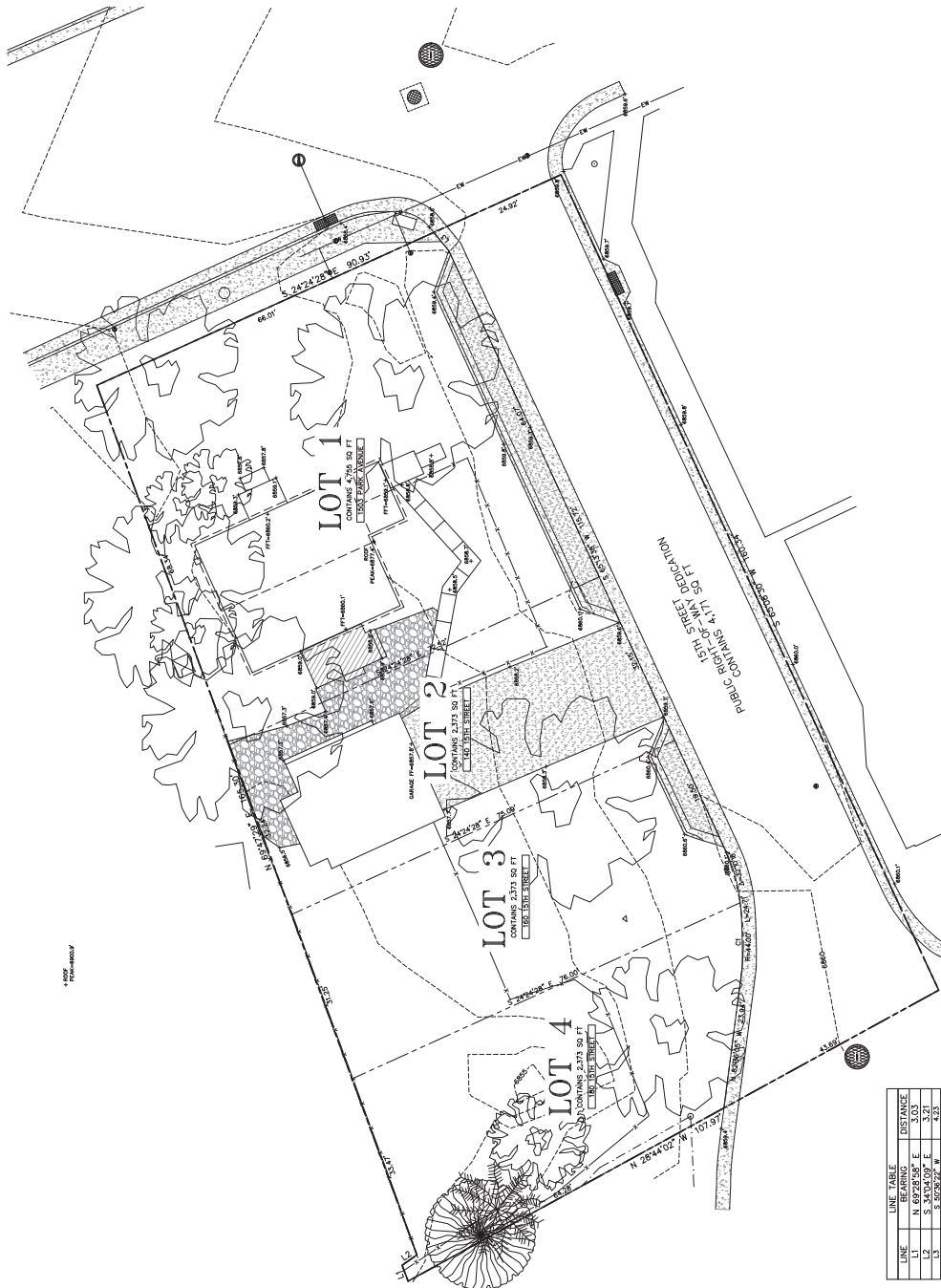
FOR: DENNIS HOLDEN
JOB NO.: 13-10-16

FILE: X:\ParkCityNorth\dwg\srw\srw2019\131016-1503 Park\131016-ROS.dwg

STAFF:
CHARLES GALATI
RYAN BETZ
MARTY MORRISON
MARSHALL KING
CHIP TOMSLUDAN

DATE: 3/21/19

103



LINE TABLE	
LINE	DISTANCE
L1	N 82°25'04\"
L2	S 84°14'09\"
L3	S 82°25'04\"

CURVE	CHORD	ANGLE	BEARING	CHORD	ANGLE	BEARING
C1	44.00	12.31	N 82°25'04\"	10.15	10.15	N 82°25'04\"
C2	44.00	11.80	S 82°25'04\"	10.15	10.15	S 82°25'04\"

