



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
July 11, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, July 11, 2019.

CLOSED SESSION - 2:00 p.m.

To Discuss Property, Personnel, and Litigation

WORK SESSION

4:45 p.m. - Discuss Mountain Towns 2030 Summit
[Mountain Towns 2030 Staff Report](#)

5:15 p.m. - Arts and Culture District Process Update
[Arts & Culture Staff Report](#)

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Annexation Policy Plan Update
[Annexation Policy Plan Staff Report](#)
2. Public Utilities Truck Wraps
[Truck Wraps Report](#)
[Wrap Designs](#)
3. Water Conservation Update
[Water Conservation Staff Report](#)
4. Preliminary Results for the Winter On-Board Transit Survey and HOA Transit Survey
[OnBoard Survey Staff Report](#)
[Appendix A: OnBoard Survey](#)

[Appendix B: HOA Survey](#)

5. Backhoe Report - July 2019
[Backhoe Staff Report](#)
[Backhoe Report July 2019](#)

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

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from June 6 and 20, 2019
[June 6, 2019 Minutes](#)
[June 20, 2019 Minutes](#)

V. CONSENT AGENDA

1. Request to Approve a Construction Agreement, in a Form Approved by the City Attorney, with Rowser Construction LLC, to Install Additional Guardrail on Royal Street, Norfolk Avenue, and Deer Valley Drive for an Amount Not to Exceed \$47,000.00
[Guardrail Staff Report](#)
[Attachment 1: Maps](#)

VI. NEW BUSINESS

1. Input to Staff on Contents of City Council Resolution, for the July 18, 2019 City Council Meeting, Regarding the SR248 Preferred Alternative
(A) Public Input
2. Consideration to Approve Ordinance 2019-37, an Ordinance Amending the Land Management Code of Park City, Utah, Correcting Section 15-2.11-3(F) Side Setbacks of Corner Lots within Prospector Park Subdivision 1, 2, and 3 in the Single Family (SF) District
(A) Public Hearing (B) Action
[Setbacks Staff Report and Ordinance](#)
3. Consideration to Approve Ordinance 2019-38, an Ordinance Approving a Zoning Map Amendment from Estate (E) District, Transfer of Development Rights Sending (TDR-S) Overlay Zone, and Historic Residential-1 (HR-1) District to Recreation and Open Space (ROS) within the Sweeney Properties Master Plan Mid-Station and Creole-Gulch Sites a.k.a. Treasure Hill, Park City, Utah
(A) Public Hearing (B) Action
[Zoning Map Amendment Staff Report](#)
[Exhibit A: Base Vicinity Map](#)
[Exhibit B: SPMP Mid-State & Creole-Gulch Site Zoning Exhibit-Proposed](#)
[Exhibit C: Current Zoning Map](#)

4. Consideration to Approve Ordinance 2019-39, an Ordinance Approving the 440 Main Street Plat Amendment, Located at 440 Main Street, Park City, Utah
(A) Public Hearing (B) Action
[440 Main Street Staff Report and Ordinance](#)
[Exhibits B - G](#)
5. Consideration to Approve the Level Five Special Event, Park City Kimball Arts Festival (PCKAF) to be Held Friday, Saturday and Sunday, August 2, 3 & 4, 2019, Including the Estimated City Service Fee Reduction in the Amount of \$148,562.84, in a Form Approved by the City Attorney
(A) Public Hearing (B) Action
[Kimball Arts Festival Staff Report](#)
[Exhibit A: Background of Park City Kimball Arts Festival](#)
[Exhibit B: Analysis of 2019 Kimball Arts Festival](#)
[Exhibit C: 2019 PCKAF Supplemental Plan](#)
[Exhibit D: 2019 PCKAF Level Five Permit](#)

VII. 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 11, 2019

Submitted by: Luke Cartin

Submitting Department: Sustainability

Item Type: Work Session

Agenda Section:

Subject:

4:45 p.m. - Discuss Mountain Towns 2030 Summit

Suggested Action:

Attachments:

[Mountain Towns 2030 Staff Report](#)



City Council Staff Report

Subject: Mountain Towns 2030 Summit
Author: Luke Cartin
Department: Sustainability
Date: July 11, 2019

Executive Summary

Park City has set North America's most ambitious community-wide climate goals: to be net zero carbon and 100% renewable electricity by 2030. Collaboration with other communities has been a successful strategy to drive significant progress towards our goals. Park City will host a gathering of mountain communities October 2-4, 2019 to discuss setting ambitious 2030 climate goals and share best practices.

Background

- On September 24, 2015 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.
- On March 24, 2016 City Council passed a resolution inviting other communities to join us in our goal.
- On September 22, 2016 City Council passed Resolution 23-2016 to set 100% renewable electricity goals by 2022 for municipal operations and 2032 community-wide.
- On November 29, 2018, City Council modified Resolution 23-2016 to expedite 100% renewable electricity and net-zero community-wide goals from 2032 to 2030 to better align with latest climate reports and potential Olympic bid.

Discussion

Park City has set goals of 100% renewable electricity and net-zero carbon by 2022 for City operations and 2030 community-wide. These ambitious goals have produced results: electric buses, regenerative agriculture program, and passage of clean energy legislation.

Utah House Bill 411, the Community Renewable Energy Act, was an example of multiple communities working together for a common goal. Park City, Salt Lake City, and Summit County jointly funded a study on potential pathways on how to get to 100% renewable in Utah. These communities, along with Moab, approached the utility, Rocky Mountain Power, to discuss options on how to get to this goal. Rocky Mountain Power's decision to work with the communities was influenced by this joint approach, and a majority of the success can be attributed to this collaborative effort.

Mountain communities throughout the western United States have shown value through sharing best practices. An example of this collaboration is the Colorado Association of

Ski Towns (CAST). This organization, which Park City is an Associate Member, focuses on solutions to the unique challenges of mountain communities. Meetings are focused on key topics and are based in fellow communities to see potential solutions.

Mountain communities are feeling the effects of climate change already. There has been some collaboration to discuss issues and solutions, however there could be greater impact. After meeting with key Park City community members, as well as discussions with other mountain town sustainability departments, the decision was made to bring together communities to discuss potentially partnering on shared sustainability goals. From these discussions, Mountain Towns 2030 Summit (MT2030) was created.

MT2030 is collaboration between Park City Municipal Corporation, Park City Community Foundation, and community partners. Park City Municipal Corporation is working on the agenda with other municipalities, Park City Community Foundation is the fiscal sponsor, and community members have been fundraising and engaging their peers in other communities. The Summit will happen October 2-4, 2019, and will also include a pre-meeting with CAST communities that will focus on Park City's critical priorities. The desired outcome of the Summit is to inspire other communities to set ambitious 2030 climate goals and work collaboratively for success. Invitees include elected officials, government employees, key non-profits, and businesses.

The tentative agenda is coming together quickly. The theme of the first day is inspiration. It will include the latest climate science from Rob Davies, a Utah State University physicist. It will include a sustainable finance panel that will focus on how carbon reduction is growing the economy. That evening will feature a keynote address to the attendees and the community about climate leadership by Jane Goodall. The second day will focus on solutions. Paul Hawken will address the attendees about solutions that can be implemented today. There will be a discussion about Utah's Community Renewable Energy Act and the potential to implement in other states. The third day will focus on solutions in the Park City community. Tours of our electric buses, e-bike share, open space, and other topics will be offered. Park City Sustainability has budgeted \$30,000 to plan and implement the event. There are also many key sponsors that are stepping up to support this Summit from the ski industry, resort hospitality, and other mountain community-based organizations.

Feedback requested from City Council

Question 1: What takeaways would you want from this summit?

- Examples include:
 - Ordinances/resolutions/policy implemented already by communities
 - physical copies (binder, book, etc.), or
 - centralized website resources

Question 2: What do you believe will make post-summit collaboration a success?

- Examples include:

- o Annual/bi-annual meeting
- o Online sessions focused on specific topic
- o Regional/state focus
- o Population-size focus
- o Partnering with existing organizations (CAST, POW, Bloomberg, etc.)

Department Review

Sustainability, Legal and Executive

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Nate Rockwood

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

5:15 p.m. - Arts and Culture District Process Update

Suggested Action:

Review - This report is to provide City Council with an update on the various processes and critical paths that staff is following in the creation and development of a Park City Arts and Culture District.

Attachments:

[Arts & Culture Staff Report](#)



City Council Work Session Report

Subject: Arts & Culture District Process Update
Author: Nate Rockwood
Department: Arts and Culture
Resources Date: July 11, 2019
Type of Item: Informational

Summary Recommendation

This report is to provide City Council with an update on the various processes and critical paths that staff is following in the creation and development of a Park City Arts and Culture District.

Background

On July 20, 2017, City Council adopted letters of intent with the Kimball Art Center (KAC) and Sundance Institute (SI) to design and develop a Park City Arts and Culture District in Bonanza Park. In 2018, the City purchased the Bonanza Park East properties and adopted a resolution enacting a 1% Transient Room Tax which became effective January 1, 2018. Over the past 18+ months, staff has been working diligently with KAC and SI on several fronts to advance the goals of the Arts and Culture district and district design. The partnership has been coordinated in its efforts and has made significant design progress on the district with the goal of submitting a joint Master Planned Development (MPD) to the Planning Commission in mid to late 2019.

Analysis

The Creation of an Arts and Culture District

The creation of an Arts and Culture district which included two significant development partners who will own, design, construct and operate their own buildings is a significant undertaking in coordination, creative thought and administrative vision. The City is leading this effort of collaboration with the intention of creating a district that allows each partner to further their unique vision and organizational mission, while functioning as a seamless district. The vision of the district is focused around the creative process in which locals and guests have an opportunity to see and feel the artistic and cultural experiences unique to Park City and also have an opportunity to participate and join in the creative and culture activities.

The Critical Paths

In the development of the district, the City and partners are following three distinct yet interrelated paths, which need to happen concurrently and will inform each of the other critical paths. These can be broken down generally into the following paths: 1) Design and Development, 2) Programing and Activation, 3) Operations and Governance

1) Design and Development

Design and Devolvement has been the leading path to this point, and has received by far the

most intensive work by each party and the greatest amount of collaboration efforts. The City has engaged the service of Lake Flato Architects to design the overall district including the City infrastructure and buildings and coordinate the MPD process. Both SI and KAC have design teams for each of their individual buildings within the district.

It took some coordination efforts to get each design team and organization to the same spot in their understanding the goals of the district and the goals of how their individual buildings will function and interact within the district. In the last several months the entire design team has all caught up with each other and has been making significant progress on individual building concepts and overall district design. The design team meets weekly to coordinate their efforts and collaborate. The teams also present monthly to the larger development group including representatives of Council and board members and staff from each partner. The design goals of the district include an emphasis that all the buildings communicate and engage the common plazas, walkways and features and interact seamlessly with the overall district design.

Of course, a large part of the City's role in the design process is to ensure that the district will meet the height and code restriction of the area and to provide cost control efforts to ensure that the construction and operations of the district are financially feasible, while still allowing for an active and visually stunning experience. The district is to be a spark of creativity and innovation in this area of town, which it is hoped, over the years, will ignite further community arts and culture centric development. To this end, the City and design team has placed a high priority on connectivity through walking, biking and transit to the surrounding districts, current City pathways and the community. The City is targeting between Sept. 25, 2019 and Oct. 23, 2019 to file a MPD application.

2) Programing and Activation

A separate track, which greatly informs the design and development of the project, is the anticipated programing and activation of the district. The goal is to create a vibrant, changing district, which will be a place for locals to learn and use and a place where guests of Park City can experience our local culture and uniqueness. The district should be a place which always feels vibrant but comfortable when not actively programmed but that can transform into venues during large events such as the Sundance Film Festival, Kimball Arts Festival and other City or nonprofit sponsored events.

The programing and activation path informs the design of the district, but does not necessarily involve the the full design team. The City, SI and KAC have each provided detailed programing for each individual building or feature. The City and partners are continuing to collaborate on how this individual programing will interrelate with each other and with events, in order to provide activation and coordination of programing throughout the entire district. This includes an understanding of each programing element and a detail level look at calendaring out the spaces, events and informal times of community use. A second phase will obviously involve other stakeholders and nonprofits/future tenants. A primary component of the next staff position employed for the district will be integrating programming and operations/governance clarity and buy-in for the necessary agreements.

3) Operations and Governance

The *district programing path* and *district design and development path* are both highly creative and innovative processes. The complementary and balancing side to this, is the

operation, administration and governance path. While it is easy during the creative process to want to overlook these elements, ultimately, the efficient and coordinated operational management of the district will determine the long term success of this project for the City, KAC & SI. An understanding of the day-to-day operations of the district is being considered and is key to effective design, which will provide efficiency and fiscally feasibility in ongoing operating costs.

With the design and programing paths taking shape, the City, KAC and SI are now beginning to focus more intently on the operations and governance structure. This includes facilities management and maintenance, tenant leases, administration of artists in residents programs, affordable housing, parking, event safety, food and restaurant operations, transit operations, artist maker spaces, retail spaces, plaza space, etc.

The City will work with the partners and other stakeholders to create these process and governance structures. These may include, for example, an Owners Association and Advisory Board. Each owner will have the responsibility of managing their building and programing. In addition, the advisory board function will make recommendation to City Council on the activation and use of City spaces or management issues.

To this effect, the City will have dedicated staff to oversee the district and City run art and culture programing. This staff will work on the administrative and programing needs of the district and will work hand-in-hand with the owners, tenants and event organizers. Staff will be responsible for communicating the needs of the district with City Council and will be a key resource in coordinating efforts with both KAC and SD.

Initially the staff will be small, as the district is in development. As the governance structure is developed and operational needs begin to come in to play, new staff and and job responsibilities will be developed and brought to City Council through the annual budget process. It is not anticipated that any major operational staff functions will be needed until the district development starts to come on line. It is also anticipated that city staff will work closely with current arts organizations in the development of programing, and potentially, management of specific areas of operations, such as artist in resident programs or formal or informal programing of the plazas, walkways and City spaces.

In the mid-year 2019 budget process, staff proposed a position to help the current staff in the development of the district. This position initially will work on the critical paths of *Programing and Activation* and *Operations and Governance*, which will inform the design and development of the project. Staff is proposing that this position is filled with a highly experienced individual in the programing development and operational development of an arts and culture district.

The City is currently pursuing the hire of a contract Arts & Culture Development Manager to work with staff and the development partners on the further development of *Programing and Activation* and *Operations and Governance*. As these areas are further developed and refined, staff will return to City Council to provide updates and receive direction on these and all aspects to the Arts and Culture District development. No additional arts and culture staff is being added at this time.

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Anne Laurent

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section:

Subject:

Annexation Policy Plan Update

Suggested Action:

Attachments:

[Annexation Policy Plan Staff Report](#)



City Council Staff Communications Report

Subject: Annexation Policy Plan Update
Authors: Bruce Erickson & Rebecca Ward
Department: Community Development Department – Planning
Date: July 11, 2019
Type of Item: Informational

Background: On June 27, 2019, Council directed staff to begin the process to amend the Annexation Expansion Area contained in the Park City Annexation Policy Plan ([LMC 15-8](#)). Staff is communicating with regional partners regarding areas considered in City and County joint planning efforts. Staff has also communicated internally to initiate the process of gathering, analyzing, and compiling required information in order to complete a draft policy plan by August 6, 2019.

Timeline: Below is the schedule staff has established to accomplish Council's direction:

- July 10, 2019 – Planning Commission work session discussion
- July 16, 2019 – Staff discussion in the Development Review Committee meeting
- August 28, 2019 – Planning Commission Public Meeting
- September 11, 2019 – Planning Commission Public Hearing
- September 26, 2019 – City Council Public Hearing

Staff will keep Council updated throughout this three-month process.

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Holly Lopez

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

Public Utilities Truck Wraps

Suggested Action:

Information only

Attachments:

[Truck Wraps Report](#)

[Wrap Designs](#)



City Council Staff Communications Report

Subject: Public Utilities Truck Wraps
Author: Holly Lopez
Department: Public Utilities
Date: 7/11/2019

In an effort to utilize our department fleet to communicate water quality and conservation messaging, we recently worked with the City's communication and sustainability teams to design truck wrap messaging and images for our fleet.

As a pilot program, we have wrapped our 2014 and newer trucks with these designs (see images below). We are currently limiting the design to our trucks, as the SUVs have limited panel space. This can be addressed with future designs.

We are planning to wrap the remaining fleet as our vehicles are replaced.

Funding

The pilot program was roughly \$8000, and was funded with water enterprise funds. Wrapping the remaining fleet would be roughly the same cost depending on design.

Attachment

Wrap Design Images

Attachment: Wrap Design Images

Design 1: Leave Something for McLeod Creek



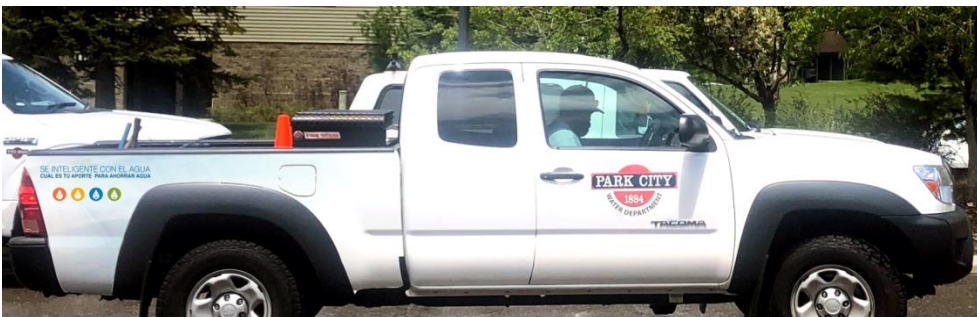
Design 2: Be Water Smart – Take it from the tap



Design 3: Be Water Smart - Reduce, Reuse, Refill



Design 4: Be Water Smart – What's your water score?



Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Jason Christensen

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

Water Conservation Update

Suggested Action:

Attachments:

[Water Conservation Staff Report](#)



City Council Staff Communications Report

Subject: Water Conservation Update
Author: Jason Christensen, Water Resource Manager
Department: Public Utilities
Date: July 11, 2019

The City continues to make progress towards our water conservation goal of a 25% reduction in per connection equivalent demand by the year 2025, using the year 2000 as a starting point. New water consumption data is available for 2018 and in attachment A. We are on track to meet our conservation goal and our plan to do so will require the City to continue to make progress in reducing water loss, water that enters the distribution system but is not metered leaving the system.