(435) 444-4447



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

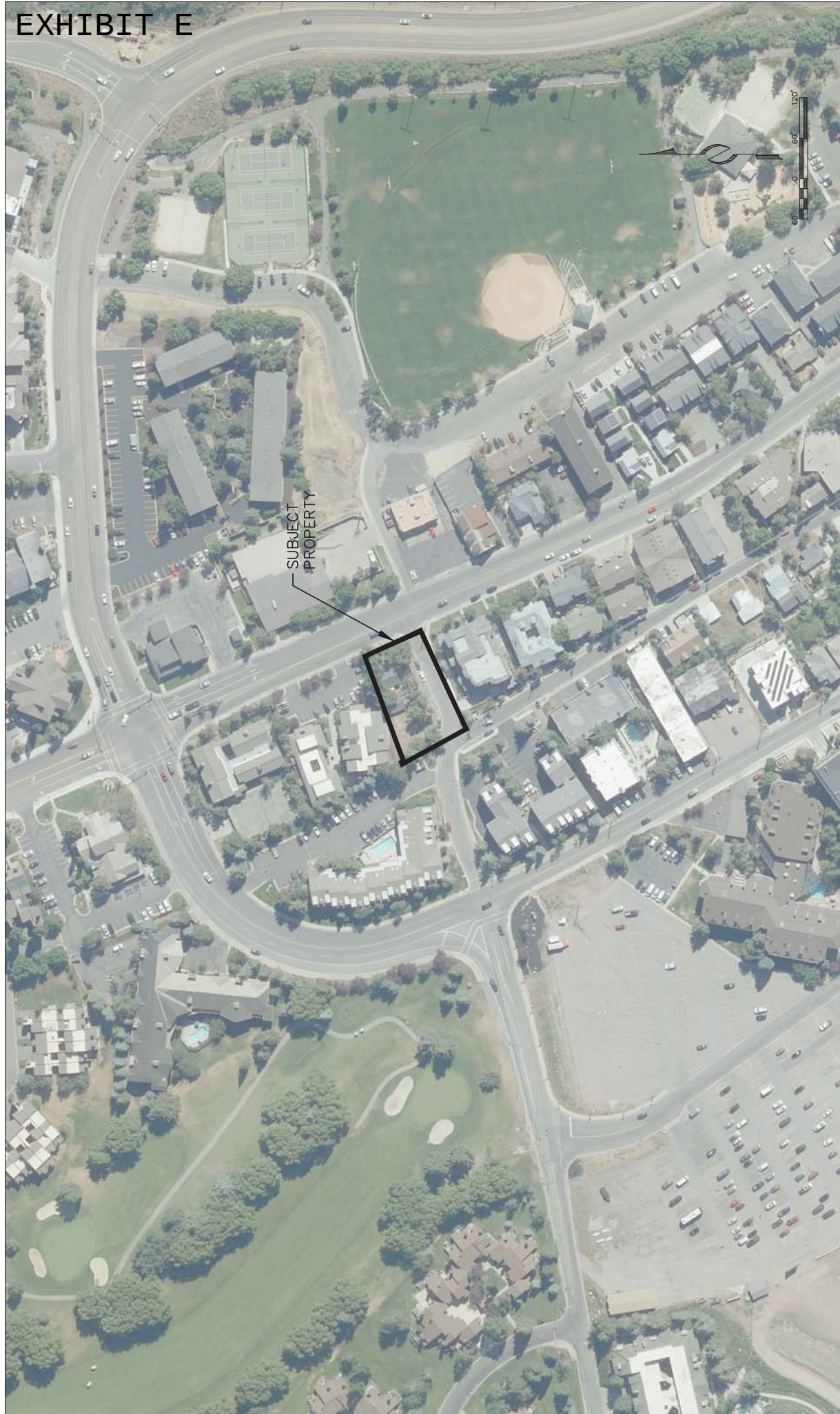
PROPOSED LOT LINE EXHIBIT HULBERT SUBDIVISION

4/7/16 JOB NO.: 15-10-16 FILE: X:\Projects\Hulbert.dwg Job Date: 4/10/16 13:01:16.dwg

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

FEE _____ DATE _____ TIME _____
RECORDED ENTRY NO. _____

EXHIBIT E



AERIAL EXHIBIT
1503 PARK AVENUE

FOR: DENNIS & TERRI HULBERT
JOB NO: 13-10-1
FILE: K:\Peachy\North\09\ExhibitA\1503 Park Ave-aerial.dwg

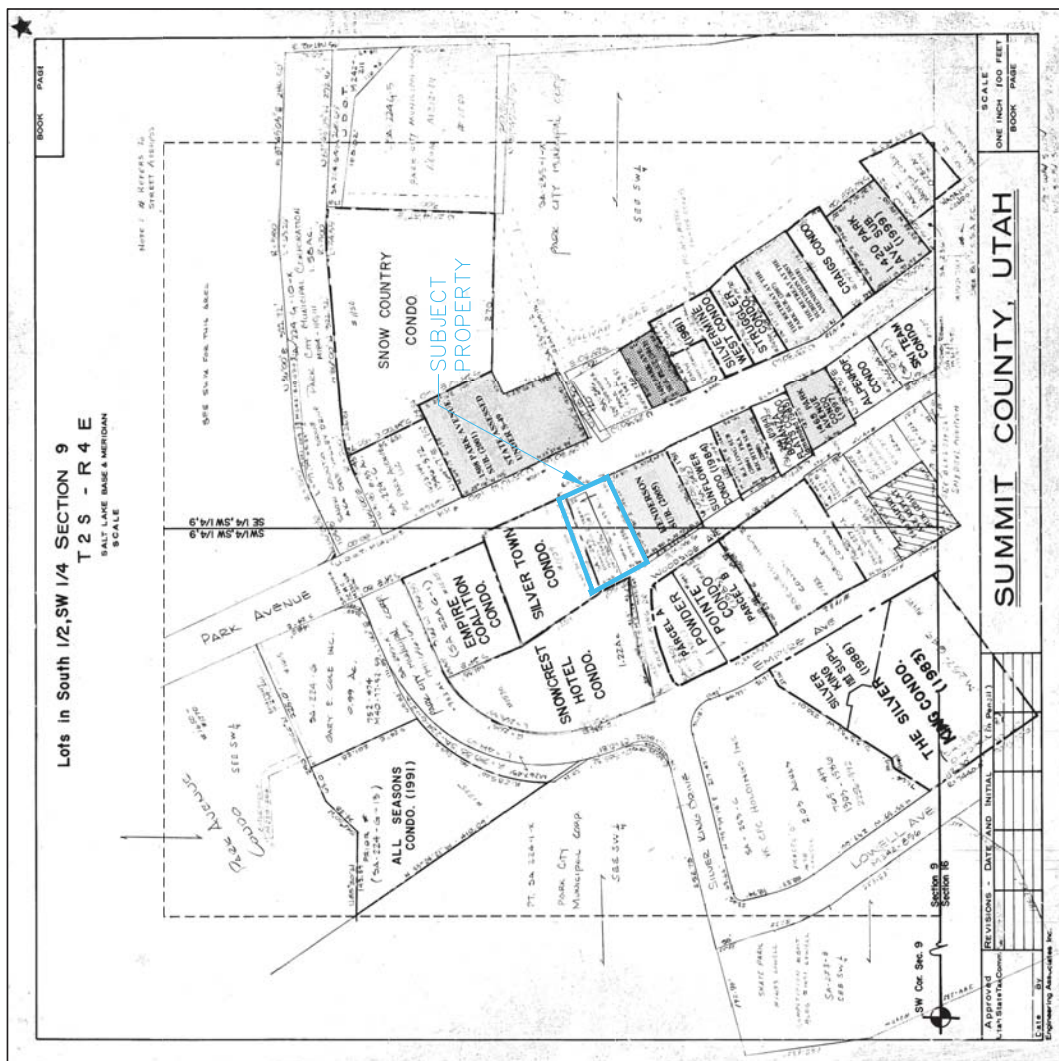
STAFF:
RYAN BETZ
MARSHALL KING

DATE: 2/22/19

(405) 644-7447



EXHIBIT F



100' 0 100' 200'



(435) 644-4427

STAFF:
RYAN BETZ
MARSHALL KING

OWNERSHIP EXHIBIT
1503 PARK AVENUE

SHEET
1
OF
1

FOR: DENNIS & TERRI HULBERT

JOB NO: 15-10-1
FILE: K:\Peachy\North\1503 Park Ave-ownership.dwg

DATE: 2/22/19



1503 Park Avenue – Looking Northwesterly



1503 Park Avenue – Looking Westerly



1503 Park Avenue – Looking Northeastly



1503 Park Avenue – Looking Easterly



1503 Park Avenue – Looking Southeasterly



1503 Park Avenue – Looking Southwesterly

EXHIBIT H



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

March 29, 2019

Marshall King
Alliance Engineering
323 Main St.
P.O. Box 2664
Park City, UT 84060

RE: Hulbert Subdivision (1503 Park Ave.)
Plat Approval

Dear Mr. King:

The Snyderville Basin Water Reclamation District has reviewed the referenced plat and has determined that it conforms to District regulations. We are therefore prepared to sign the plat.

Please contact me to schedule a time for plat signing after the Owner's Dedication has been signed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Atwood', is written over a horizontal line.

Bryan D. Atwood, P.E.
District Engineer

cc: Liz Jackson, PCMC
Project File

EXHIBIT I

From: [Wayne Best](#)
To: [Elizabeth Jackson](#)
Subject: PL-19-04180 1503 Park Ave lot subdivision
Date: Monday, June 24, 2019 3:00:09 PM

I want to provide coments on the proposed subdivision application # PL-19-04180 located at 1503 Park Ave.

The proposed subdivision of this lot creates too many small lots out of an already small lot. Having 4 lots is such a small area will result in parking issues. No matter how hard you try, this subdivision will result in additional street parking in an area where there are already winter street parking issues.

At most, this lot could be subdivided into two lots.