The following account types have reduced their usage since 2000. Single Family Residential (42% reduction in per account usage), Multi-Family Residential (42% reduction in per account usage), Irrigation Accounts (38% reduction in per account usage)

The following account types have increased their usage since 2000. Commercial (10% increase in per account usage); likely partially attributable to a shift in Park City business types since 2000 (e.g. Large Resort Hotels). Commercial accounts also tend to follow the economic pattern more than other accounts and usage decreases during economic downturns and increases during good economic times.

Staff continues to prioritize focus on the following key strategies for water conservation.

- Aggressively tiered water rate structure that targets outdoor irrigation
- Instant customer water rate feedback and education via WaterSmart customer portal
- Water Audits and smart controller rebates
- Messaging in English and Spanish encouraging efficient water use

Water Loss has increased since 2000. Water Loss is the difference between the water we meter entering our system and the water we meter leaving our system. Water loss in our system appears to primarily be undetected leaks rather than inaccurate meters and/or unmetered use of water.

Our last [Conservation Plan](#) (pg. 33) made addressing Water Loss a key element of our strategy. We have already made progress on this goal, and have reduced water loss from its peak in 2015 since the year 2000.

Last year staff found over [300 gpm of loss](#)¹. This year staff has identified further asset replacement that will reduce loss [by ~100 gpm](#). Finding an additional ~200 gpm of loss prior to the year 2025 we will result in the City meeting our water conservation goal. Staff is working to exceed that target.

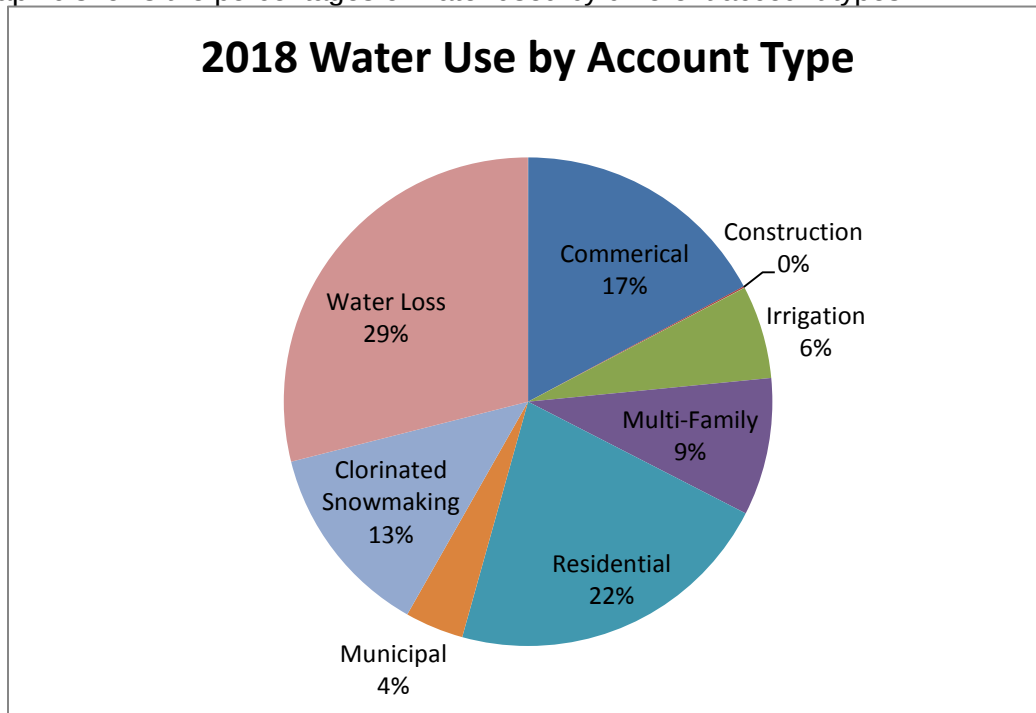
¹ An error was found in prior year production data. That error is corrected in this report with results in a higher water loss percentage in this report than in the linked report. However, Staff remains confident that 310 gpm of loss was found in 2018.

Staff has developed the following key strategies to reduce water loss.

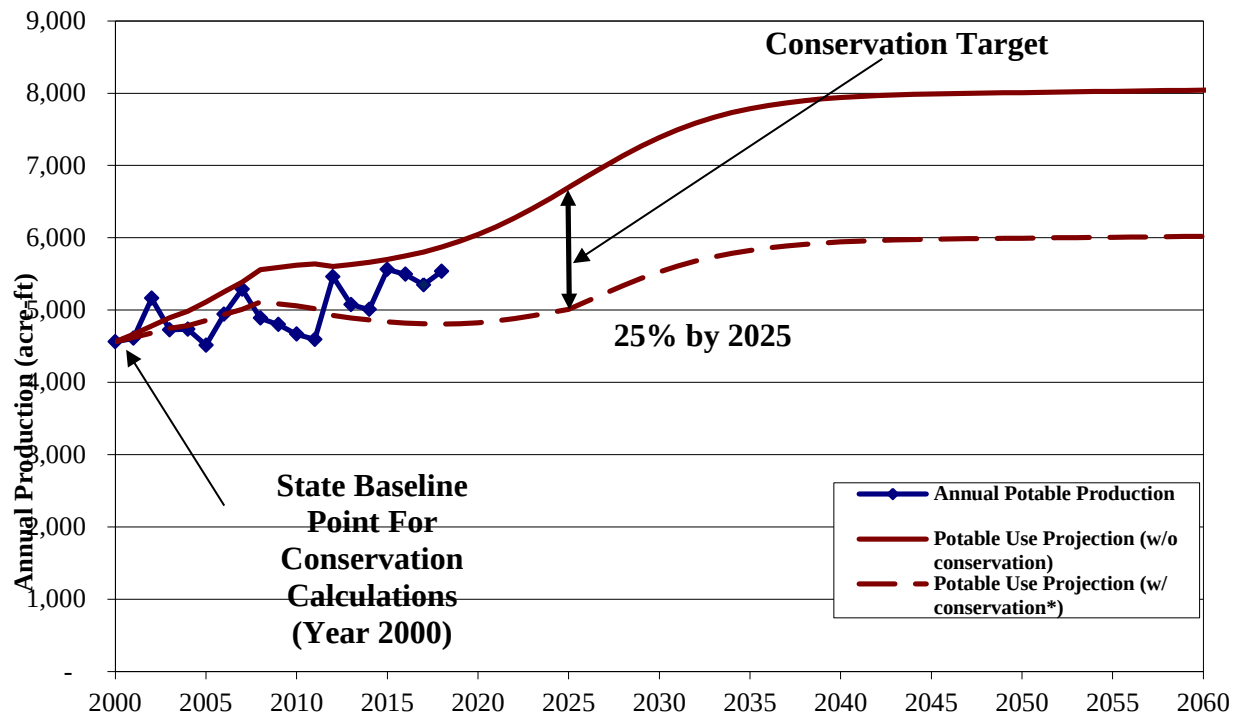
- Add infrastructure to meter subsets of the water system to locate areas with the highest losses
- Field investigations and surveys to locate otherwise unseen leaks
- Root cause analysis on known leaks to find common failure mechanisms
- Refine infrastructure replacement priorities to target water loss

Attachment A:

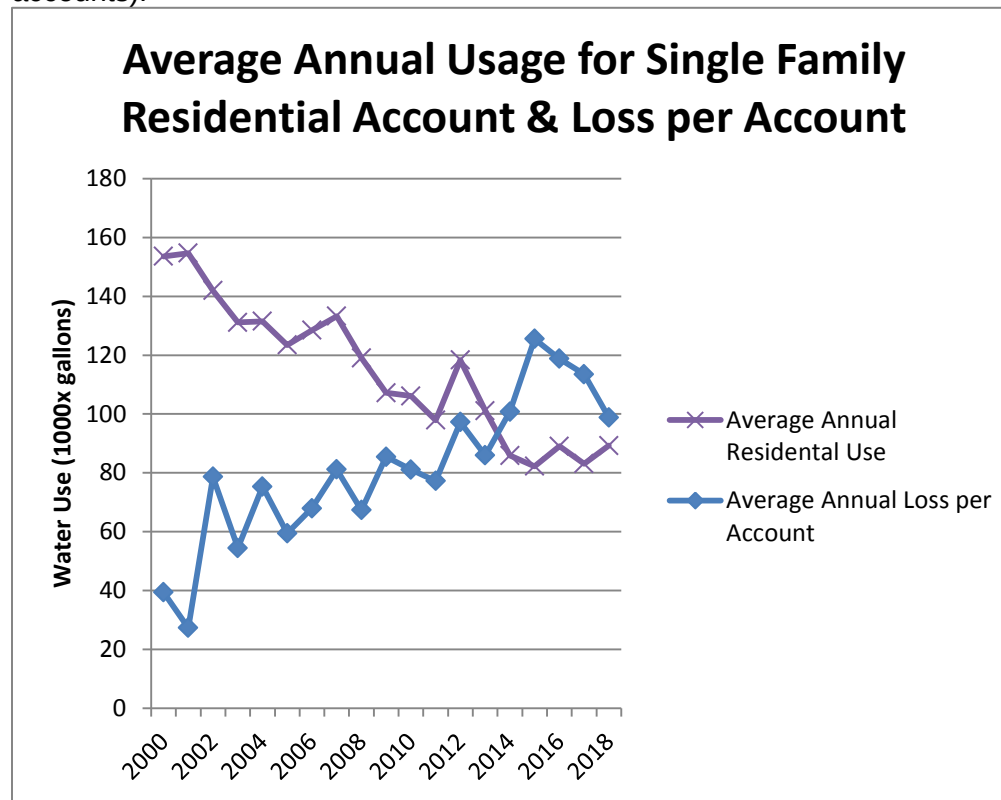
This graphic shows the percentages of water used by different account types.



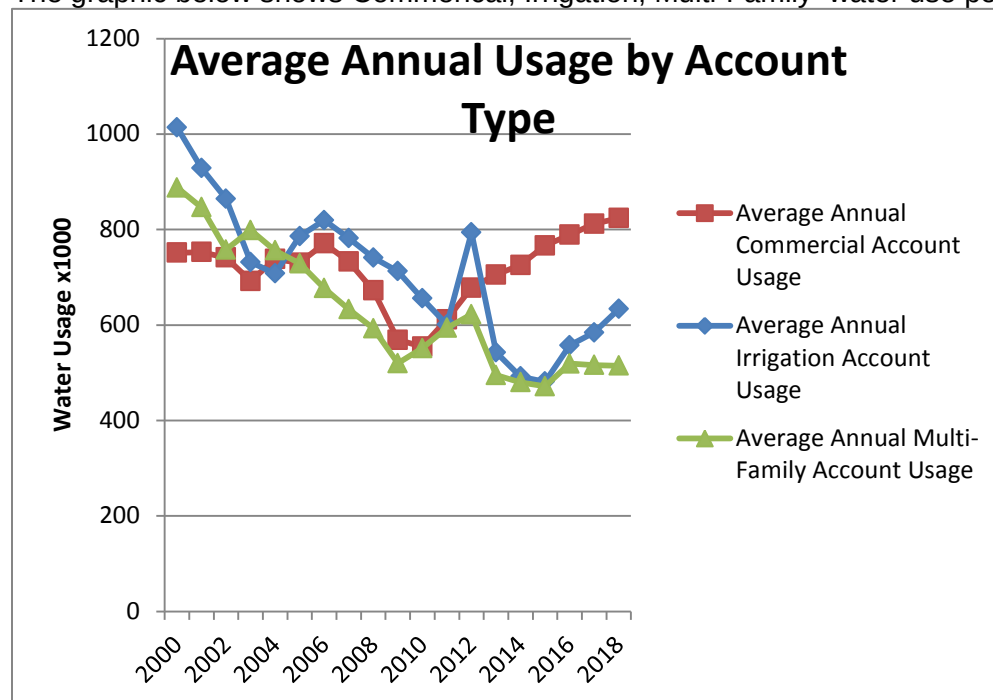
Park City Conservation Goal Tracking



The graphic below shows residential water use per account, and water loss per account (all accounts).



The graphic below shows Commercial, Irrigation, Multi-Family water use per account.



Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Alexis Verson

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section:

Subject:

Preliminary Results for the Winter On-Board Transit Survey and HOA Transit Survey

Suggested Action:

Attachments:

[OnBoard Survey Staff Report](#)

[Appendix A: OnBoard Survey](#)

[Appendix B: HOA Survey](#)

City Council Staff Report



Subject: Preliminary Results for the Winter On-Board Transit Survey and HOA Transit Survey
Author: Alexis Verson, Associate Transportation Planner
Alfred Knotts, Transportation Planning Manager
Julia Collins, Senior Transportation Planner
Department: Transportation Planning
Date: July 11, 2019
Type of Item: Staff Communications

Executive Summary

This document provides an informational update with a preliminary report on the winter on-board transit survey effort, and the HOA-distributed transit survey that took place in winter/spring 2019. Staff recommends Council review the preliminary summaries, **Appendices A and B**, to garner a better understanding of how Park City Transit is meeting the needs of residents and visitors. This report also provides a brief update on the scheduled summer 2019 transit survey.

Overview of Surveying Efforts

Park City Transit and Summit County are conducting twice yearly on-board surveys (one during peak winter times, and one during peak summer times) 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 forecasts and anticipate needs of both local residents, and heavy visitor ridership in the region.

In March 2019 Park City Transportation Planning Staff, contracting with AJM & Associates and Nelson Nygaard, oversaw a robust surveying effort of *all* Park City Transit bus routes. 1,100 surveys were recorded in English and Spanish and half of respondents were weekday riders and the other half were weekend riders – suggesting that residents, commuters, and those in Park City for winter recreation were captured.

Some interesting key findings from the survey results are as follows:

- Nearly half of riders surveyed in March are new riders (primarily visitors).
- Those that are regular Park City and Summit County riders take the bus at least five times per week.
- 36% of respondents have an annual household income of less than \$25,000 per year.
- Nearly half of riders commute to or from work, and nearly half of commuters live in Summit County.

Please see **Appendix A** for more details, and a graphic representation of the on-board transit survey details. Raw data of all surveys has also been collected and will be used to create the baseline of information for how Park City Transit and Park City

Transportation Planning will measure success in future system changes.

At the request of City Council a supplemental survey was distributed through HOA mailing lists in May 2019. The intention of this effort was to ensure that those who may not already be riding transit were reached; 174 responses were collected as part of this effort. The survey was concise, and intended to assess potential barriers to riding, and what may incentivize residents to use the system more. Some interesting key findings include:

- Surveyed residents indicated they primarily only used transit during large events to avoid driving and finding parking.
- Nearly 67% indicated they do not ride transit more because there are no stops close to their home.
- 51% of residents indicate they regularly ride a bicycle to make many of their trips.
- Residents feel they would be more likely to ride transit if there were stops near their house and if buses were more frequent.

Please see **Appendix B** for more details on the HOA-distributed survey.

The results of these surveys are helping to shape the future of Park City Transit. As Staff begins to tabulate responses, a better perspective on rider needs is gained, and with the imminent update to the Short Range Transit Plan, these findings will help shape service planning in the near future. For example, riders indicate that 9 out of 10 of them walk to and from the bus stop, that two thirds do not have a car. Enhancing our first/last mile connections for those on foot, including amenities like bike racks and benches, and enhancing our service in a way that is meaningful to the community are now data driven processes. By continued and consistent on-board surveying Park City Transportation Planning Staff and Park City Transit Staff will be able to quantify success and measure changes in the system.

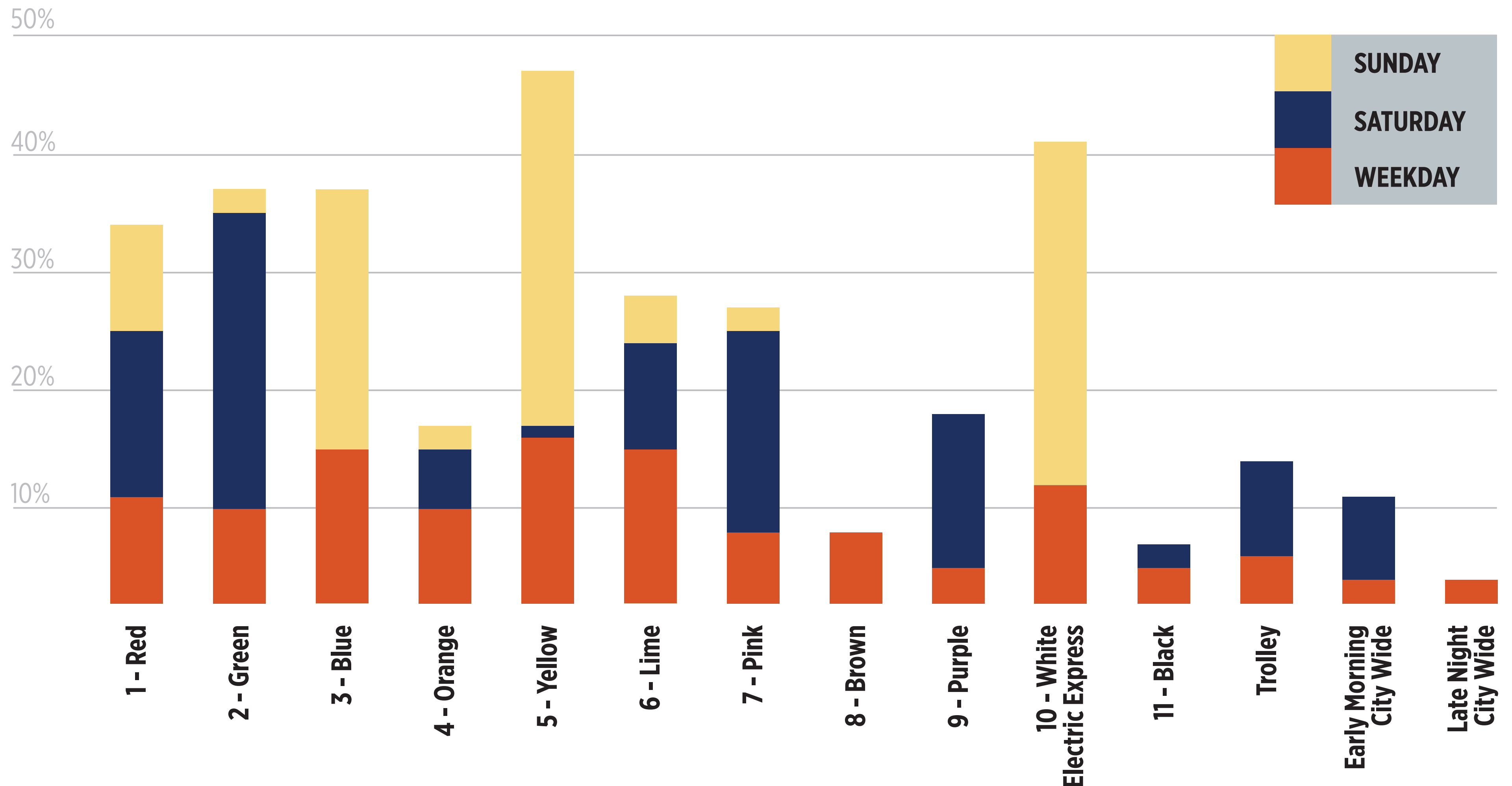
Next Steps

As mentioned in a prior consent agenda item, from [February 28, 2019](#), a summer on-board transit survey will also be conducted to capture summer riders and a different recreating audience than the winter surveying effort captured. Next steps for the 2019 surveying efforts include:

- The summer on-board transit survey dates will be from July 18-21, 2019; all routes will be surveyed again.
- On July 18, 2019 City Council will be provided with a consent agenda item to approve the contract with AJM and Associates for the summer 2019 survey efforts.
- Following the summer survey, a final report will be provided by the consultants documenting all efforts and survey results from both the winter 2019 and summer 2019 on-board surveys. This report will help identify common themes in service and route requests, demographics of current riders, and allow Park City Transit to be in compliance with federal surveying and reporting regulations.