Thank you,

Wayne Best
19 year homeowner
1842 Empire Ave.
PC, UT 84060

Council Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Alfred Knotts

Submitting Department: Transportation Planning

Item Type: Resolution

Agenda Section:

Subject:

Consideration to Approve Resolution 16-2019, a Resolution Regarding Park City's Position on the Preferred Alternative Identified in the State Route 248 Environmental Assessment
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[SR 248 Staff Report](#)

[SR 248 Resolution](#)

[Resolution Attachment: Corridor Entry Agreement - 2006](#)

[Save PC Hill Petition](#)



City Council Staff Report

Subject: Resolution Regarding Park City's Position on the Preferred Alternative Identified in the National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the State Route (SR) 248 Corridor Improvement Project (Project)

Author: Alfred Knotts, Transportation Director

Department: Transportation

Date: July 12, 2019

Type of Item: Administrative

Summary Recommendation

Staff recommends Council adopt a joint resolution with Summit County to officially record Park City's Position on the Preferred Alternative Identified in the National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the State Route (SR) 248 Corridor Improvement Project (Project).

Park City is not in alignment with the preferred alternative because it directly conflicts with Park City transportation related goals, policies, and objectives. Further, Park City actively seeks commitment from UDOT to work cooperatively to identify a multi-modal project more reflective of Park City's local context, character, and community support.

Executive Summary

On June 11, 2019, the official 30 day public comment period was initiated for the NEPA Draft EA for the SR 248 Corridor Improvement Project. The public comment period concluded on July 11, 2019. Although public comments in their entirety have not been reviewed at the time of preparing this staff report, Council directed staff to prepare a resolution outlining Park City's desires to work with UDOT on a transit-centric design that better reflect local transportation goals and character within the confines of the Preferred Alternative.

Background

December 2016 UDOT SR 248 Corridor Report

<https://sr248.pennapowers.co/wp-content/uploads/2017/09/2016-Concept-Report.pdf>

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

<http://parkcityut.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=2274&Inline=True>

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

<http://parkcityut.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=2330&Inline=True>

May 16, 2019 SR 248 Contract Modification with Lochner Staff Report

<https://legistarweb->

[production.s3.amazonaws.com/uploads/attachment/pdf/359043/SR_248_Contract_Addendum3_Lochner_FINAL.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/359043/SR_248_Contract_Addendum3_Lochner_FINAL.pdf)

June 20, 2019 SR 248 Project Update

<https://legistarweb->

[production.s3.amazonaws.com/uploads/attachment/pdf/381429/SR_248_EA_public_cmt_6_20_19_FINAL.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/381429/SR_248_EA_public_cmt_6_20_19_FINAL.pdf)

Discussion

Preferred/Build Alternative Description:

The Build Alternative includes the following improvements:

- Eliminate the bottleneck and provide a consistent cross-section with five lanes: two travel lanes in each direction and a median/center turn lane through the entire corridor.
- Improve the SR-224 intersection to provide dual left-turn lanes from southbound SR-224 to eastbound SR-248, as well as dual right-turn lanes from westbound SR-248 to northbound SR- 224.
- Improve the Bonanza Drive intersection to include dual left-turn lanes from westbound SR-248 to southbound Bonanza Drive and northbound right turn lane onto SR 248 westbound.
- Add right-turn bays along the SR-248 corridor where they do not currently exist.
- Add left-turn bays at Comstock Drive, Wyatt Earp Way, and Richardson Flat Road. Add signed and striped bicycle lanes from SR-224 to US-40. The bicycle lanes would be carried east and west through each intersection along the SR-248 corridor as shown in Figure 2-10. A 5-foot shoulder would be used on west end (SR-224 to Wyatt Earp Way) and an 8-foot shoulder on east end (Wyatt Earp Way to US-40) of SR-248

While providing two new lanes in each direction would allow for greater flexibility to implement transit or managed lanes in the future, Council desires to further memorialize transit-first elements prior to any local support for a future project approval.

Summary Recommendation

Staff recommends Council adopt a joint resolution to officially record Park City's Position on the Preferred Alternative Identified in the National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the State Route (SR) 248 Corridor Improvement Project (Project).

Park City is not in alignment with the preferred alternative because it directly conflicts with Park City transportation related goals, policies, and objectives. Further, Park City actively seeks commitment from UDOT to work cooperatively to identify a multi-modal project more reflective of Park City's local context, character, and community support.

Following adoption of the resolution, Park City staff will meet with UDOT staff to review the public comments and determine how best to proceed with improvements within the corridor consistent with local goals and within the legal parameters of NEPA. After the consultation concludes, staff anticipates additional updates to Council to engage and inform the public. Typically, projects within in this process would receive project approval and proceed to final design, which is the next stage in the process.



Resolution No. 16-2019

JOINT RESOLUTION REGARDING PARK CITY AND SUMMIT COUNTY'S POSITION ON THE PREFERRED ALTERNATIVE IDENTIFIED IN THE STATE ROUTE 248 ENVIRONMENTAL ASSESSMENT

WHEREAS Park City Municipal Corporation and Summit County have adopted policies to improve alternative modes of transportation including public transit, walking, and biking; and

WHEREAS, transportation is a critical priority for both the City and County councils; and

WHEREAS, the 2014 Park City General Plan and Snyderville Basin General Plan resolved to make "transit first" priority the principal filter for transportation solutions; and

WHEREAS, Park City and Summit County seek an effective and efficient use of the limited transportation systems serving Park City's residents, businesses and visitors; and

WHEREAS, Park City and Summit County entered into an "Entry Corridor Transit-Transportation Letter of Intent" (LOI) dated January 25, 2006 related to traffic management on both SR 224 and SR 248 and is included in this resolution as Attachment A; and

WHEREAS, the LOI states that both parties agree to work cooperatively on various transportation related planning, management, and capital improvements along SR 224 and SR 248; and

WHEREAS, both parties have worked cooperatively and aggressively to implement the various programs, projects, and policies as outlined in the LOI; and

WHEREAS, both parties acknowledge in the LOI that "even with the most efficient use of the current capacity of the road network in the Entry Corridor new and expanded roads will be required;" and

WHEREAS; it is in the public interest to improve transportation mobility on SR 248 within Park City and its surrounding area; and

WHEREAS, Park City and UDOT jointly initiated the SR 248 National Environmental Policy Act Environmental Assessment (EA) to address existing and future congestion on the SR 248 Corridor which has identified a preferred alternative that meets existing and future local, regional, and state transportation demand;

WHEREAS, Park City and Summit County acknowledge that the identified preferred alternative, while consistent with the 2006 LOI, is not in full alignment with current City and County transportation related goals, policies, and objectives as described in the EA absent a phased emphasis on transit improvements and transportation demand management strategies in

conjunction with other necessary physical improvements to facilitate transit and improve safety;
and

WHEREAS, Park City and Summit County acknowledge and appreciate UDOT's longstanding partnership and looks forward to addressing existing and future transportation needs in and around Summit County;

NOW, THEREFORE BE IT RESOLVED, that Park City and Summit County, hereby formally requests a commitment from UDOT to work cooperatively on a phased and scalable multi-modal implementation plan that accommodates current and future highway, bicycle, and transit modes that fit the local context and character of Summit County's natural and human environment for the mobility needs of all corridor users following the close of public comment and prior to project approval.

Park City Municipal Corporation PASSED AND ADOPTED this 18th day of July, 2019.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Summit County Council PASSED AND ADOPTED this ____ day of July, 2019.