How were the surveys distributed?

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

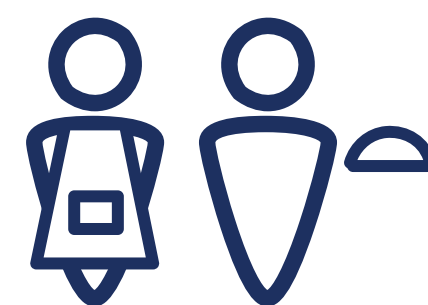
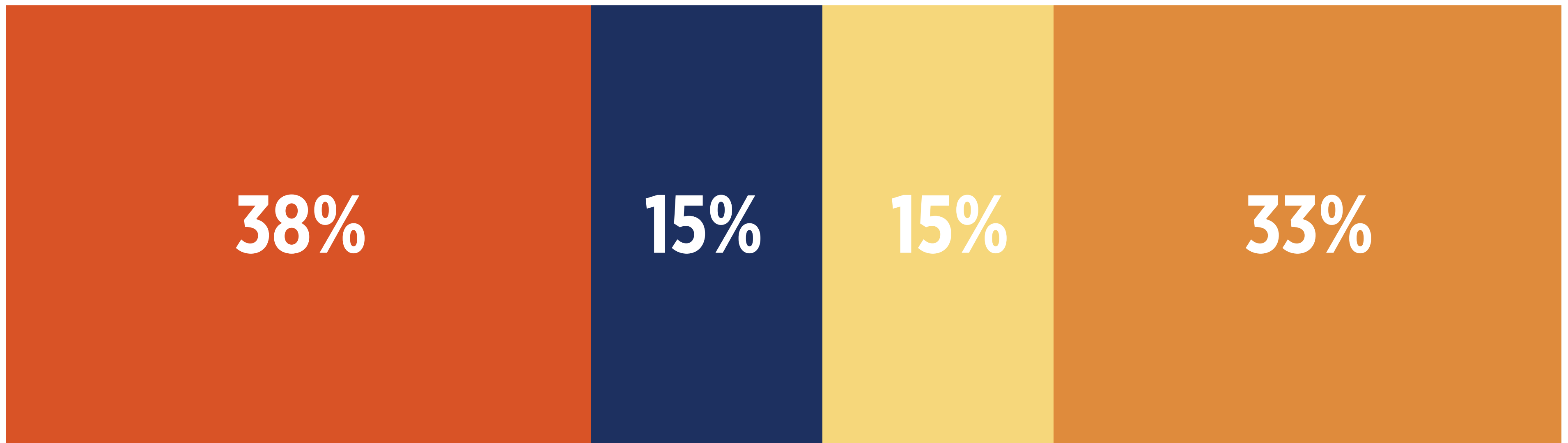
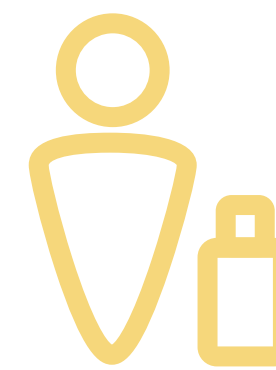


Who responded to the survey?

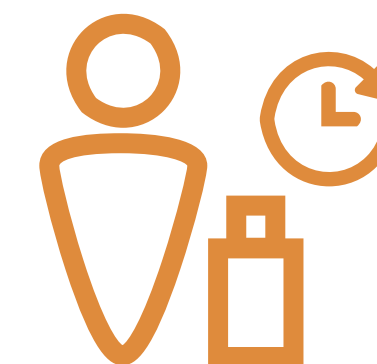
SLIGHTLY MORE RESPONDENTS WERE RESIDENTS (LIVE AND/OR WORK IN SUMMIT COUNTY) THAN VISITORS.



Live in Summit County



Commute to
Summit County



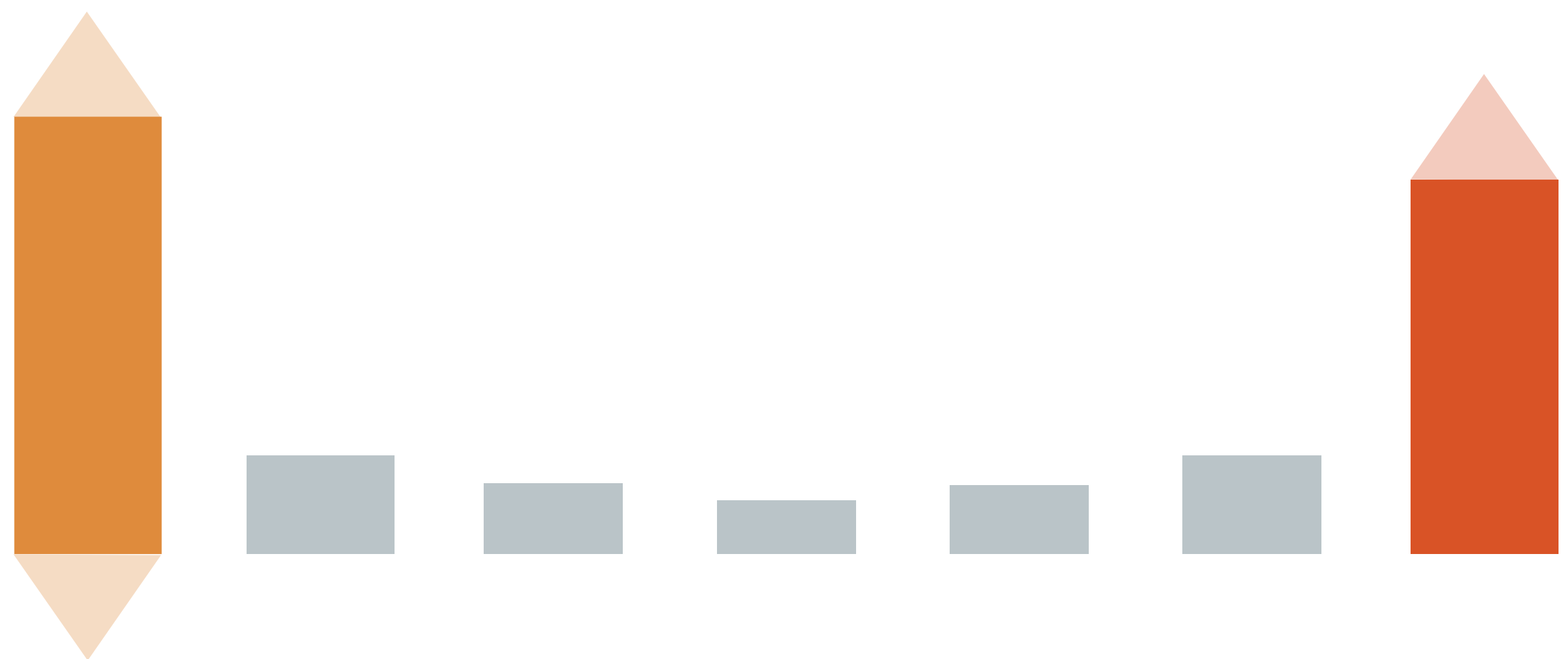
Long-term Visitor
(>2 Days)

Who is riding Park City Transit?



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

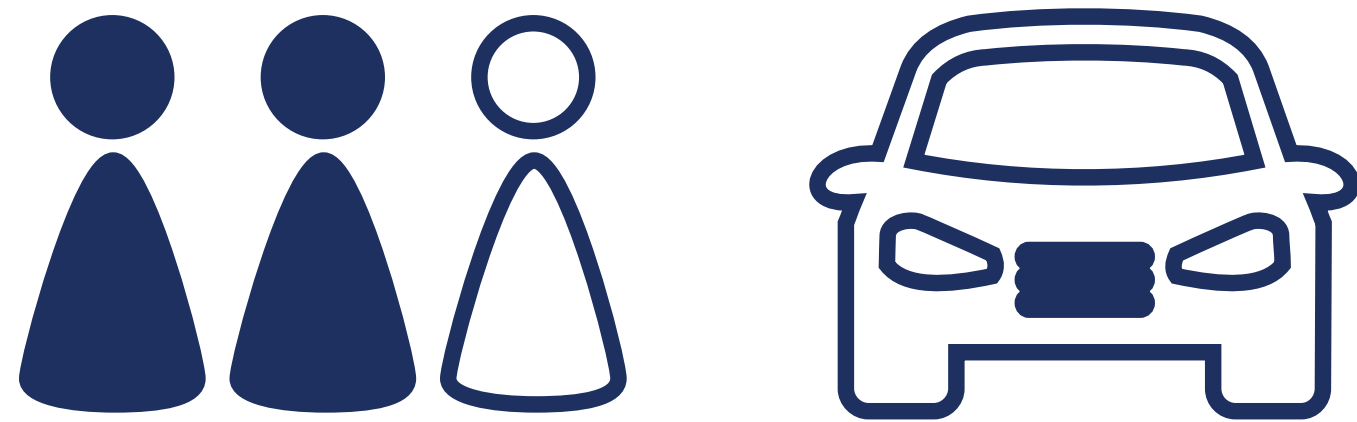
31% HAVE A HOUSEHOLD
ANNUAL INCOME
>\$100,000



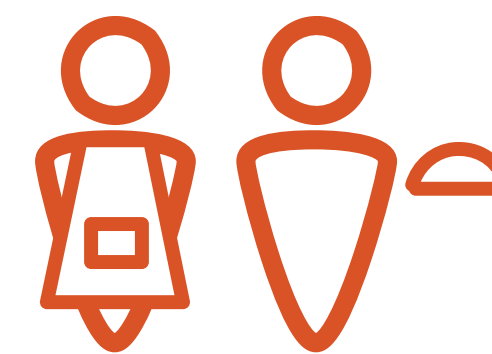
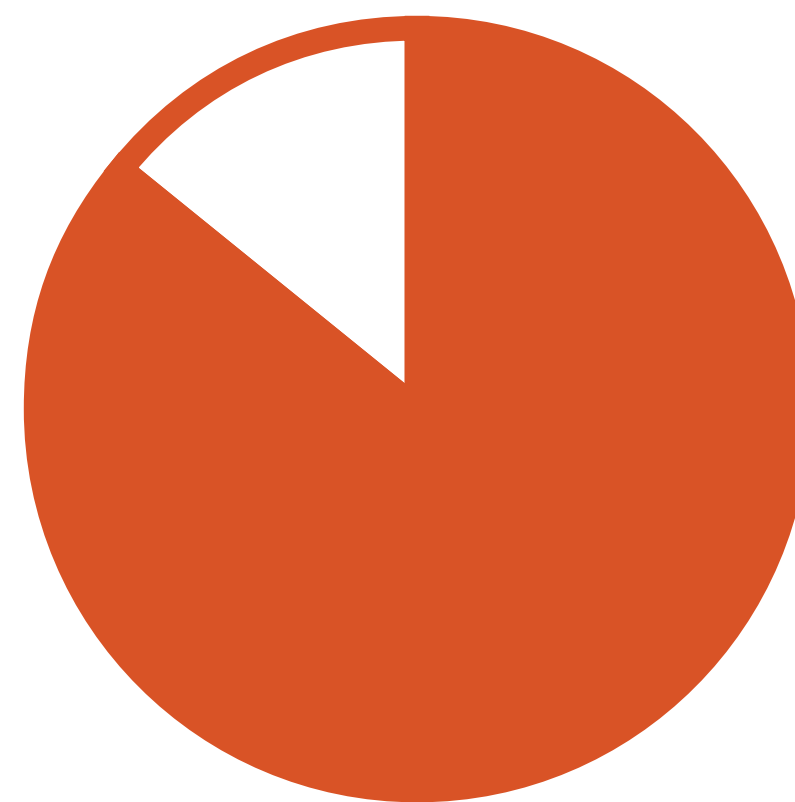
42% OF RESIDENTS AND COMMUTER
HAVE A HOUSEHOLD ANNUAL INCOME

<\$25,000  + 

Who is riding Park City Transit?

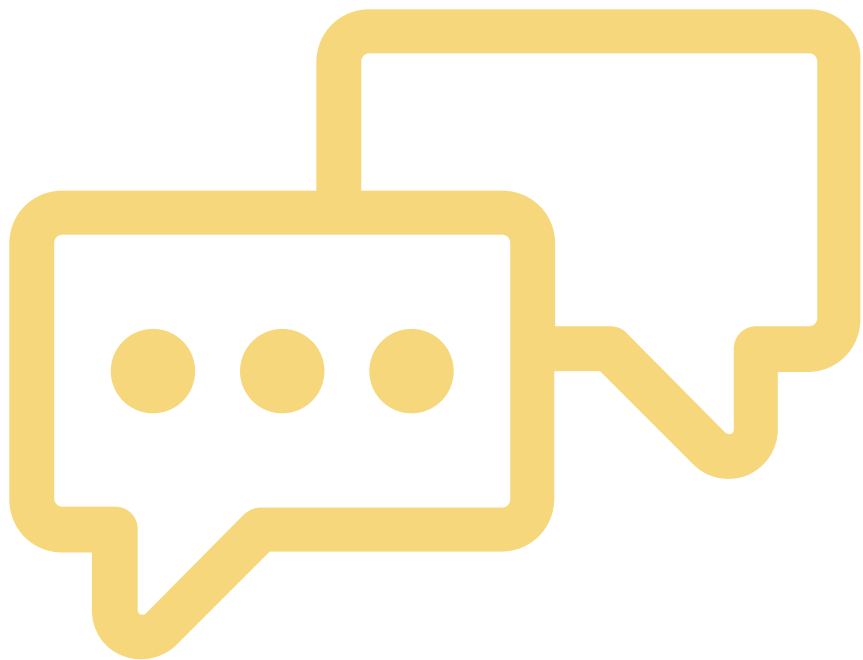


**TWO-THIRDS
OF ALL RIDERS DO NOT
HAVE ACCESS TO A CAR**

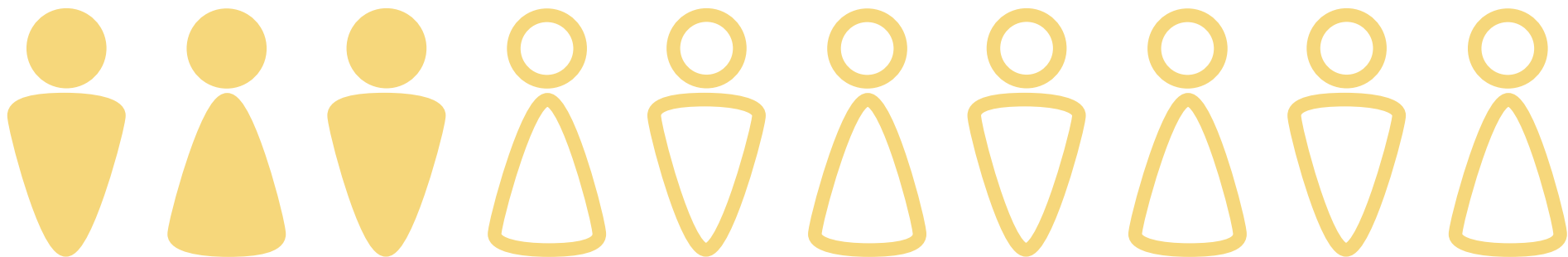


**86% OF COMMUTERS
TO SUMMIT COUNTY DO
NOT HAVE ACCESS TO A
CAR**

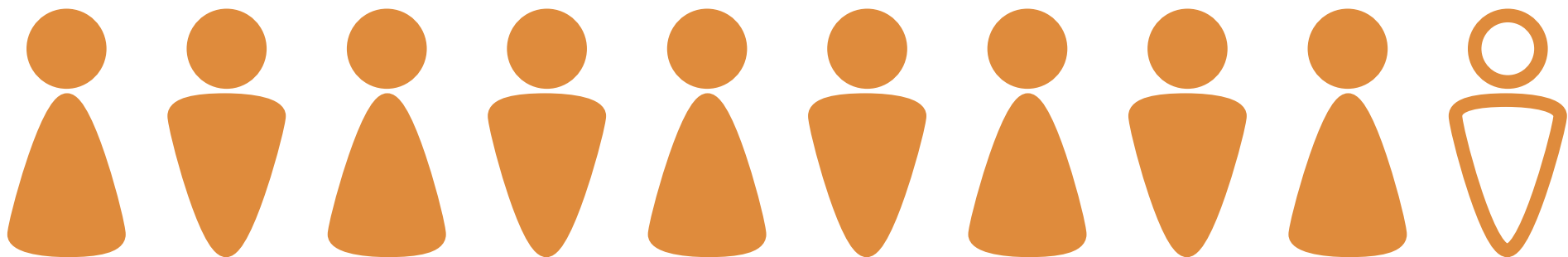
Who is riding Park City Transit?