Roger Armstrong
Chair

Attest:

Kent Jones
County Clerk

ATTACHMENT A

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

This Letter of Intent is made and entered into this 25 day of June 2006, by and between Summit County and Park City Municipal Corporation (PCMC) (jointly referred to herein as the Parties).

Purpose: The purpose of this letter of intent is to clarify the understanding of Summit County and PCMC regarding cooperation on transit and transportation planning, management and capital improvements along SR 224 from US Interstate 80 to the Roundabout in Historic Park City and along SR 248 between US 40 and SR 224 (hereinafter referred to as the Entry Corridor). Summit County and PCMC agree to use best efforts to adhere to the concepts, ideas and tasks identified in this letter of intent. These concepts, ideas and tasks are not binding on the parties.

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

Whereas, both Parties recognize that traffic congestion along the Entry Corridor is a regional issue that requires regional collaboration; and

Whereas, both Parties acknowledge that the first step in effective traffic management is to make the most efficient use of capacity of the existing road network before building or expanding roads.

Whereas, it is the intention of both Parties to communicate, interact, and cooperate in good faith to address transit service, transportation management and infrastructure needs along the Entry Corridor and to provide mechanisms for oversight and dispute resolution regarding actions and review of development proposals that affect transit and transportation along the Entry Corridor; and

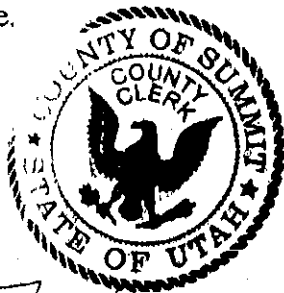
Whereas, both Parties understand that congestion along State Highway 224 and 248 will have significant impact on the safety and well being of citizens and visitors of both Park City and Summit County.

Therefore, the Parties intend to work cooperatively, and in good faith, on the following:

1. Both parties agree that a complete understanding of current and future traffic conditions along the Entry Corridor will require ongoing study and reporting. The parties intend to work cooperatively on the following:
 - a. ongoing traffic counts all along the Entry Corridor to assist in determining the magnitude and characteristics (i.e., origin, destination, direction) of peak traffic volumes and the affect of these volumes on Entry Corridor road network service levels.

- b. annual reporting of traffic conditions along the Entry Corridor to assist in understanding the impact of mitigation efforts.
- 2. Both Parties agree that Traffic Demand Management (TDM) will assist in more effectively utilizing existing road network capacity. The parties intend to work cooperatively to accomplish the following tasks:
 - a. improved signal coordination.
 - b. improved special event traffic planning and coordination.
 - c. improved travel information systems (to advise motorists of current road conditions).
 - d. work with local business community to develop a transportation management association (to involve businesses in assisting in managing traffic demand)
- 3. Both parties agree that reducing the number of single occupant vehicles from the road network will assist in more effectively utilizing the existing road network capacity. The parties intend to work cooperatively to accomplish the following:
 - a. expand public transit (including all capital projects identified in the Snyderville Transportation\Transit Master Plan).
 - b. development and promotion of van pool and rideshare programs.
 - c. development and implementation of programs to promote the use of alternative modes of transportation.
- 4. Both parties acknowledge that Land Use and Planning decisions can have a significant impact on travel demand and the need to enhance road network capacity. The parties agree to work cooperatively to accomplish the following tasks:
 - a. formation of a joint planning task force to review and make recommendation on annexation and developments that will impact traffic demand along the Entry Corridor.
- 5. Both parties acknowledge that even with the most efficient use of current capacity of the road network in the Entry Corridor new and expanded roads will be required. The parties intend to work cooperatively on the following:
 - a. joint determination of those road projects that ^{ARE} it is appropriate for both parties to assist in providing funding for the projects.
 - b. coordinate efforts to secure Federal and State financial assistance to fund necessary transit and road projects.
- 6. Either Party will give advanced notice to the other if a different course of action or decision contrary to the terms herein is contemplated.

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



SUMMIT COUNTY

Robert R.
Summit County Commissioner

Attest:

Susan Feltt
Summit County Clerk

Approved as to form:

[Signature]
Summit County Attorney

PARK CITY MUNICIPAL CORPORATION

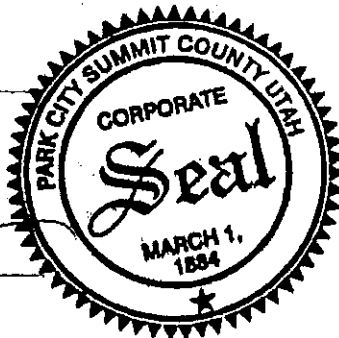
Dana Williams
Dana Williams, Mayor

Attest:

Janet M. Scott
Janet M. Scott, City Recorder

Approved as to form:

[Signature]
Mark Harrington, City Attorney





July 9, 2019

Brian Jordan Allen, PE
Project Manager
Utah Department of Transportation
2010 South 2760 West
Salt Lake City, Utah 84104

Naomi Kisen
Environmental Program Manager
Utah Department of Transportation
4501 South 2700 West
Salt Lake City, UT 84129

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

Mayor Andy Beerman
City Hall, Park City
445 Marsac Avenue
Park City, UT 84060

City Council of Park City
City Hall, Park City
445 Marsac Avenue
Park City, UT 84060

Alfred Knotts
Park City Project Manager
445 Marsac Avenue
Park City, UT 84060

Roger Armstrong
Chair, Summit County Council
60 North Main Street
Coalville, UT 84017

County Council of Summit County
60 North Main Street
Coalville, UT 84017

**COMMENTS ON THE UDOT PROPOSAL TO EXPAND SR 248
AND THE RELATED ENVIRONMENTAL ASSESSMENT**

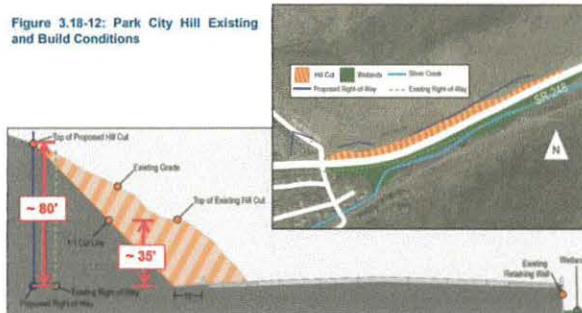
This document presents comments on the proposal to expand SR 248 particularly on the section of road between Wyatt Earp Way and Richardson flat road in Park City. A summary of these has been shared with other concerned citizens who signed a petition opposing the proposed expansion on this stretch of road and particularly the damage that the expansion would cause to PC Hill. More than 200 citizens have signed the petition and I expect many more will do so over time. I submit the petition now to comply with the 30-day limit UDOT set for comments on the Draft Environmental Assessment.

Enclosed is a set of written signatures on a paper survey signed by 153 people between July 4 and 7. Also enclosed is a printout of an online petition signed by 80 people between July 7 and 9, along with comments that many of them added. The online petition is available at <https://www.change.org/p/utah-department-of-transportation-save-pc-hill>



UDOT PROPOSES TO CUT AWAY PC HILL TO A HEIGHT OF 80 FEET

Figure 3.18-12: Park City Hill Existing and Build Conditions



Here's what the cut would look like



THE PROPOSAL TO EXPAND THE EARP-TO-RICHARDSON STRETCH IS:

1. **UNNECESSARY.** This stretch can be expanded by using the unused center lane.
2. **UNDULY COSTLY.** It would cost \$35 million of a total project cost of \$60 million.
3. **ENVIRONMENTALLY DAMAGING.** It would require cutting PC Hill to a height of 80'.