3 OUT OF 10
RIDERS SPEAK SPANISH AT HOME

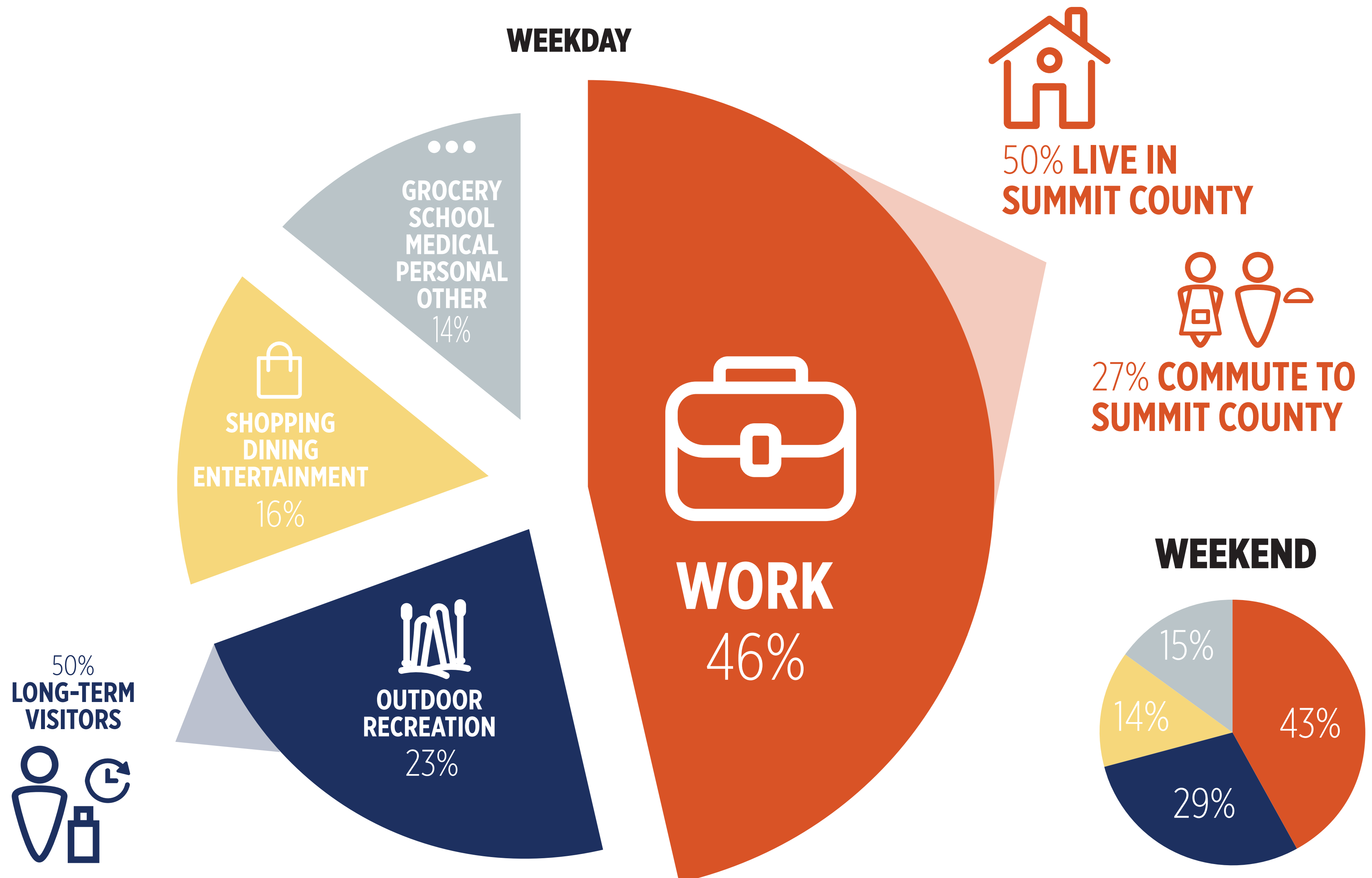


9 OUT OF 10
RIDERS SPEAK ENGLISH FLUENTLY



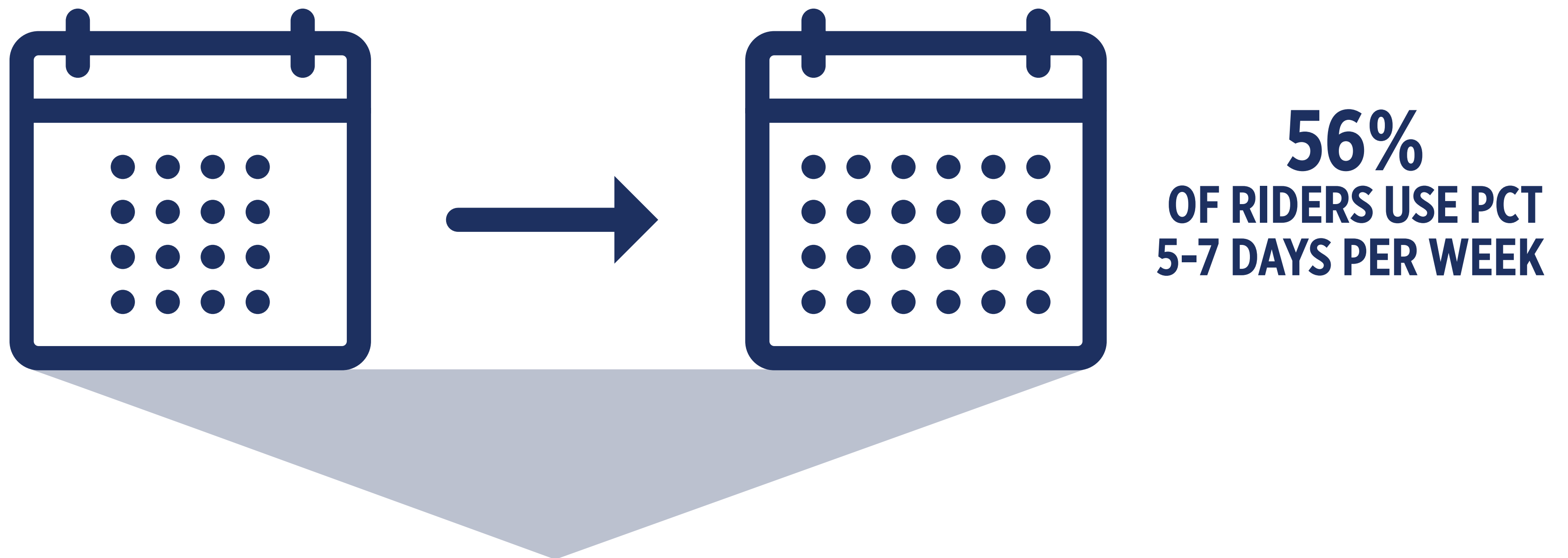
How are riders using Park City Transit?

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).



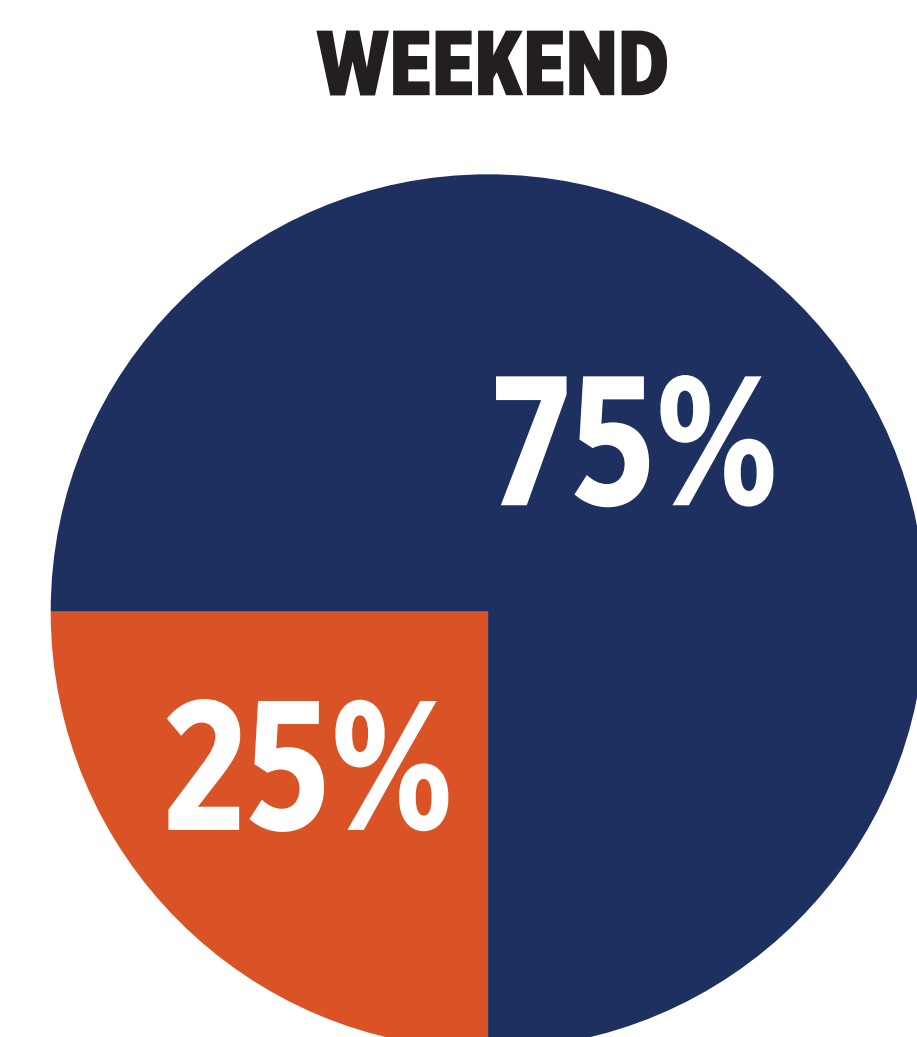
**47% LIVE IN
SUMMIT COUNTY**



**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



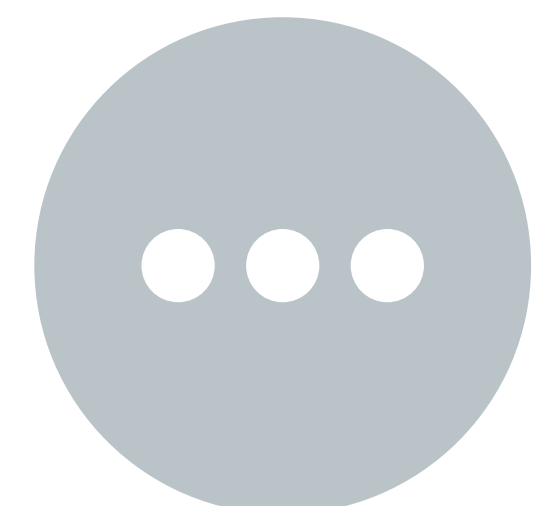
4%
DROPPED-OFF/
PICKED-UP



1%
BICYCLED OR
SCOOTERED



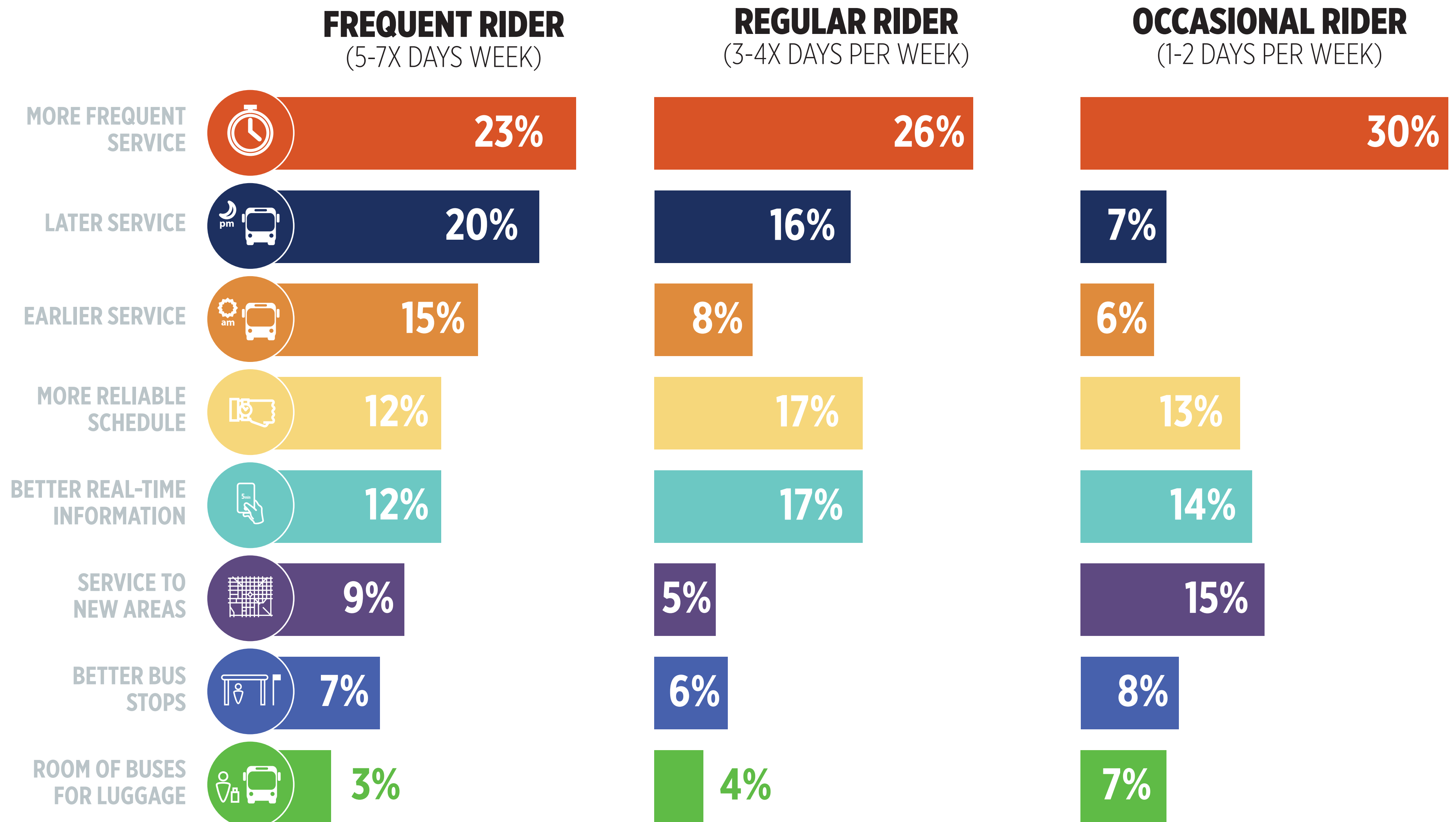
4%
OTHER



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.

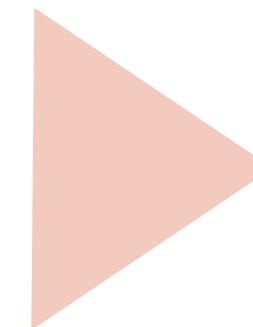


Are riders using the MyStop Mobile App?

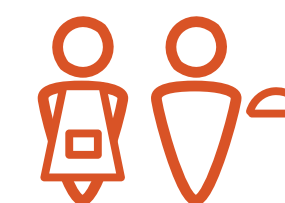
MOST RIDERS USE AND BENEFIT FROM THE MOBILE APP.



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



**79% OF SUMMIT
COUNTY RESIDENTS**



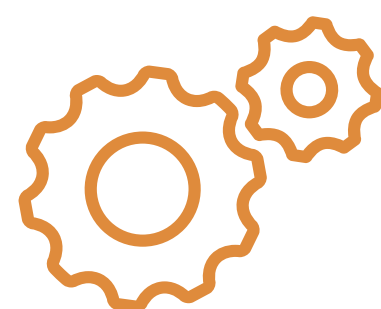
**79% OF COMMUTERS
TO SUMMIT COUNTY**



**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



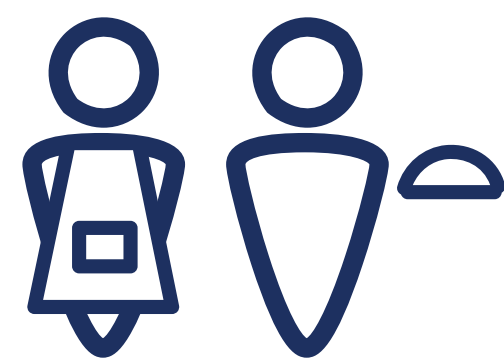
A Resident of Summit County

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

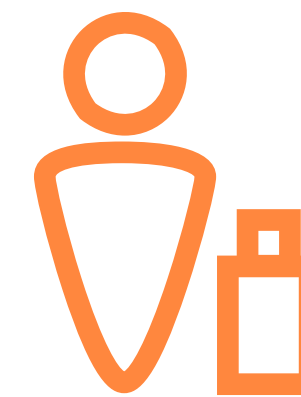
15% of riders

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%)

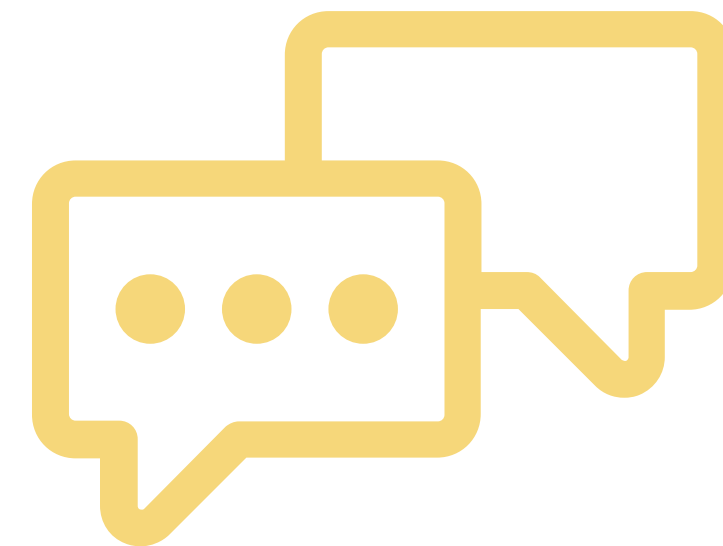
HOUSEHOLD INCOME >100,000 (37%)

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

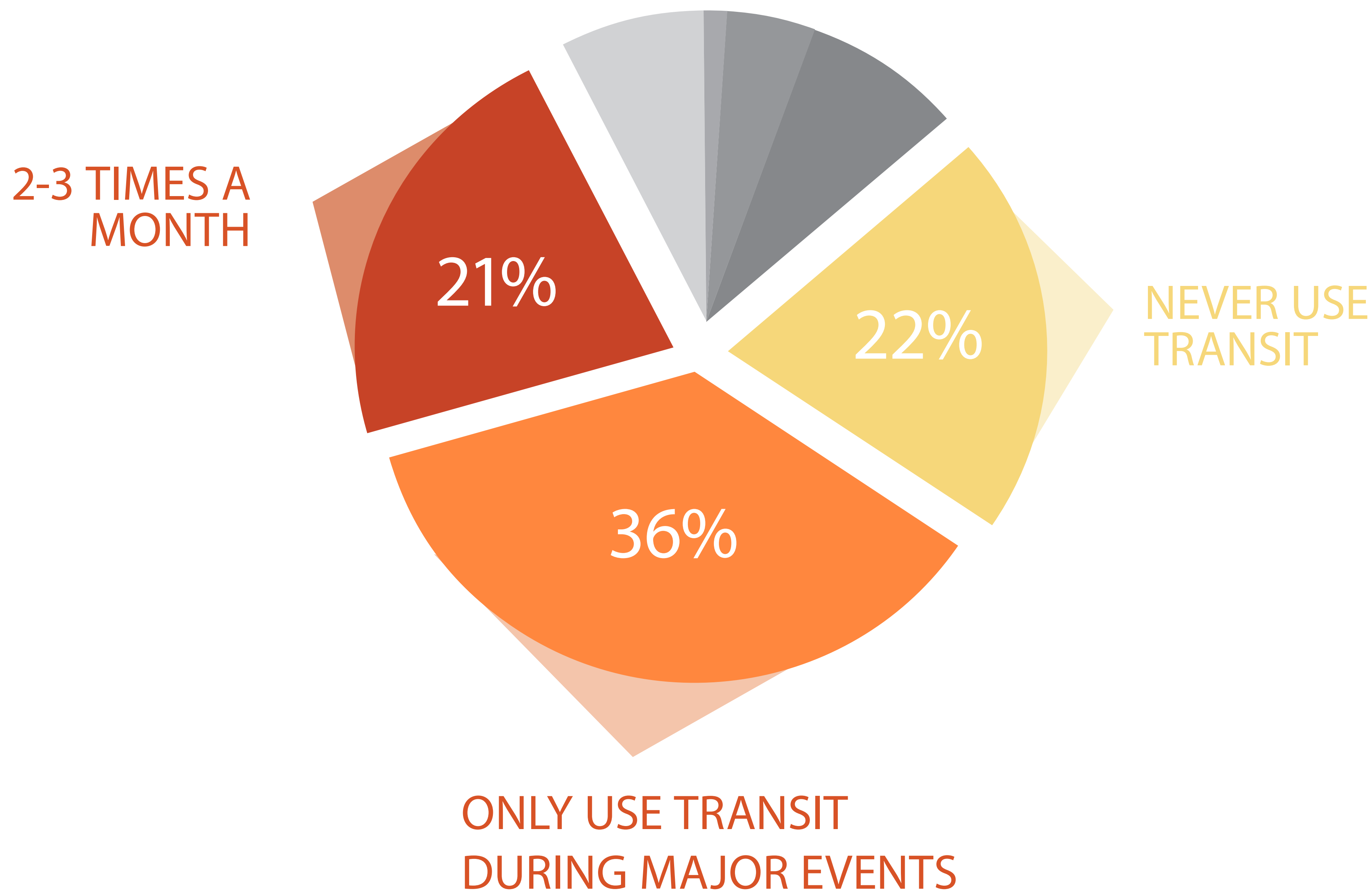


19 HOA's contacted

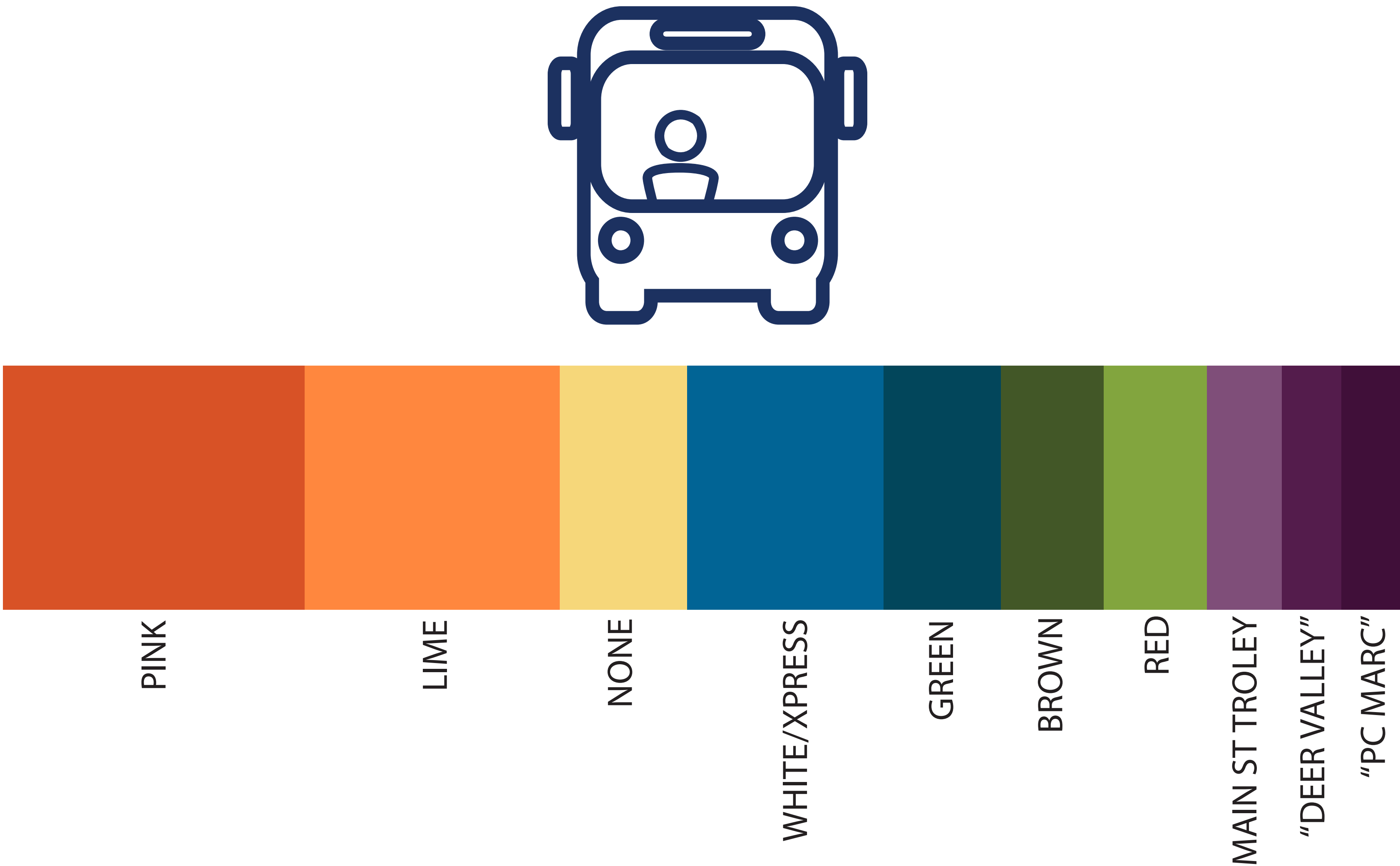


174 responses received

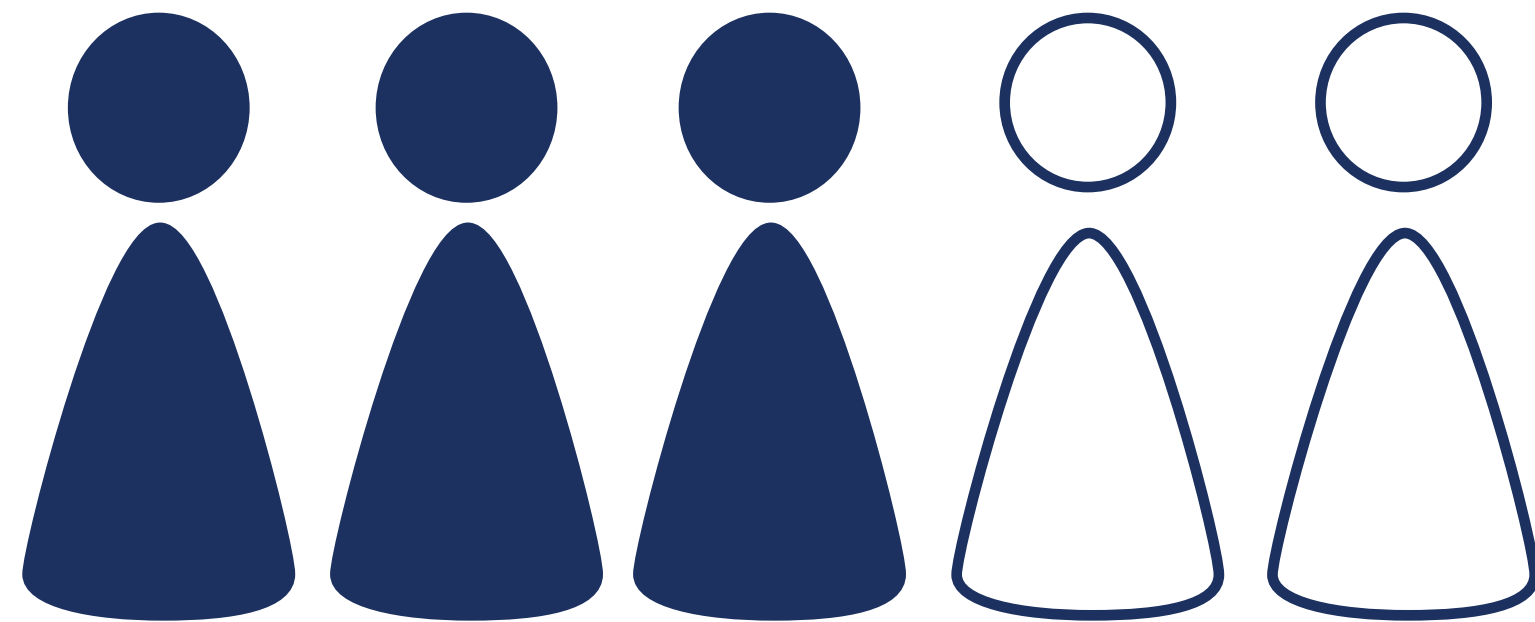
How often are they riding Park City transit?



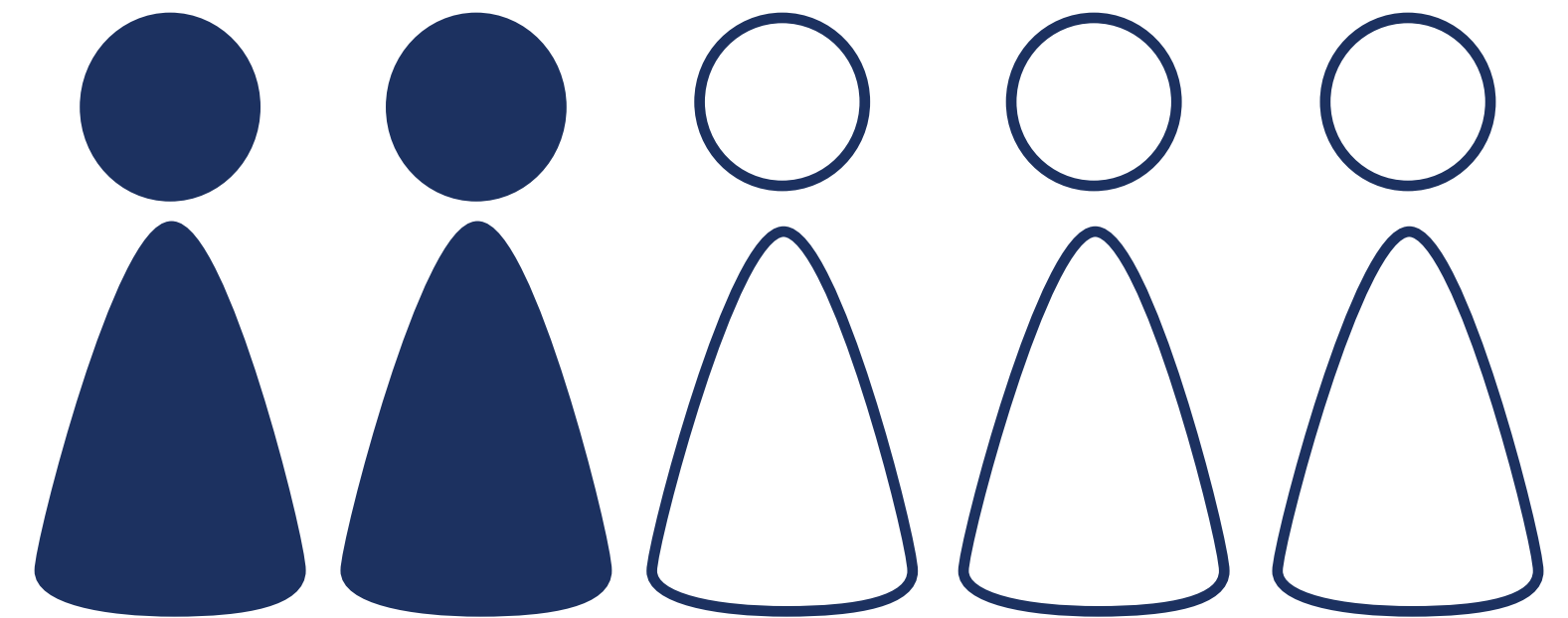
What bus routes do they currently use, if any?



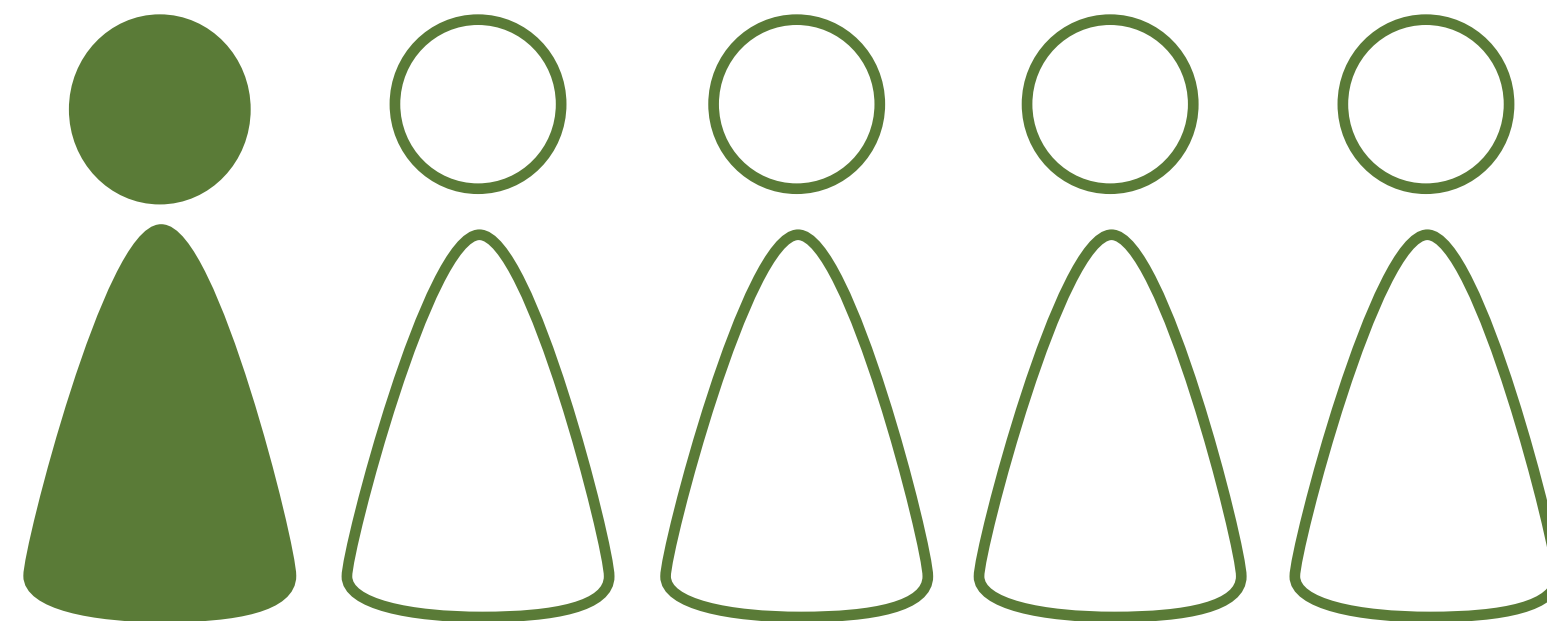
For those that use transit, what are their primary reasons?