EXPANDING THE EARP-TO-RICHARDSON STRETCH IS **UNNECESSARY**

- This stretch of SR 248 already consists of 3 lanes plus shoulders on both sides, though the center lane is currently unused. This stretch is able to accommodate all traffic, except during rush hours, even without the use of the center lane.
- The back-up along this stretch during rush hours is due to the bottlenecks to the west around the high school, Sidewinder, Bonanza and Park Avenue. If UDOT completes the proposed work in that area, the flow of traffic along the Earp-to-Richardson Stretch should improve to acceptable levels even during rush hours.

EXPANDING THE EARP-TO-RICHARDSON STRETCH WOULD BE **UNDULY COSTLY**

- UDOT's Environmental Assessment (EA) estimates the entire project would cost \$60 million. UDOT's "Design Lead" for the project estimates the cost just for the Earp-to-Richardson Stretch would be about \$35 million out of the \$60 million total.

EXPANDING THE EARP-TO-RICHARDSON STRETCH WOULD **SEVERELY DAMAGE PC HILL**

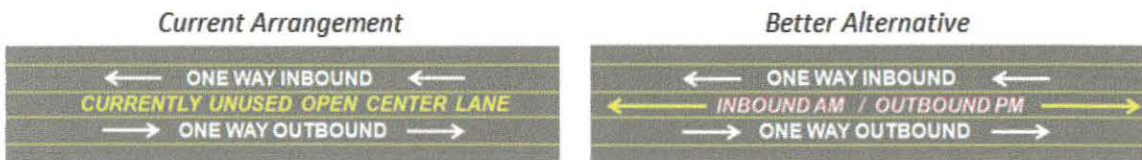
- In order to achieve the proposed expansion, UDOT plans to cut away PC Hill to a height of 80' above the road. The EA states at pages 3-101 to 102: "At approximately MP 1.62 (just east of Wyatt Earp Way), the cut would increase to approximately 80-feet-high."



- This 80' cut may get even worse. UDOT based this height on a 1:1 slope, but has not done any study to determine if that slope would hold. If not, the cut could be higher.
- The cut would destroy grazing land for elk and deer, risk damage to the wetlands below, create an eyesore at an entryway to the City, and deface the landmark hill.

A BETTER AND GREENER ALTERNATIVE: MANAGE THE CENTER LANE

UDOT's "Build or No Build" alternative is a false dichotomy. There is a better alternative for the Earp-to-Richardson Stretch. UDOT could, and should, take advantage of the unused center lane. That lane could be converted to a second lane inbound, which would relieve any back-up to SR 40. Or this lane could be managed as an inbound lane in the morning rush hours and an outbound lane in the afternoon rush. That alternative would accomplish the goal UDOT advances, which is to provide two lanes for rush hour traffic, without the need for excessive and unduly costly construction, and without damaging PC Hill.



Respectfully submitted on behalf of
myself and more than 200 petitioners,

Rick Wallace

Richard E. Wallace, Jr.
2925 Cochise Court
Park City, UT 84060
Email: therickwallace@gmail.com

Enclosures:

Written Petition
Printout of Online Petition

SAVE PC HILL

A PETITION TO UDOT NOT TO CUT PC HILL

We, the undersigned, petition UDOT to **ABANDON THE PLAN** and to **SAVE PC HILL** by halting the proposal to expand SR 248 on the stretch of road from Wyatt Earp Way to Richardson Flat Road, in Park City. We submit that expanding that stretch is unnecessary and too damaging to PC Hill.

Signed: [Signature]
 Name: Richard Wallace
 Address: 2925 Cochise Ct.
Park City, UT
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Elizabeth Banks
 Address: 2622 Silver Cloud Dr
Park City UT 84060
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Reggy Peterson
 Address: 5886 S Danish Ln
Holladay, UT 84121
 Other Contact Info (Optional):

Signed: [Signature]
 Name: MAX HANDELMAN
 Address: 2622 Silver Cloud Dr
Park City, UT 84060
 Other Contact Info (Optional):

Signed: [Signature]
 Name: A. Scott Peterson
 Address: 5886 S Danish Ln
Holladay UT 84121
 Other Contact Info (Optional):

Signed: [Signature]
 Name: MAGNUS
 Address: 2622 Silver Cloud Dr
PC, Utah 84060
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Carson Foxman
 Address: 4575 Woodduck Ln
SLC UT 84115
 Other Contact Info (Optional):

Signed: [Signature]
 Name: FELIX
 Address:
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Anne Walla
 Address: 2925 Lochrist
Park City, UT
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Anahi
 Address:
 Other Contact Info (Optional):

7 SIGNATURES

SAVE PC HILL

A PETITION TO UDOT NOT TO CUT PC HILL

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Signed: [Signature]
 Name: Abbey Wallace
 Address: 2925 Cochise Ct
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Susan Clifford
 Address: 3878 Holiday Curve Dr.
Park City UT 84098
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Anna Giff
 Address: 3107 Daybreaker Dr.
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Gravin
 Address: 460 Westway
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Mark Officer
 Address: 3617 Daybreaker Dr.
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Dylan Wistner
 Address: 1635 Creekside Lane
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Nicquelyn Duquette
 Address:
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Luke Lowe
 Address: 5015 Mountain Ranch dr
 Other Contact Info (Optional):

Signed: [Signature]
 Name: JIM CLIFFORD
 Address: 3878 HOLIDAY
PC 84098
 Other Contact Info (Optional):

Signed: [Signature]
 Name: Richard Whiteley
 Address: 923 Empire Ave
PC UT
 Other Contact Info (Optional):

9 SIGNATURES

SAVE PC HILL

A PETITION TO UDOT NOT TO CUT PC HILL

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Signed: <u>Isabel</u> Name: <u>Isabel Castro</u> Address: _____ Other Contact Info (Optional): <u>(435) 720-6388</u>	Signed: <u>Patton</u> Name: <u>Patton, Bullett</u> Address: <u>8965 Hightfield</u> Other Contact Info (Optional):
Signed: <u>Norelly</u> Name: <u>Norelly Norelly</u> Address: _____ Other Contact Info (Optional):	Signed: <u>Madison Gorelik</u> Name: <u>Madison Gorelik</u> Address: <u>2795 Butch Cassidy</u> Other Contact Info (Optional):
Signed: <u>Amanda</u> Name: <u>Amanda Johanson</u> Address: <u>1226 Moray Court</u> <u>Park City</u> Other Contact Info (Optional):	Signed: <u>Shane</u> Name: <u>Shane Cumming</u> Address: <u>1115 Old Ranch Rd</u> Other Contact Info (Optional):
Signed: <u>Josh</u> Name: <u>Josh Byggs</u> Address: <u>8770 Lake Point Ct</u> <u>PC, Utah 84098</u> Other Contact Info (Optional):	Signed: <u>Sackson</u> Name: <u>Sackson Barling</u> Address: <u>519 West Benjamin Pkwy</u> <u>PC, Utah 84096</u> Other Contact Info (Optional):
Signed: <u>Jennifer</u> Name: <u>Jennifer Gardner</u> Address: <u>2563 Lakeside Dr</u> <u>Park City, UT</u> Other Contact Info (Optional): <u>84060</u>	Signed: <u>Jim</u> Name: <u>Jim Sandover</u> Address: <u>2880 Cochise Ct</u> <u>PC UT 84060</u> Other Contact Info (Optional):