AVOID DRIVING
DURING EVENTS



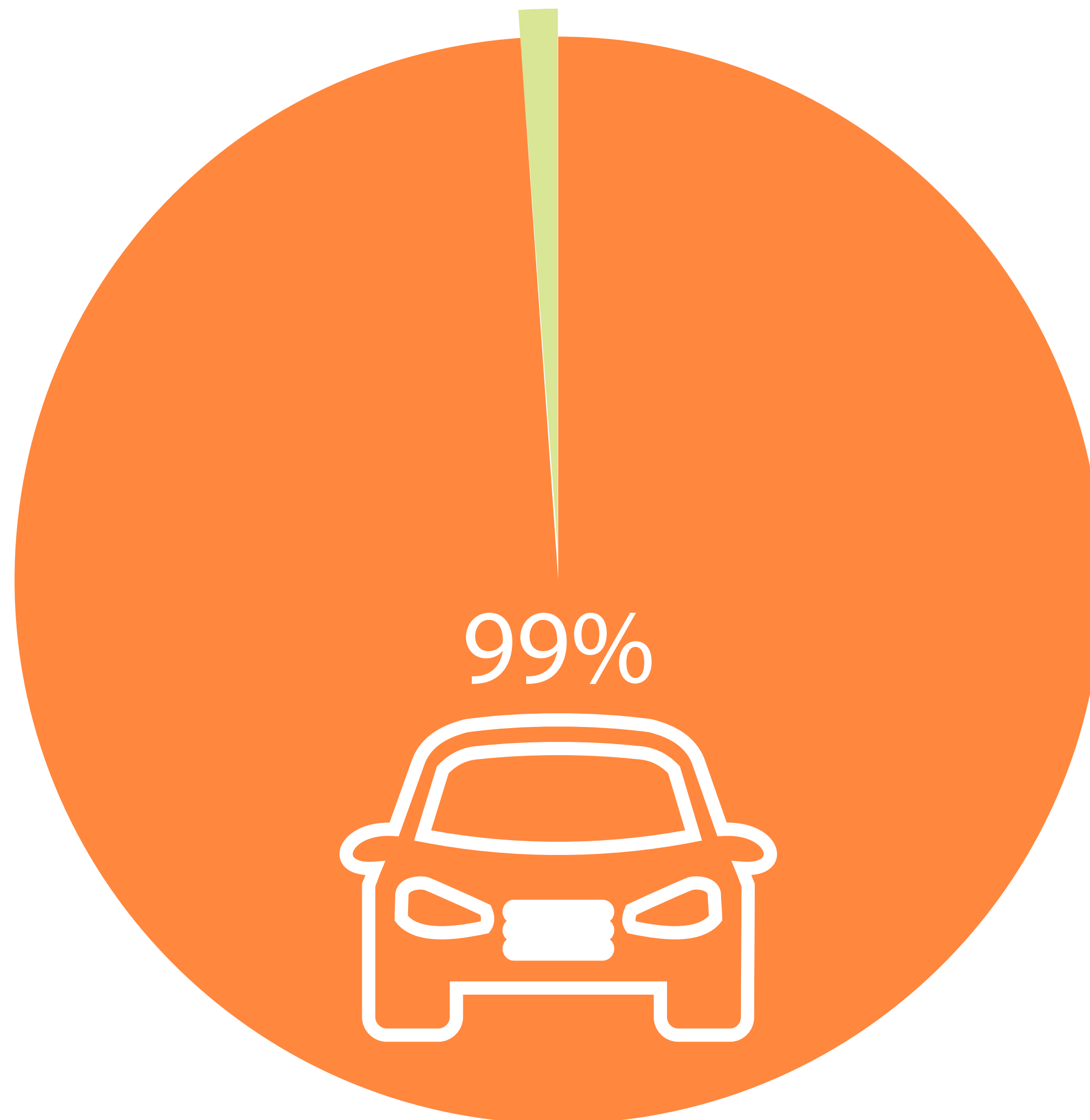
TO ACCESS RECREATION



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



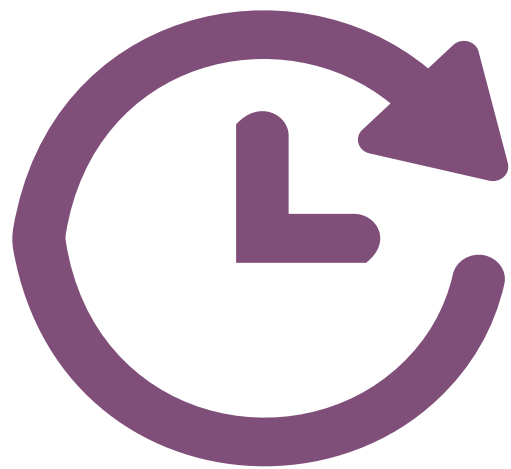
11% TNC

What prevents them from utilizing the system more?

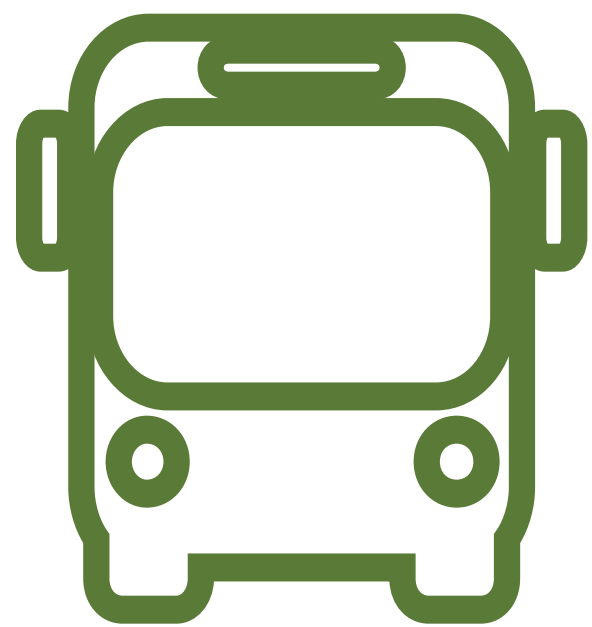
TOP THREE ANSWERS WERE:



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

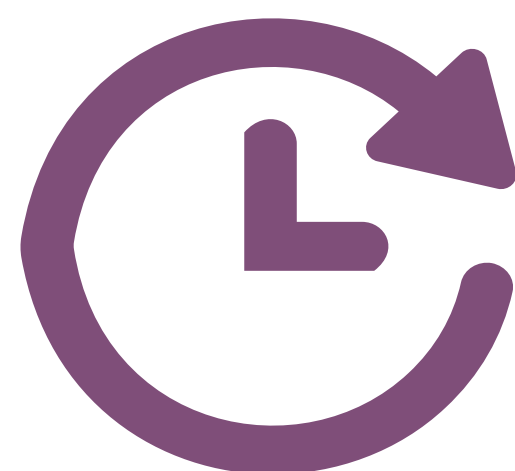
New routes make for inconvenient transfers

What would make people more likely to ride transit?

TOP THREE ANSWERS INCLUDE:



1. BUS STOPS CLOSER TO MY HOUSE

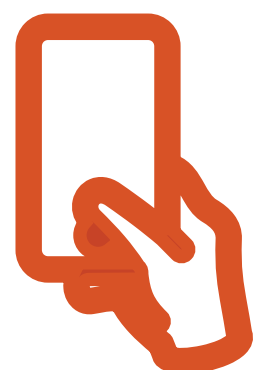


2. MORE FREQUENT BUSES



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

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Michelle Downard

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

Backhoe Report - July 2019

Suggested Action:

Attachments:

[Backhoe Staff Report](#)

[Backhoe Report July 2019](#)



City Council Staff Communication Report

Subject: Backhoe Report Update
Author: Michelle Downard, Resident Advocate
Department: Executive Department
Date: July 11, 2019
Type of Item: Informational

The Backhoe Report is a communication tool for residents to learn about both public and significant private projects within Park City. This report is updated on an ongoing basis as construction projects progress throughout the summer months. This report can be found online at www.parkcity.org in both narrative and map format. In addition, hard copies have been provided at City Hall, the Library, MARC and the seniors group.

Current Construction Projects Include:

- Sewer Line Replacement – Kearns Blvd (Wyatt Earp Way to Comstock Dr)
- Centennial Circle- Water Line Repair
- Pavement Management Projects
- Prospector Avenue Reconstruction
- Star Hotel, 227 Main St
- King's Crown
- Woodside Park- Phase I
- Tower Residences
- St Regis Hotel, Phase II
- Empire Residences
- Goldener Hirsch, Phase II
- Moon Shadow Condominiums
- Golf Course Maintenance Building
- Kearns Blvd/SR-248 Tunnel
- Bike Share Stations- Multiple Sites
- Quinn's Junction Water Treatment Plant Improvements
- Prospector Condos- Transit Housing
- Park City Heights Subdivision
- National Ability Center Arena Expansion and Recreation Building

Anticipated Projects Include:

- Iron Horse Bus Barn Renovation
- 3 Kings Water Treatment Plant
- Hwy 248 Water Line Project
- Woodside Park- Phase 2



BACKHOE REPORT: JULY 2019

The following report summarizes active construction projects around Park City. This report is online at www.parkcity.org. Please contact Resident Advocate, Michelle Downard at mdownard@parkcity.org or 435.615.5109 with questions.

UTILITY AND ROADWAYS	Page 1-3
Sewer Line Replacement- Kearns Blvd, Centennial Circle- Water Line Repair, Pavement Management Project, Prospector Ave Reconstruction	
OLD TOWN	Page 3-4
Star Hotel, King's Crown Residential Development, Woodside Park- Phase 1	
EMPIRE PASS	Page 4-6
Tower Residences (and Empire Club), St. Regis Hotel- Phase II, Empire Residences, Goldener Hirsch- Phase II, Moon Shadow Condominiums	
GREATER PARK CITY & BEYOND	Page 6-8
Golf Course Maintenance Building, Kearns Blvd/SR-248 Tunnel, Summit Bike Share Stations, Quinn's Junction Water Treatment Plant, Prospector Condos, Park City Heights, National Ability Center	
FUTURE SCHEDULED PROJECTS	Page 8-9
Iron Horse Bus Barn Renovation, 3Kings Water Treatment Plant, SR-248 Waterline, Woodside Park, Phase II	

SEWER LINE REPLACEMENT – KEARNS BLVD. (APPROX. WYATT EARP WAY TO COMSTOCK DRIVE)

Utility Project
In progress

CONSTRUCTION DATES

Currently under construction on HWY-248, project conclusion anticipated September 2019.

PROJECT DETAILS

- Rehabilitate 1,300 linear feet of large diameter (21-24 inch) sewer pipe.
- Lane diversions and crews working on the shoulder of the road expected.

CONTACT INFORMATION

Brian Atwood | Snyderville Basin Water Reclamation District | batwood@sbwrdd.org | 435.649.7993



CENTENNIAL CIRCLE – WATER LINE REPAIR

Municipal Project
Scheduled

CONSTRUCTION DATES

Construction to begin June 2019, project conclusion anticipated October 2019.

PROJECT DETAILS

- Replacement of aging water service lines from the water main to the meter.
- Mill and pave road upon completion of water work.

CONTACT INFORMATION

Griffin Lloyd | Public Utilities Engineer | griffin.lloyd@parkcity.org | 435.615.5314

PAVEMENT MANAGEMENT PROJECT

Municipal Project
In progress

CONSTRUCTION DATES

Throughout summer 2019.

PROJECT DETAILS

Rotomilling: Removing asphalt from the existing pavement to a desired depth. (Typically 1-4 inches)

Asphalt Overlay: Asphalt laid and compacted, creating a new road surface.

Utility Adjustments: Raise manholes, water valves, gas valves, and monument markers to the same grade as the new pavement surface after an overlay.

Utility Adjustments, Asphalt Overlay and Rotomilling:

Pavement Overlays, Rotomilling and Utility Adjustment Schedule					
Street Name	Section/Location	Lower Utilities	Rotomilling	Asphalt Pave	Readjust Utilities
Holiday Ranch Lp	SR 224 to Little Kate	July 5	July 8	July 9	Week of 7/14
Cooke Drive	SR 248 to SR 248	July 5	July 9	July 10	Week of 7/14
Stryker Ave	End to End	July 5	July 9	July 10	Week of 7/14
Heber Ave	Main Street to Park Ave	July 8	July 10	July 11	Week of 7/14
Park Ave	Heber Ave to King Rd	July 8-9	July 10	July 11	Week of 7/14
Brew Pub Parking lot	Swede and Main Street	N/A	July 11	July 12	N/A
Library Parking lot	1255 Park Ave	N/A	July 11	July 12	N/A
Deer Valley North	Queen Ester to Solamere	July 11	July 13	July 13	Week of 7/21
Mellow Mt Road	Deer Valley Dr. to April Mt Dr.	July 10	July 11-12	July 13-15	Week of 7/21
Eagle Way	Mellow Mt Rd to End	July 10	July 12	July 15	Week of 7/21
Quinn's Ice Rink	Gillmor Drive	July 11	July 13	July 16	Week of 7/21



Slurry Seal: A pavement preservation treatment to extend the life of the street. Street side parking restricted.

- Gillmor Way (Round Valley Drive to Ability Way)
- Sidewinder Drive (SR-248 to Buffalo Bill Drive)
- Comstock Drive (Sidewinder Drive to SR-248)
- Belle Star Court (Sidewinder Drive to cul-de-sac)
- Buffalo Bill Drive (Sidewinder Drive to SR-248)
- Mellow Mountain Road (April Mountain Drive to Aerie Drive)
- Four Lakes Drive (Estates Drive to Estates Drive)
- Evening Star Drive (Little Kate Road to Lucky John Drive)
- Meadows Drive (Lucky John Drive to Sunny Slopes Drive)
- Queen Esther Drive (Deer Valley Drive to Telemark Drive)
- Park Avenue (Heber Avenue to Deer Valley Drive)

Bike Paths: High Density Mineral Bond (resurfacing)

- SR-248 (North Side), Snow Creek Drive, Comstock Drive
- Silver Quinn's Trail (Gillmor Way to Highland Drive)

CONTACT INFORMATION

Resurfacing Hotline | 435.615.5347

Troy Dayley | Streets and Streetscapes Manager | troy@parkcity.org | 435.615.5637

PROSPECTOR AVENUE RECONSTRUCTION

Joint Project
In progress

CONSTRUCTION DATES

Currently under construction, project conclusion anticipated July 2019.

PROJECT DETAILS

- Final landscaping within the Park Strip.
- Work occurring on the shoulders of the street. No road closures anticipated.

CONTACT INFORMATION

Corey Legge | Public Improvements Engineer | corey.legge@parkcity.org | 435.615.5057

STAR HOTEL, 227 MAIN STREET (TOP OF STREET)

Private Project
In progress

CONSTRUCTION DATES

Deconstruction work is complete. The reconstruction building permit has not yet been issued.

PROJECT DETAILS

Complete reconstruction of the Historic Star Hotel with a rear addition.



CONTACT INFORMATION

Brian Brassey | Brassey Construction | brasseyco@gmail.com | 435.513.1882

KING'S CROWN RESIDENTIAL DEVELOPMENT

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- New development including townhomes, homes, condominiums and workforce housing.

CONTACT INFORMATION

Rory Murphy | paladinparkcity@aol.com | 435.640.5068

WOODSIDE PARK WORKFORCE HOUSING, PHASE I

Municipal Project
In progress

CONSTRUCTION DATES

Currently under construction, project conclusion anticipated July 2019.

PROJECT DETAILS

- Located on the 1300 block between Park Avenue and Woodside Avenue. Affordable housing project that includes four single family homes and four townhomes.

CONTACT INFORMATION

Jason Glidden | Affordable Housing Manager | jglidden@parkcity.org | 435.615.5268

TOWER RESIDENCES (AND EMPIRE CLUB) – 8680 EMPIRE CLUB DRIVE AND VILLAGE WAY

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new private development including residential condos, one employee unit, and expansion of the existing Tower Club within the Village at Empire Pass.

CONTACT INFORMATION

Gina Canzonetta | Storied Deer Valley LLC | gina@storiedliving.com | 602.499.0326



ST. REGIS HOTEL, PHASE II – 2300 DEER VALLEY DRIVE

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development including residential condos and support commercial located south of the funicular.

CONTACT INFORMATION

Van Robinson | Siri Contractors | van@siricontracting.com | 801.669.0493m

EMPIRE RESIDENCES – 7695 VILLAGE WAY

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development including residential condos, one employee unit, underground parking, located within the Village at Empire Pass.
- Excavated materials were hauled to the B2 East site adjacent to Empire Day Lodge.

CONTACT INFORMATION

Phil Clawson | Wadman Construction | pclawson@wadman.com | 801.621.4185

GOLDENER HIRSCH, PHASE II – 7520-7570 ROYAL STREET EAST

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development including residential condos and support commercial with underground parking, and remodel of Goldener Hirsch.

CONTACT INFORMATION

Harmon Tobler | Okland Construction | harmon.tobler@okland.com | 801.842.3071



MOON SHADOW CONDOMINIUMS AND PRIVATE STREET/UTILITY IMPROVEMENTS – 8945 MARSAC AVE

Private Project
Scheduled

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development of detached condos north of Marsac Avenue within the Village at Empire Pass. Construction of the private road and utilities has begun.

CONTACT INFORMATION

Gina Canzonetta | Storied Deer Valley LLC | gina@storiedliving.com | 602.499.0326

GOLF COURSE MAINTENANCE BUILDING

Municipal Project
In progress

CONSTRUCTION DATES

- Currently under construction, project conclusion anticipated October 2019.
- Utility construction (sanitary sewer, water and gas line) occurring on Thaynes Canyon Drive, near Hotel Park City through mid to late July. Traffic lanes will be impacted and flaggers will be on site.

PROJECT DETAILS

- The existing parks maintenance building will be demolished in late 2019 to prepare for the new 3Kings Water Treatment Plant (replacing the Spiro plant).
- Located between the municipal driving range and 10th fairway, the new building will consist of approx. 8,500 sq. ft. of equipment and materials storage, repair and washing facilities, and office space.
- The maintenance building incorporates sustainable design elements such as a living roof and is anticipated to achieve net-zero energy consumption.

CONTACT INFORMATION

Nick Graue | Public Utilities Engineer | nick.graue@parkcity.org | 435.615.5314

KEARNS BLVD./SR-248 TUNNEL (HIGH SCHOOL)

Joint Project
In progress

CONSTRUCTION DATES

Currently under construction, project conclusion anticipated August 2019.

PROJECT DETAILS

- A pedestrian tunnel between PC High School and Cooke Drive will replace the current street-level crossing.
- The tunnel will alleviate traffic congestion and provide safer access for pedestrians.
- Access to the transit stop near PC High School may be temporarily relocated and pedestrian traffic rerouted.



CONTACT INFORMATION

info@SR248tunnel.com | 385.375.2111

SUMMIT BIKE SHARE STATIONS – MULTIPLE LOCATIONS

Joint Project
In progress

CONSTRUCTION DATES

Currently under construction, project conclusion anticipated summer of 2019.

PROJECT DETAILS

- Using a Federal grant, 11 new stations will be installed within greater Park City. The new stations support 60 new bikes, improving availability and convenience.
- New locations include: North City Park, Deer Valley Resort, Upper Main Street, PC MARC, Basin Recreation Fieldhouse, Summit County Health Department, Willow Creek Park, Silver Springs, Justice Center and Ecker Park & Ride. The Jeremy Ranch Park and Ride location is anticipated 2020.
- The Bike Share Program is already open for the 2019 season.

CONTACT INFORMATION

Scott Henriksen | scott@-ia-today.com | 888.342.1555

QUINN'S JUNCTION WATER TREATMENT PLANT

Municipal Project
In progress

CONSTRUCTION DATES

Currently under construction, project conclusion anticipated October 2019.

PROJECT DETAILS

- Increases treatment capacity during construction of the new 3Kings Water Treatment Plant.
- Allows treatment staff to clean raw water pipes and reduce plant downtime, and office, meeting, and storage space for operations.

CONTACT INFORMATION

Griffin Lloyd | Public Utilities Engineer | griffin.lloyd@parkcity.org | 435.615.5314

PROSPECTOR CONDOS – TRANSIT EMPLOYEE HOUSING

Municipal Project
In progress

CONSTRUCTION DATES

Currently under construction, project conclusion anticipated September 2019.

PROJECT DETAILS



- Located on Prospector Avenue. Remodeling of 23 studio condos for Transit employee housing.
- Remodel incorporates sustainable design elements that will help to reduce energy consumption.