10 SIGNATURES

SAVE PC HILL

A PETITION TO UDOT NOT TO CUT PC HILL

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Signed: <u>[Signature]</u> Name: <u>Grace McCollum</u> Address: <u>1482 Empire Ave #409</u> <u>Park City, UT 84060</u> Other Contact Info (Optional): <u>gmccollum89@gmail.com</u>	Signed: <u>[Signature]</u> Name: <u>Katie Rahn</u> Address: <u>2953 W. Wildflower Ct #34</u> <u>PC, UT 84098</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Lauren Robertson</u> Address: <u>2920 Holiday Ranch</u> <u>Loop Road</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Connor French</u> Address: <u>8770 Lone Pine Rd</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Charles Blach</u> Address: <u>4770 Park Drive</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>MURRAY GARDNER</u> Address: <u>331 AMERICAN SADDLER</u> <u>PARK CITY, UT. 84060</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Josh Wilson</u> Address: <u>1975 Stryker Ave</u> <u>Park City UT 84060</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Alexia Gardner</u> Address: <u>331 American Saddler</u> <u>Park City UT 84060</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Blaise Fisher</u> Address: <u>7916 Summer Hill Dr</u> <u>Park City</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Jes Palmacci</u> Address: <u>8053 Pellen Rd</u> <u>PC, UT 84098</u> Other Contact Info (Optional):

10 SIGNATURES

SAVE PC HILL

A PETITION TO UDOT NOT TO CUT PC HILL

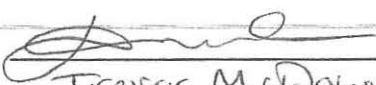
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Signed: <u>RACONEL HUGHES</u> Name: <u>4830 E. Morning Vista</u> Address: <u>DAVE CROOK AZ 85331</u> Other Contact Info (Optional):	Signed: <u>Parker Selfert</u> Name: <u>Parker Selfert</u> Address: <u>3105 Fairway Hills Court</u> Other Contact Info (Optional):
Signed: <u>Dylan Korman</u> Name: <u>Dylan Korman</u> Address: <u>9455 Ranch garden</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Jodi Turnlund</u> Address: <u>2071 Wedge Creek</u> Other Contact Info (Optional):
Signed: <u>Maddie Smith</u> Name: <u>Maddie Smith</u> Address: <u>904 Williamstown Court</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Ketch Schueler</u> Address: <u>2 Claim Jumper Cars</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Hayden Heston</u> Address: <u>27 Highway 11</u> Other Contact Info (Optional):	Signed: <u>Scott A. Evans</u> Name: <u>SCOTT A. EVANS</u> Address: <u>2695 Eagle Cove Dr Park City, UT</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Sami Davis</u> Address: <u>1675 Northshore Ct Park City, UT</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Nancy Garbet</u> Address: <u>PO Box 752 PC 84060</u> Other Contact Info (Optional):

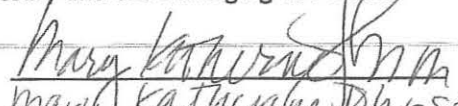


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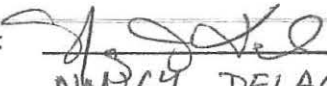
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Signed: 
Name: Trevor McDowen
Address: 4905 Kilby Rd.
PC, 84098

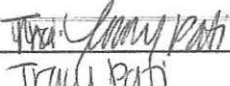
Other Contact Info (Optional):

Signed: 
Name: Mary Katherine Johnston
Address: 7521 Calumet Cr #2
Park City, UT 84060

Other Contact Info (Optional):

Signed: 
Name: NANCY DELACENSERIE
Address: PO BOX 684131
PARK CITY, UT 84068

Other Contact Info (Optional):

Signed: 
Name: Tracy Pati
Address: 65 E. Claybourne Ave
SLC, UT 84115

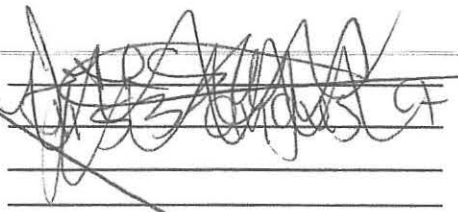
Other Contact Info (Optional):

Signed: 
Name: Belinda Cavellace
Address: 2700 Deer Valley Dr B105
Park City UT 84060

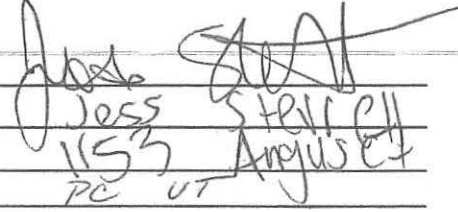
Other Contact Info (Optional):

Signed: 
Name: TANIYA SOUZA
Address: 2700 DEER VALLEY DR B105
PARK CITY UT 84060

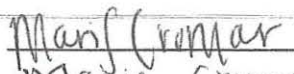
Other Contact Info (Optional):

Signed: 
Name: JESS STEIRICH
Address: 1153 Amyuset
PC UT

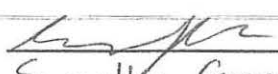
Other Contact Info (Optional):

Signed: 
Name: JESS STEIRICH
Address: 1153 Amyuset
PC UT

Other Contact Info (Optional):

Signed: 
Name: Maris Cremar
Address: 3 Nail Driver Court

Other Contact Info (Optional):

Signed: 
Name: Samantha Griswold
Address: Sgriswold4616@gmail.com

Other Contact Info (Optional):

9 SIGNATURES



A PETITION TO UDOT NOT TO CUT PC HILL

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Signed: Belle Haden
Name: Belle Haden
Address: 2000 Lucky John drive
PC UT

Other Contact Info (Optional):

Signed: [Signature]
Name: Lisa Mizel
Address: 900 BITNER RD 923
Park City, UT 84098

Other Contact Info (Optional):

Signed: [Signature]
Name: JESSICA NELSON
Address: PO BOX 2146
PARK CITY UT 84060

Other Contact Info (Optional):

Signed: [Signature]
Name: John Ritter
Address: 22 Ashley Ct
Park City, UT

Other Contact Info (Optional):

Signed: [Signature]
Name: Elizabeth Crance
Address: 2210 Ricky Dr #103
JAX FL 32223

Other Contact Info (Optional):

Signed: [Signature]
Name: Kathy Ritter
Address: 22 Ashley
PC

Other Contact Info (Optional):

Signed: [Signature]
Name: Brook Gower
Address: 436 Lucky John Dr
PC UT 84060

Other Contact Info (Optional):

Signed: [Signature]
Name: MARY Fee
Address: 2592 Eagle CV

Other Contact Info (Optional):

Signed: [Signature]
Name: Alexandra Gaudin
Address: 1277A Deer Mountain
Kamas, UT 84056

Other Contact Info (Optional):

Signed: [Signature]
Name: Ruth Gaudin
Address: 281 Deer Mountain Dr

Other Contact Info (Optional):



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Signed: <u>[Signature]</u> Name: <u>Erin McCarthy</u> Address: <u>563 E 4080 S #7L</u> <u>Salt Lake City UT</u> Other Contact Info (Optional): <u>84107</u>	Signed: <u>[Signature]</u> Name: <u>Debbie Hultberg</u> Address: <u>2113 Venus Ct.</u> <u>Park City, UT 84060</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Alice Merryweather</u> Address: <u>30 Mill Ln Hingham, MA 02043</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>[Signature]</u> Address: <u>2118 Venus Ct</u> <u>Park City 84060</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Balena Wardle</u> Address: <u>1103 Devon Ct</u> <u>Basalt, CO 81621</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Georgia Rush</u> Address: <u>190 W. Center St</u> <u>Kamas, UT 84036</u> Other Contact Info (Optional): <u>consider other options</u> <u>please!!</u>
Signed: <u>[Signature]</u> Name: <u>Deena Darst</u> Address: <u>3805 400 E Apt 730</u> <u>SLC, UT 84111</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>Victor H-Methow</u> Address: <u>3494 Big Spruce way</u> <u>Park City, UT 84098</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>Insa Riepen</u> Address: <u>1992 Cooke Dr.</u> <u>PC 84060</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>HELEN WALLACE</u> Address: <u>POB 542</u> <u>PARK CITY, UT 84060</u> Other Contact Info (Optional):

10 SIGNATURES



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Signed: [Signature]
Name: Vickie Kartier
Address: 651 W Price St.
Midvale UT 84047
Other Contact Info (Optional):

Signed: [Signature]
Name: R. Kartier
Address: 651 W Price St
Midvale UT
Other Contact Info (Optional): 84047

Signed: [Signature]
Name: Sarah Carey
Address: 10271 N. Rustin Court
Midvale, Utah 84036
Other Contact Info (Optional):

Signed: [Signature]
Name: for for for
Address: 808 FRANKLIN AVE
PC UT
Other Contact Info (Optional):

Signed: [Signature]
Name: Donna L. Loran
Address: 10127 N. 210th Road
Highland UT
Other Contact Info (Optional):

Signed: [Signature]
Name: Thad Peterson
Address: 4304 S. Valley Dr
SLC, UT 84124
Other Contact Info (Optional):

Signed: [Signature]
Name: KELLY A CRUZ
Address: 33 TRAILSIDE CT
PARK CITY, UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: Alessandra Maw
Address: 1101 W. Swiss Farm Way
Midway, UT 84049
Other Contact Info (Optional):

Signed: [Signature]
Name: Anc Maw
Address: 1101 W Swiss Farm Way
Midway UT 84049
Other Contact Info (Optional):

Signed: [Signature]
Name: Azucena Sanchez
Address: 11086 Lower Iron Horse
PC UT
Other Contact Info (Optional):

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Signed: [Signature]
Name: Wendy Rivera
Address: 1700 Upper Ironhorse
1000 Apt. 60 PC, UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: Shirley Pulestinefawoti
Address: 10005 S. Birmann Woods Way
South Jordan, UT 84069
Other Contact Info (Optional):

Signed: [Signature]
Name: Clare Holman
Address: 1462 E. Holliman Rd
SLC, UT 84112
Other Contact Info (Optional):

Signed: [Signature]
Name: Cecily Huff Smith
Address: P.O. Box 981388
Park City, UT 84098
Other Contact Info (Optional):
435.640.5747

(775) 213-0023
Signed: [Signature]
Name: Kennedy Plavin
Address: 8154 S. Danish Rd
Summit UT 84093
Other Contact Info (Optional):

Signed: [Signature]
Name: Holly Beal
Address: 5417 Bobsled Blvd
Park City, UT 84098
Other Contact Info (Optional):

Signed: [Signature]
Name: Maximilien Askmo
Address: 595 Matterhorn Dr
Other Contact Info (Optional):
435 513 2290

Signed: [Signature]
Name: Jeff Beal
Address: 5417 Bobsled Blvd
PC, UT, 84098
Other Contact Info (Optional):
80-285-4745

Signed: [Signature]
Name: CHLOE SCHMIDT
Address: 1111 UPPER LAKE
Other Contact Info (Optional):
835-659-4106

Signed: [Signature]
Name: Susan Richter
Address: 6297 Starview
84098
Other Contact Info (Optional):

10 SIGNATURES



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Signed: [Signature]
Name: ELLEN HILBRICH
Address: 15000 STANISLAW

Other Contact Info (Optional):

Signed: [Signature]
Name: AUSTIN PUGER
Address: 222 Deer Valley Rd NE
Atlanta GA 30329

Other Contact Info (Optional):

Signed: [Signature]
Name: HEATHER KENIHAN
Address: 961 CATALINA
LAGUNA BEACH, CA

Other Contact Info (Optional): 92651

Signed: [Signature]
Name: Erin Trotter
Address: 3302 Wimbledon Dr
Los Alamitos, CA 90720

Other Contact Info (Optional):

Signed: [Signature]
Name: TAYLOR ALBERS
Address: 5251 COVE CANYON DR
UNIT 8

Other Contact Info (Optional):

Signed: [Signature]
Name: Danielle Houret-Lam
Address: 2993 Andrews Dr
Atlanta, GA 30305

Other Contact Info (Optional):

Signed: [Signature]
Name: ANTONY KENIHAN
Address: 1401 LOVELL AVE #34
PC UTAH 84060

Other Contact Info (Optional):

Signed: [Signature]
Name: Mary Trotter
Address: 3302 Wimbledon
Rossmore CA 9072

Other Contact Info (Optional):

Signed: [Signature]
Name: ADU SEARS
Address: 3041 American Smelter
Park City UT 84060

Other Contact Info (Optional):

Signed: [Signature]
Name: JESSIE Van der Linden
Address: 900 Bethel Rd
#1-31

Other Contact Info (Optional):

10 SIGNATURES



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Signed: <u>[Signature]</u> Name: <u>STEVE R. JONES</u> Address: <u>P.O. Box 2208</u> <u>Park City Utah</u> Other Contact Info (Optional): <u>84060</u>	Signed: <u>[Signature]</u> Name: <u>Flor D Amburio</u> Address: <u>1626 Lower Iron</u> <u>Horse St Park City</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>MARY DEMKOWICZ</u> Address: <u>P.O. Box 695</u> <u>Park City, UT 84060</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>JESS KARDONGA</u> Address: <u>649 S Alamo</u> <u>Provo UT</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>MIKE GUINARD</u> Address: <u>2335 Comstock Dr</u> <u>Park City UT 84060</u> Other Contact Info (Optional):	Signed: <u>[Signature]</u> Name: <u>ROMAN VELASCO</u> Address: <u>2335 COMSTOCK DR.</u> <u>PARK CITY, UT 84060</u> Other Contact Info (Optional):
Signed: <u>[Signature]</u> Name: <u>VICTOR LOYE</u> Address: <u>1707 Lower Iron Horse</u> <u>Loop Apt #11 84060</u> Other Contact Info (Optional): <u>(435) 962-3664</u>	Signed: <u>[Signature]</u> Name: <u>Jorge Pulido</u> Address: <u>1702 Lower Iron Horse Drive</u> <u>Loop #12 84060</u> Other Contact Info (Optional): <u>435-652-8527</u>
Signed: <u>[Signature]</u> Name: <u>PAULA S. PATERSON</u> Address: <u>1815 Mulibrock Rd</u> <u>Salt Lake City UT 84140</u> Other Contact Info (Optional):	Signed: _____ Name: _____ Address: _____ Other Contact Info (Optional):