CONTACT INFORMATION

Jason Glidden | Affordable Housing Manager | jglidden@parkcity.org | 435.615.5268

PARK CITY HEIGHTS SUBDIVISION – PARK, CLUBHOUSE, AND RESIDENCES

Private Project
In progress

CONSTRUCTION DATES

Phase I currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- New subdivision with a public park and trail connection from PC Heights to Rail Trail.
- 239 residential units (single family and multifamily) developed during 5 phases of construction. The clubhouse being accessible to Park City Heights residents only.

CONTACT INFORMATION

Ivory Homes | www.ivoryhomes.com | 435.657.0444

NATIONAL ABILITY CENTER ARENA EXPANSION AND RECREATION BUILDING – 1000 ABILITY WAY

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project conclusion anticipated summer 2019.

PROJECT DETAILS

- Expansion of the Riding Arena (including support space) and new construction of a Recreation Building.

CONTACT INFORMATION

Shawn Albretsen | Bid-D Construction | salbertsen@big-d.com | 801.420.0333

IRON HORSE BUS BARN RENOVATION

Municipal Project
Scheduled

CONSTRUCTION DATES

Construction to begin summer 2019, project conclusion anticipated December 2019.

PROJECT DETAILS

- Renovate and convert 5,000 square feet of the bus barn into offices.



CONTACT INFORMATION

Matt Twombly | Senior Project Manager | mtwombly@parkcity.org | 435.615.5177

3KINGS WATER TREATMENT PLANT

Municipal Project
Scheduled

CONSTRUCTION DATES

- Off-site utility improvements for the project, on Three Kings Drive scheduled late summer of 2019.
- Demolition of existing facility scheduled September of 2019.
- Reconstruction scheduled early 2020.

PROJECT DETAILS

Additional information available on the Water Department webpage:

<https://www.parkcity.org/departments/public-utilities-streets/engineering-construction-division/water-projects/3kings-water-treatment-plant>

CONTACT INFORMATION

Roger McClain | Water Utilities Engineering Manager | roger.mcclain@parkcity.org | 435.615.5329

SR-248 WATER LINE PROJECT

Municipal Project
Scheduled

CONSTRUCTION DATES

Currently bidding. Construction to begin fall 2019, project conclusion anticipated October 2021.

PROJECT DETAILS

- Replace aging transmission lines between Wyatt Earp Way and Boothill Tanks and the 3 Kings Water Treatment Plant and Boothill.
- Water line from Rockport to the golf course (for stream water right delivery).

CONTACT INFORMATION

Griffin Lloyd | Public Utilities Engineer | griffin.lloyd@parkcity.org | 435.615.5314

WOODSIDE PARK, PHASE II

Municipal Project
Scheduled

CONSTRUCTION DATES

If approved, construction to begin late summer/early fall 2019, project conclusion anticipated December 2020.

PROJECT DETAILS

- Located on the 1300 block between Woodside Avenue and Empire Avenue



- Currently proposed 52 affordable/attainable units and 6 market rate units and incorporate sustainable design elements to achieve net-zero.

CONTACT INFORMATION

Jason Glidden | Affordable Housing Manager | jglidden@parkcity.org | 435.615.5268

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

Consideration to Approve the City Council Meeting Minutes from June 6 and 20, 2019

Suggested Action:

Attachments:

[June 6, 2019 Minutes](#)

[June 20, 2019 Minutes](#)



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

June 6, 2019

The Council of Park City, Summit County, Utah, met in open meeting on June 6, 2019, at 2:00 p.m. in the City Council Chambers.

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

RESULT: APPROVED

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

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:05 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Discuss Historic Park City Alliance (HPCA) Contract Renewal:

Mindy Finlinson, Accounting Manager, and Beth Bynan, Business Licensing Specialist, presented the contract extension for HPCA Business Improvement District and amendments to the scope of services. Finlinson presented a background on the contract and explained that although the draft language in the packet was not finalized, no material changes were expected. Finlinson explained the amendments were due to increased bid collections remitted to HPCA since 2016. Staff wished to clarify deliverables, and provide transparency on how funds were spent.

Council Member Worel noted the language outlining expectations for communication did not define deliverables. Finlinson agreed and noted staff had added detail to the revised scope.

Jonathan Weidenhamer, Economic Development Manager, stated the primary goal was to define HPCA's role as liaison between merchants and the solid waste provider. He cautioned against over prescribing the scope and recommended keeping the language flexible so it could be applied on a case-by-case basis.

Council Member Gerber asked if the \$100 fee per Convention Sales License (CSL) during the Sundance Film Festival could offset trash collection costs to Main Street businesses during the year. Finlinson clarified that was a separate \$100 payment to the public collected by Republic Services. Weidenhamer clarified that the CSL fee supported an enhanced level of service during the film festival, not a subsidy for day-to-day solid waste costs.

Mayor Beerman asked why the City did not write one check to Republic Services. Bynan clarified temporary businesses did not pay the City because they were not the service provider; they submitted a receipt from Republic Services as proof of payment.

Council Member Joyce wondered if public outreach could be HPCA's role and added to the scope. Weidenhamer responded that the primary concern was defining expectations for solid waste, not supporting communications. HPCA exceeded expectations in their liaison role and staff supported an extension of the current contract. He responded to Council Member Joyce that the City had intensified outreach efforts since the original contract with HPCA was signed. Council Member Joyce noted the district had expanded and the map was incorrect. Mayor Beerman spoke to the strength of the program.

Council Member Ware Peek felt the key was collaboration and could start during business licensing by communicating that HPCA was a representative, and the need for an email account on file. Bynan recommended a one pager.

Michael Barille, HPCA Executive Director, offered to answer questions. He supported specificity in the contract to define expectations and for succession planning. He stated HPCA was small, and saw its role as a convening group and to monitor Main Street perspectives to guide City outreach. He offered to engage in a conversation about different approaches for a future contract.

Council Member Gerber asked Barille if he felt compensated for his time. Barille suggested the role was becoming more involved than it was structured in the original 2009 contract. The HPCA Board wished for funding from matching grantees or events such as Silly Market to improve programming. He stated staff had been helpful in explaining the process to increase the bid in the future.

Council Member Gerber wondered if the business district's parking concerns needed to be clarified in the scope. Barille agreed the scope had evolved beyond solid waste management. Council Member Ware Peek referenced the Downtown Bozeman

Partnership and mentioned Barille had picked up trash that was overflowing in the off season; Barille replied it was an example of overly restrictive language in the scope. Barille confirmed HPCA received \$40,000 per year from the parking meters per their contract in addition to local grant funding.

The Council was supportive of existing redlines, a one year contract extension, and possibly identifying Council liaisons to HPCA to discuss future changes to the bid.

2019-2020 City Manager's Recommended Budget: Presentation and Review:

Jed Briggs, Budget Operations & Strategic Planning Manager, Nate Rockwood, Director of Redevelopment & Capital Management, and Todd Anderson, Budget and Performance Analyst, presented this item. Briggs stated Housing Resources and Special Service Contract recommendations would be discussed.

Rockwood clarified debt service payments - Interfund Transfers (IFTs) would be represented in the final budget. He recommended splitting funding of the Downtown Access and Circulation Plan between the Lower Park and Main Street Redevelopment Agency (RDA), Economy Development and the Transit Fund. The Council was supportive.

Rockwood recommended an uphill snow gate on Marsac Avenue. He also clarified the correct summary for the Public Works remodel was \$1.6 million, not \$3.2 million. Clint McAfee, Public Works Director, stated the project was \$1.8 million to remodel the area next to the salt sheds including office space and noted the project costs were estimates.

Corey Legge, Public Improvements Engineer, explained the Marsac gate would be used by law enforcement to close Marsac Avenue during events or heavy snow. The existing gate was located at Chambers and Prospect Avenues, and a second gate on lower Marsac would mitigate queuing at the existing gate and allow vehicles to turn or use alternate routes. Legge clarified the gate location. Council Member Ware Peek asked if it would divert traffic onto Hillside Avenue. Legge stated there was room for vehicles to turn around. Council Member Gerber asked how often they closed the upper gate, to which Legge responded not very often, and there was a gate at the top.

Rockwood indicated the gate was not currently funded and asked Council if they recommended funding it. Council Member Worel asked if it was necessary since the other gates were rarely used. Legge explained there were traffic backups and the cars couldn't turn around. A map of the location was requested and Mayor Beerman requested a police report on how often the gate was closed. Council Member Joyce wished to review the request alongside other projects for funding considerations, and was concerned about diverting traffic into neighborhoods.

Briggs presented items for future discussion: the FIAR Schedule, long term Transit financial planning, City contributions to County services, and increases in Full Time Equivalents (FTEs). He discussed Ice Arena fees and Ice staff's desire to reduce its subsidy. Mayor Beerman requested Amanda Angevine, Ice Arena General Manager, return during a regularly scheduled update to provide an update on this topic specifically.

Mayor Beerman opened the meeting for public input.

Jocelyn Scudder, Managing Director of the Park City Summit County Arts Council, thanked the Council for their support through a special service contract and process. She clarified that their project proposal for a publication relied on all of the deliverables outlined in the request for proposal (RFP), not just one. She also indicated the \$19,000.00 request would be largely paid out to independent contractors.

Alex Butwinski, Park City Summit County Arts Council board member, invited the audience to an Arts Council event that night. He gave feedback that the expectations were not clear. He stated he was a proponent of budgeting for outcomes. He requested the Council respond to his questions and comments on the record at the next Council meeting. He congratulated Council Member Henney on a ladder crawl.

Council Member Joyce clarified the special service contract award process and proposed a meeting to clarify deliverables for the Arts Council's proposal. Council Member Worel agreed.

Mayor Beerman closed the public input portion of the meeting.

Anne Laurent, Community Development Director, explained Housing Resources. She explained housing issues were becoming land use issues. She stated they had hired a consultant to ensure compliance with state laws.

Laurent wished to ensure staff engagement with current trends and requested operational funds for professional development and future Land Management Code amendments. She explained outside legal counsel was needed as Park City was leading innovative approaches in housing and updating deed restrictions.

She spoke to expediting projects with a temporary contract project manager. She explained the decision for a contract position, which would be funded by the project rather than the General Fund.

Council Member Gerber was concerned about the demands on affordable housing as a critical priority. She asked if current resources and level of staffing were sufficient for the

1 Council's 800-unit goal. Laurent looked to the Council to advise if staff was not meeting
2 goals and responded that support could be fostered through partnerships. She clarified
3 staff was going as fast as they could go.
4

5 Mayor Beerman suggested bringing contractors and service providers in-house. Council
6 Member Gerber urged staff to communicate their needs to reach the 800-unit goal. She
7 felt falling short of the goal was unacceptable. Laurent stated funding needs were
8 specific to development. Council Member Joyce felt funding needed to go hand in hand
9 with identifying development opportunities and partnerships.
10

11 The Council discussed special service contracts. Council Member Worel explained the
12 committee relied on the criteria in the RFP to distribute a finite amount of money.
13 Council Member Joyce added the RFP format for applicants was helpful to the process.
14

15 Council Member Gerber referred to the childcare and development proposal, and asked
16 about after care programs. Council Member Worel responded that after care programs
17 were for children older than the age range specified in the RFP. Council Member
18 Henney asked if there were proposals from Phase 1 that could be applied to Phase 2.
19 Council Member Worel responded the gaps analysis by the Park City Community
20 Foundation would drive Phase 2 of the RFP and would be addressed.
21

22 Council Member Joyce added they asked applicants not to return with the same request
23 for the remainder of requested funds. He preferred issuing the RFP on a two year cycle
24 to allow time for project implementation and to reduce applicant workload. Council
25 Member Worel agreed and felt some applicants assumed they would receive funding
26 each year, and a two year period ensured two years of funding for them.
27

28 Council Member Ware Peek wondered if a one year process would provide more
29 funding opportunity for community initiatives tied to social equity. Council Member Worel
30 clarified they were not recommending a two year cycle at this time, but in the future.
31

32 Council Member Ware Peek asked if the amount allocated for Phase 1 was enough.
33 Council Member Worel wished she could have funded all of the proposals. Council
34 Member Joyce noted many of the Phase 1 proposals fell into social equity. Council
35 Member Worel stated they learned about how to be more specific in the wording of the
36 next RFP.
37

38 Council Member Henney asked if they considered reallocating applicants to Phase 2:
39 social equity to free up Phase 1 funds. Council Member Joyce explained Phase 1
40 applicants were defined as providing basic needs and the process would be refined the
41 following year. Mayor Beerman added the social equity needs assessment would be a
42 resource the following year. Council Member Joyce expressed that having Heinrich
43 Deters, Trails and Open Space Manager, in the meeting was helpful.

Mayor Beerman told the Council the budget items identified for further discussion would be agendaized for the mid-year retreat or in future work sessions.

Discuss Memorandum of Understanding (MOU) with Summit County Health Department for Continued Financial Contributions with Regard to Mental Health Services:

Jed Briggs and Summit County Director and Health Officer, Richard Bullough presented this item. Bullough explained that the position had started as a contract position and was now a full-time position with Summit County. He stated the goals of the position were in line with social equity and the recommendations by the Board of Health.

Council Member Worel asked about fundraising requirements of the position. Bullough gave a history of the position and that its capacity was growing. The expectation was that the position paid for itself indirectly through funds raised for programming. Council Member Joyce asked about other positions with a fundraising component. Bullough confirmed it was common at both the state and local level and was facilitated through community partners.

Council Member Ware Peek asked if the City's contribution was considered fundraising. Bullough replied it was a contract. Council Member Henney asked Briggs which County services the City contracted for. Briggs replied dispatch, library, transit, senior services and ice. Council Member Henney questioned the City's role in funding a County position or employee and requested further explanation. He requested a seat on the Board of Health because Park City taxes made up a lion's share of Health Department funding. Council Member Worel explained per the contract, the City had a seat on the Mental Wellness Alliance executive and steering committee. Bullough confirmed no municipalities had a seat on the Board of Health. He noted there was not a dedicated Health Department tax. Council Member Joyce added that position funding was not asked of other municipalities in Summit County. He did not wish to fund the position, but only programming within 84060.

Bullough proposed a subgroup assess specific programs to formalize the outcomes specifically. Council Member Gerber asked if that would mean opting out of funding some programs. Bullough addressed the perception that efforts were being focused on the east side and addressed programs that were specific to 84060. He stated he was open to providing programming in different areas as identified.

Council Member Ware Peek felt having a seat at the table was fair. She felt service outside of Park City was appropriate. She asked Bullough if positions or programs were more difficult to fund. Bullough confirmed Communities that Care was not directly funded by the County, but was supported through partnerships, and indicated programs were easier to fund. For that reason, Council Member Ware Peek supported funding the

position. She encouraged everyone with children to participate in the Guiding Good Choices program through Communities that Care.

Council Member Worel asked about the dedication of funds raised. Bullough clarified that funds were restricted within the General Fund for behavioral health services. He replied to Council Member Henney that the budget for behavioral health services was about \$6.5 million and many were federal Medicaid dollars. Bullough concluded that staff was planning to restructure the mental health initiative at the County in winter 2020.

The Council thanked County staff for their work and expressed their support to fund it. Council Member Worel and Ware Peek offered to meet with Bullough to discuss further.

REGULAR MEETING

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 Minda Stockdale, Deputy City Recorder	Present
None	Excused

II) APPOINTMENTS

Consideration to Appoint Deanna Rhodes and Thomas Horton (alternate) to the Citizen Member Position on the Police Complaint Review Committee, with a Term Beginning July 1, 2019:

Michelle Downard, Resident Advocate, recommended appointment and introduced Rhodes.

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

Council Member Henney moved to appoint Deanna Rhodes and Thomas Horton (alternate) to the Citizen Member Position on the Police Complaint Review Committee, with a term beginning July 1, 2019. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. Backhoe Report - June 2019:

Mayor Beerman requested the report be organized by street, followed by city projects and construction projects. Council Member Ware Peek suggested organization by neighborhood.

2. Task Force Formed- Historic District Design Guidelines:

Council Member Henney was impressed by the members of the task force. Downard commented that staff was developing the task force and wished to ensure it was progressing as the Council envisioned it. She welcomed a Council liaison to the task force if desired and recommendations for additional members. Council Member Worel reported the Historic Preservation Board wished to see a preservationist represented. Mayor Beerman suggested members live within the district. He recommended Council Member Worel as Council liaison. Council agreed.

3. 2019 Spring Runoff Update:

Council Questions and Comments:

The Council members reviewed the events and activities they participated in since the last meeting.

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

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

Diego Zegarra, resident, read a statement in support of affordable housing.

Thomas Horton, Prospector resident, spoke as an advocate of affordable housing. He urged the Council to disperse common myths about affordable housing. He stated there was a myth of density related to the Woodside project. He indicated guaranteed density of the deed restricted units actually ensured lower density than market rate units would be. He stated the Vail parking lot developments would be impactful and require mitigation. He encouraged the neighborhood to overcome opposition to inevitable development.

Maureen Moriarty, 1259 Norfolk Avenue resident, reported she was the only full-time resident in her neighborhood. She stated the traffic on Norfolk was extreme. She asked the Council to consider safety when considering the Woodside project.

Mayor Beerman closed the public hearing. City Manager Foster noted public input for Woodside Park Phase II was on the New Business agenda.

V) CONSENT AGENDA

1. Referral of Any Appeal of the Woodside Park Phase II Conditional Use Permit and/or Master Planned Development approved on May 23, 2019, to the Board of Adjustment Pursuant to Land Management Code 15-1-18(C):

Mayor Beerman noted the Council had received public input regarding Item 1.

Council Member Ware Peek moved to approve Item 1 on the Consent Agenda. Council Member Henney seconded the motion. Special Counsel Plane suggested the Council explain the public input they received for the public.

Council Member Ware Peek withdrew her motion and Council Member Henney withdrew the second. Council Member Worel moved to pull Item 1 off the Consent Agenda. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

1. Referral of Any Appeal of the Woodside Park Phase II Conditional Use Permit and/or Master Planned Development approved on May 23, 2019, to the Board of Adjustment Pursuant to Land Management Code 15-1-18(C):

Hannah Tyler, Senior Planner, explained the appeal from Douglas Lee, resident. She stated the appellant had submitted a request for an appeal panel. She presented the appeals process and options for the Council.

Council Member Worel asked what the process was to appoint an appeal panel. Plane explained the process outlined in Park City Code 15-1-18. Mayor Beerman and Plane explained that the process had been developed for the Treasure Hill project. Council Member Joyce felt it was the Board of Adjustment's (BOA) role and was not in favor of a panel.