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Signed: [Signature]
Name: John Stafford
Address: 2031 High St
Park City, UT, 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: P.O. Box 3105
Address: P.C., UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: Laura Bonhag
Address: 5306 Trumpington
Court VA 22313
Other Contact Info (Optional):

Signed: [Signature]
Name: P.O. Box 903
Address: PC, UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: Caitlin Willard
Address: 9773 Timp View Ln.
Oakley, Utah
Other Contact Info (Optional):

Signed: [Signature]
Name: Laurie Hopkins
Address: 1671 Pheasant
PC UT 84098
Other Contact Info (Optional):

Signed: [Signature]
Name: JOE SIPE
Address: 9773 Timp View Lane
Oakley, UT 84055
Other Contact Info (Optional):

Signed: [Signature]
Name: PAUL PRICE
Address: 1465 Park Ave
UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: Tom Franks
Address: 3954 S 2175 E.
Holladay UT 84124
Other Contact Info (Optional):

Signed: [Signature]
Name: Victoria LeVine
Address: Stag Lodge 15
8200 Royal St 84060
Other Contact Info (Optional):

10 SIGNATURES



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We, the undersigned, petition UDOT to **ABANDON THE PLAN** and to **SAVE PC HILL** by halting the proposal to expand SR 248 on the stretch of road from Wyatt Earp Way to Richardson Flat Road in Park City. We submit that expanding that stretch is unnecessary and too damaging to PC Hill.

Signed: [Signature]
Name: Gabriela Cano
Address: 1226 S. Mendon Walk
Drive Heber City, UT
Other Contact Info (Optional): 84032

Signed: [Signature]
Name: Eric Damon
Address: 1932 Cooke Dr.
Park City, UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: Kaleigh Nelson
Address: PO Box 1082620
Park City UT 84068
Other Contact Info (Optional):

Signed: [Signature]
Name: Madelyn Lee
Address: 3928 Saddleback
Rd Park City UT
Other Contact Info (Optional):

Signed: [Signature]
Name: Gill Watts
Address: 14291 Council Fire Trail
Park City
Other Contact Info (Optional):

Signed: [Signature]
Name: Marley Griffiths
Address: 1321 Lucky John Dr.
PC, UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: ERIC WATTS
Address: 14291 Council Fire Trail
Park City
Other Contact Info (Optional):

Signed: [Signature]
Name: Pari Hollis
Address: 8430 Pointe Rd
Park City
Other Contact Info (Optional):

Signed: [Signature]
Name: Katie Rancourt
Address: 1932 Cooke Dr.
Park City, UT 84060
Other Contact Info (Optional):

Signed: [Signature]
Name: Torrie Hollis
Address: 135 West Main #9
Thannis MA 02101
Other Contact Info (Optional):



A PETITION TO UDOT NOT TO CUT PC HILL

We, the undersigned, petition UDOT to **ABANDON THE PLAN** and to **SAVE PC HILL** by halting the proposal to expand SR 248 on the stretch of road from Wyatt Earp Way to Richardson Flat Road in Park City. We submit that expanding that stretch is unnecessary and too damaging to PC Hill.

Signed: [Signature]
Name: Jason Hollis
Address: 5600 S
Newport UT 82400
Other Contact Info (Optional):

Signed: [Signature]
Name: [Signature]
Address: 502 S. Skunk Creek Ln
Murray UT 84107
Other Contact Info (Optional):

Signed: [Signature]
Name: Jason Clark
Address: 244 N. 4th Bountiful
UT 84002
Other Contact Info (Optional):

Signed: [Signature]
Name: Yetzia Sanchez
Address: 1545 Kearns Blvd Aspen
Villas
Other Contact Info (Optional):

Signed: [Signature]
Name: Laurie Jensen
Address: 1216 E. 6600 S.
Murray UT 84121
Other Contact Info (Optional):

Signed: [Signature]
Name: Brenda V
Name: Brenda Villagomez
Address: 1859 Kearns Blvd Aspen
Villas
Other Contact Info (Optional):

Signed: [Signature]
Name: Martha Elie
Address: 4932 Wallace
Halladay, UT 84117
Other Contact Info (Optional):

Signed: [Signature]
Name: Marina Colmenero
Name: Marina T. Colmenero
Address: 1867 Kearns Blvd Aspen
Villas
Other Contact Info (Optional):

Signed: [Signature]
Name: Debra Kelly
Address: 4728 S 700 E #57
Salt Lake City UT 84107
Other Contact Info (Optional):

Signed: [Signature]
Name: Ed Sunder
Name: Ed Sunder
Address: 8559 Southridge Dr
Park City UT 84098
Other Contact Info (Optional):



A PETITION TO UDOT NOT TO CUT PC HILL

We, the undersigned, petition UDOT to **ABANDON THE PLAN** and to **SAVE PC HILL** by halting the proposal to expand SR 248 on the stretch of road from Wyatt Earp Way to Richardson Flat Road in Park City. We submit that expanding that stretch is unnecessary and too damaging to PC Hill.

Signed: Cynthia Sandoval
Name: Cynthia Sandoval
Address: 2800 Cochise ct
Park City UT 84200
Other Contact Info (Optional):

Signed: _____
Name: _____
Address: _____
Other Contact Info (Optional):

Signed: _____
Name: _____
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Other Contact Info (Optional):

Signed: _____
Name: _____
Address: _____
Other Contact Info (Optional):

Petition - Utah Department of Transportation

← → ↻ https://www.change.org/p/utah-department-of-transportation-save-pc-hill

change.org

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Save PC Hill

88 supporters

Petition details

Save PC Hill

88 have signed. Let's get to 100!



 Utah Department of Transportation: Save PC Hill

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 Save PC Hill started this petition to Utah Department of Transportation

UDOT proposes to expand SR 248, including the stretch of 248 from Wyatt Earp Way to Richardson Flat Road in Park City. Expanding that stretch of 248 is unnecessary as that section of road already contains an unused center lane that can be converted to an inbound lane in the morning rush and an outbound lane in the afternoon rush. This unnecessary and costly expansion would also cut away PC Hill to a height of 80 feet, causing undue environmental damage and destroying a local landmark.

Please submit comments directly to UDOT at www.udot.utah.gov/SR248improved Please also petition UDOT to abandon the plan and to **SAVE PC HILL!**

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144



Monica Swindel · 7 hours ago



Park City is a ski town in a boxed in canyon with a unique, small town feel.

This is the reason people love to visit. Widening 248 to five lanes with an eight foot sound barrier wall along Prospector Park is not the answer. Let's take a cue from other similar places in the U.S. and Europe who have solved the problem with mass transit or light rail. Besides, where will all these cars park once they get here? Don't Californicate Park City!

♡ 0



Heleena Sideris · 1 day ago



Please consider alternatives! Widening the corridor into Park City will simply compound the issue of too many vehicles driving throughout a small community. We urge you to consider utilizing the center lane to combat traffic in the morning and in the evening, this will also contribute to long term solutions that incentive drivers to carpool and use alternative transportation.

♡ 0



Joanna Lamb · 1 day ago



Elk migrate through every morning in the winter. I've seen deer and moose as well. Please protect this open space!

♡ 0



Cory Cissel · 2 days ago



I think the town needs to keep its historical views and area

♡ 0



Christine Lapointe · 2 days ago



We need to protect our open space and this beautiful hill!

♡ 0