Council Member Ware Peek moved to approve the referral of any appeal of the Woodside Park Phase II Conditional Use Permit and/or Master Planned Development approved on May 23, 2019, to the Board of Adjustment pursuant to Land Management Code 15-1-18(C). Council Member Worel seconded the motion.

RESULT: APPROVED

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

VI) NEW BUSINESS

1. Consideration to Approve Ordinance 2019-32, an Ordinance Approving the Woodside Park Subdivision Plat- Phase II, Located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue, Park City, Utah:

Hannah Tyler, Senior Planner, and Jason Glidden, Housing Manager and applicant, requested continuation of the item until the appeal was heard for the Master Plan Development (MPD) application.

Council Member Worel asked how long an appeal took. Plane responded it depended on the determination of the BOA. Tyler reminded the Council they had final authority on the plat which would not be impacted by the outcome of the MPD.

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

Council Member Joyce moved to continue Ordinance 2019-32, an ordinance approving the Woodside Park Subdivision Plat- Phase II, located at 1323 Woodside Avenue, 1361 Woodside Avenue, 1302 Norfolk Avenue, and 1330 Empire Avenue, Park City, Utah to a date uncertain. Council Member Ware Peek seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

2. 2019-20 City Manager's Recommended Budget

Todd Andersen, Budget Analyst, presented this item and stated a public hearing was required.

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

Council Member Gerber moved to continue 2019-20 City Manager's Recommended Budget to June 20, 2019. Council Member Worel seconded the motion.

RESULT: CONTINUED TO JUNE 20, 2019

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

3. Consideration to Approve Resolution 12-2019, a Resolution Re-Adopting the Fee Schedule; and Replacing and Repealing Resolution 31-2018 In Its Entirety:

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

Council Member Worel moved to approve Resolution 12-2019, a Resolution Re-Adopting the Fee Schedule; and Replacing and Repealing Resolution 31-2018 In Its Entirety. Council Member Joyce seconded the motion.

Council Member Ware Peek noted the Council had requested staff replace the term 'indigent' to 'underserved' at a previous meeting.

Council Member Worel amended the motion to include the replacement of the term 'indigent' with an appropriate term. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance 2019-31, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2019-2020 in Park City, Utah:

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

Council Member Henney suggested disclosing annual compensation, rather than monthly pay, and including the full benefit package. Foster clarified that the state required disclosing salary, but not benefits. Council Member Henney thought it would be helpful to citizens to disclose the benefit package.

Council Member Worel stated the Council considered new staff position salaries, and asked what those figures included. Foster responded it included the loaded cost at the top of the position range including benefits. Mayor Beerman asked if annual compensation rather than compensation per month could be published. Briggs did not know and would confirm. Foster suggested adding the benefit package for the City Council to the Council's web page. Plane reported the state code required a salary or compensation schedule, but did not specify bi-weekly or monthly.

Council Member Henney moved to approve Ordinance 2019-31, an ordinance establishing compensation for the Mayor, City Council, and statutory officers for Fiscal Year 2019-2020 in Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Resolution 13-2019, a Resolution Adopting the Revised Personnel Policies and Procedures Manual, Effective July 1, 2019, for Park City Municipal Corporation:

Brooke Watters, Human Resources Manager, asked if the Council had any questions.

Council Member Ware Peek asked about vacation for resigning employees. Watters confirmed there was vacation payout for employees in good standing and the City Manager had authority to make exceptions to the policy. Council Member Ware Peek wondered if an employee would be compensated if they became sick after submitting their resignation. Watters offered to reduce to final two weeks. Foster clarified they would make accommodations in extenuating circumstances.

Council Member Worel suggested making language for two or four week limits for sick and vacation leave in Sections 4.1.6 and 4.2.4 consistent. Watters would make the change. Council Member Joyce suggested clarifying the language in Section 4.1.6.; it was confusing. Watters explained it aimed to describe a pattern of behavior of sickness.

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

Council Member Worel moved to approve Resolution 13-2019, a resolution adopting the revised Personnel Policies and Procedures Manual, effective July 1, 2019, for Park City Municipal Corporation. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve the Requested Elevated Level of Service (RELS) Related to the Maintenance of Landscaping within the Park Strip on Prospector Avenue and Gold Dust Lane with an Estimated Budget Increase of \$9,540.68 Per Year:

Corey Legge explained benefits and details of the elevated service. Council Member Henney asked if the elevated service was different than the original contract with MGB+A, to which Legge replied that it was. Council Member Ware Peek noted the budget would increase due to the increased meter base rate. Legge confirmed there would be two one-inch meters used for the project.

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

Council Member Joyce supported the project to respect the Prospector Square Property Owners Association efforts. Legge replied to Council Member Henney that the City maintained the landscaping in the right-of-way on Comstock Drive, Holliday Ranch Loop Road, and a few others.

Council Member Gerber moved to approve the requested elevated level of service (rels) related to the maintenance of landscaping within the park strip on Prospector Avenue and Gold Dust Lane with an estimated budget increase of \$9,540.68 per year. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

Minda Stockdale, Deputy City Recorder



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

June 20, 2019

The Council of Park City, Summit County, Utah, met in open meeting on June 20, 2019, at 2:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 2:05 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED

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

STUDY SESSION

Social Equity Update from the Community Foundation:

Diego Zegarra and Ollie Wilder, Community Foundation, presented this item. Zegarra indicated his team was focusing on three specific results from the community survey: affordable housing, education with emphasis on early childhood education, and inclusion. With regard to affordable housing, they looked for gaps in getting correct information on affordable housing to qualified applicants. With regard to education, they focused on ages 0-3 and were advocates for a universal pre-kindergarten. They also hoped to close gaps on college access, digital access, and transition services for special needs populations. Council Member Joyce indicated the schools focused on filling needs Monday through Friday and he thought help was needed seven days a week.

With regard to inclusion, their short-term goals included community trainings, speakers, films, translation and interpretation services for meetings. Medium-term goals included having board diversity and campaign and living room conversations. Long-term goals included building a community-wide organizational capacity towards the facilitation of equity and inclusion conversations.

1 Zegarra stated his team defined the terms diversity, inclusion, and social equity so all
2 would understand what was being discussed. Council Member Joyce asked why the
3 Low Pay Level survey result was not being prioritized. Wilder stated some entities such
4 as the school district had been working on raising wages, but his team wasn't sure they
5 had a solution for low pay at this time.

6 7 **WORK SESSION**

8 9 **Park City Vision 2020 Project Update:**

10 Linda Jager, Community Engagement Manager, and Jed Briggs, Budget Manager,
11 presented this item. Jager reviewed the timeline for the community visioning project.
12 She stated the survey went out last week it would close July 28th. Council Member
13 Henney asked if second homeowners would have a part in the visioning process. Jager
14 stated the second homeowners were encouraged to fill out the survey as well. Council
15 Member Joyce stated second homeowners seemed to be in town the week of July 4th,
16 and he suggested focusing on outreach during that period. Council Member Ware Peek
17 suggested the online survey give a time estimate so responders could plan accordingly.

18
19 Jager indicated outreach would go to community and business groups, events, and
20 would include online surveys. The project would also include a think tank, workshops,
21 individual surveys, and more. Council Member Joyce suggested sending out the
22 surveys to the HOAs to relay to owners. Jager reviewed that she would be taking
23 applications for those interested in being part of the think tank. Council Member Henney
24 hoped to have targeted audiences reached through creative means. Council and staff
25 brainstormed on ways to reach members of the community.

26
27 Mayor Beerman asked if gaps could be identified as surveys were assessed, so staff
28 could reach out to those areas/groups. David Burele, the visioning consultant, indicated
29 those gaps would be identified.

30 31 **State Route (SR) 248 Corridor Improvement Project Update:**

32 Alfred Knotts, Interim Transportation Manager, Andrea Clayton, Lockner, and Brian
33 Allen, Utah Department of Transportation (UDOT) project manager, presented this item.
34 Knotts announced there would be a public hearing on the environmental assessment
35 June 26th from 4:00 p.m.-6:00 p.m. at Treasure Mountain Junior High School. Knotts
36 reviewed the process for the SR 248 project. He stated the study area was from US 40
37 along SR 248 to SR 224 on Saddle View Way. He explained nine alternatives for this
38 area, including a no-build alternative, and stated the preferred option was to widen the
39 road for bus lanes. A video from the UDOT website was shown explaining the preferred
40 build alternative. Council Member Worel asked how people could access that video, to
41 which Allen responded that anyone could Google UDOT SR248 to find it.

Council Member Joyce stated the flow in and flow out of the ski resorts were congested because of the backup on Bonanza Drive and SR 248, and asked if the preferred option would help that flow. Knotts stated that was regional transportation planning and was part of the long range plan.

Council Member Gerber asked about including bike lanes in the underground tunnel so vehicles could make left turns. Knotts stated that was part of the walkability project, which was part of the corridor plan. Council Member Ware Peek asked if \$60 million was the City's portion of the project. Knotts stated that was the total project cost.

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

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

II) APPOINTMENTS

1. Consideration to Reappoint Alex Butwinski and Beth Armstrong and Appoint Alyssa Kuhl to the Park City Public Art Advisory Board (PAAB), with Terms Ending After June, 2022, and Appoint Jennifer Gardner to Replace Kendra Kahlow with a Term Ending After June, 2020:

Jenny Diersen, staff liaison for PAAB, stated Butwinski and Armstrong were being appointed to a second term and Alyssa Kuhl was being appointed to a first term. Jennifer Gardner would fill a vacancy with a term ending June, 2020.

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

Council Member Ware Peek moved to reappoint Alex Butwinski and Beth Armstrong and appoint Alyssa Kuhl to the Park City Public Art Advisory Board, with terms ending

after June, 2022, and appoint Jennifer Gardner to replace Kendra Kahlow with a term ending after June, 2020. Council Member Worel seconded the motion.

RESULT: APPROVED

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

The Council members reviewed the events and activities they participated in since the last meeting. Council Member Henney paid tribute to Cyndi Schwandt, who had a tragic bicycle accident that ended in her death. He proposed naming a trail after her since she had been very involved as a Mountain Trails Ambassador. The Council agreed to have Heinrich Deters move forward on the process for naming a trail in Schwandt's honor.

Staff Communications Report:

1. 2019 Spring Runoff

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

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

Ed Parigian spoke on the five proposed market rate units in the Woodside Phase II Subdivision. He thought market rate homes would be sold to second homeowners. He didn't think the City should be a developer for market rate homes. He noted the benefits for using the subdivision for affordable housing and proposed alternatives including postponing construction.

Mayor Beerman closed the public input portion of the meeting.

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 16 and 29, 2019:

Council Member Gerber referred to the May 16th minutes, Page 11, Lines 15-22, and requested the wording be changed to "the RDA was bonded at 100%" in order to distinguish it from the City's bonding capacity.

Council Member Worel referred to the May 16th minutes, Page Nine, Lines 30-32, and stated her question was if Park City would be able to access the Arts and Culture district funds for the demolition and soil hauling.

Council Member Henney moved to approve the City Council meeting minutes from May 16 and 29, 2019 as amended. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VI) NEW BUSINESS

1. Consideration to Approve Resolution 14-2019, a Resolution Proclaiming June 2019, as Pride Month in Park City:

Council Member Gerber stated she was inspired by Heber City displaying Pride flags on its Main Street. Since the City was working on social equity, she wanted to have a resolution showing support for LGBTQ+ individuals in the community.

Council Member Ware Peek wanted to support the City's neighbors in Heber and noted Mayor Potter, Heber City's mayor, posted a wonderful note on supporting the LGBTQ+ children in our neighborhoods.

Mayor Beerman stated Park City was very welcoming of this group. Council Member Henney stated it was the difference between tolerating and celebrating.

Mayor Beerman opened the meeting for public input.

Karen Hammerman stated she was a volunteer for a LGBTQ+ suicide-prevention hotline called the Trevor Project, and she thanked Council for letting people know that the City affirmed with LGBTQ+ identities.

Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to approve Resolution 14-2019, a resolution proclaiming June 2019, as Pride Month in Park City. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

2. Consideration to approve Ordinance No. 2019-33, an Ordinance Adopting a Revised Budget for FY2019 and a Budget for FY2020 for Park City Municipal Corporation and its Related Agencies:

1 Jed Briggs and Nate Rockwood, Budget Department, presented this item. Briggs
2 reviewed some changes to the current 2019 budget, including police equipment and a
3 budget increase for the World Championships held in February. There was an
4 Engineering budget increase for complex projects as well as Transit interfund transfers.
5 Council Member Henney asked about the \$60,000 increase in special contracts. Briggs
6 stated the funding was approved, but the numbers were not shown in the budget.

7
8 For 2020, some changes to the tentative budget included an increase for the Building
9 Department, especially for code enforcement. There was also a change to the self-
10 insurance fund, an internal service, which included claims, a safety program, etc.
11 Briggs stated Parking was in the Transit Fund and he proposed to keep it in a separate
12 fund within the Transit Fund.

13
14 Council Member Joyce asked what the total impact was compared to what the budget
15 was before it changed. Briggs stated interfund transfers were included in the
16 calculations and they were taken into account when considering the 4.5% cap.

17
18 Council Member Henney asked about the special service contracts. Briggs stated
19 \$630,000 was allocated to the contract fund, and noted last year it was \$540,000.
20 Council Member Henney stated Mountainlands Community Housing Trust was not
21 pleased with the \$15,000 donation it received from the City. They felt their service was
22 very extensive and so they were considering reducing their scope of work. Council
23 Member Gerber agreed that Mountainlands' involvement with affordable housing was
24 extensive. Council Member Joyce was on the committee and explained they were
25 looking for a group to be the hub and also to be able to address the educational needs
26 regarding affordable housing. Mountainlands' proposal was very strong for the hub, but
27 Habitat for Humanity was stronger in its educational proposal. Therefore the money was
28 split between the two entities. He suggested Mountainlands come back and ask for
29 money to fill another need within the Social Equity strategic plan. Council Member
30 Worel agreed with Council Member Joyce. Council Member Henney suggested meeting
31 with them to discuss the next round of service needs. After some discussion, it was
32 decided to talk with both organizations before allocating the special contract funds and
33 revisit this topic in the first Council meeting in July.

34
35 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
36 closed the public hearing.

37
38 Mayor Beerman referred to Page Four of the budget summaries and asked why the
39 property taxes were estimated to decrease in 2020. Rockwood stated that would not go
40 down, and the number was an error. He also indicated the tax rate was being certified
41 tomorrow.

Rockwood discussed the budget request for \$50,000 for the Marsac gate. He noted the funding for the project had been requested since 2015 and was now being funded. He explained the gate allowed vehicles to turn around when roads were too hazardous for travel. It was estimated that the road was closed three times per year for periods of four to 12 hours. Police officers were required to be there to help travelers turn around. Council Member Gerber asked if Royal Street was safer than Marsac during bad weather. Corey Legge, Engineering Department, responded in the affirmative, noting the slower speed limit and lower grade. Council supported this project.

Rockwood discussed the Water Fund including the five year capital improvement projects (CIP), bonding, and rate analysis. Mayor Beerman asked about the \$6.3 million allocated for the Golf Maintenance Shed and Quinn's upgrades. Clint McAfee stated \$5 million was allocated for the Golf Building and the rest was for office space at Quinn's and additional maintenance buildings. He noted \$4 million was originally estimated for the golf building but the actual estimate came in at \$5 million.

Rockwood explained the water rate model was spread out over the next 50 years with 3% rate increases each year. Zions Public Finance ran the bond numbers to verify that the City's bond strategy was valid. He indicated all the bonds planned for CIP would be 15 year bonds.

With regard to the Transit Fund, Rockwood stated the downtown circulator study and the total cost for the pedestrian tunnel currently under construction were both added in the budget. He also noted that the City collected a monthly amount from the County for bus replacement costs. An analysis was made to ensure the payments from the County and City for the past 15 years were accurate and that figure was reflected in the budget.

Council Member Joyce moved to approve Ordinance No. 2019-33, an ordinance adopting a revised budget for FY2019 and a budget for FY2020 for Park City Municipal Corporation and its related agencies. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance 2019-31, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2019-2020 in Park City, Utah:

Todd Andersen, Budget and Performance Analyst, presented this item and noted this item was passed at the last meeting, but for noticing purposes, this item needed to be approved again.

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

Council Member Ware Peek moved to approve Ordinance 2019-31, an ordinance establishing compensation for the Mayor, City Council, and statutory officers for Fiscal Year 2019-2020 in Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Resolution 12-2019, a Resolution Adopting the Fee Schedule; and Replacing and Repealing Resolution 31-2018 In Its Entirety:

Andersen reviewed this resolution was passed at the last meeting but needed to be adopted at this meeting because of the public notice requirement. He indicated the amendment from the last meeting with the word "indigent" was updated and removed.

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

Council Member Worel moved to approve Resolution 12-2019, a resolution adopting the fee schedule; and replacing and repealing Resolution 31-2018 in its entirety. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Resolution 15-2019, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP):

Mike McComb, Emergency Program Manager, presented this item. He stated this was an annual process that complied with the National Incident Management System (NIMS) and made the City eligible for federal funding.

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

Council Member Ware Peek moved to approve Resolution 15-2019, a resolution adopting the Park City Comprehensive Emergency Management Plan (CEMP). Council Member Worel seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve Ordinance 2019-34, an Ordinance Approving King's Crown Condominium Plat, Located at 1271 Lowell Avenue, Park City, Utah:

Laura Kuhrmeyer, Planner I, presented this item.

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

Council Member Joyce moved to approve Ordinance 2019-34, an ordinance approving King's Crown Condominium Plat, located at 1271 Lowell Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

7. Consideration to Continue an Ordinance Approving Twisted Branch Subdivision within the Flagstaff Mountain Development Area, Located South of Pod B2 and the Montage Resort and North of Pod D and the Red Cloud Subdivision:

Bruce Erickson, Planning Director, presented this item and requested a continuation for this subdivision approval.

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

Council Member Worel moved to continue an ordinance approving Twisted Branch Subdivision within the Flagstaff Mountain Development Area, located south of Pod B2 and the Montage Resort and north of Pod D and the Red Cloud Subdivision to a date uncertain. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

8. Consideration to Approve a Request from Deer Valley for an Increased Level of Service (LOS) for Traffic Mitigation for Two Events Including the Level 4 Special Event Deer Valley Music Festival and the Level 4 Special Event Deer Valley Concert Series:

Jenny Diersen, Jonathan Weidenhamer, Alfred Knotts, and Andrew Leatham were present for this item. Diersen stated there was a request to increase the level of service for the summer concert series and the music festival. She felt this was an opportunity for the City and Deer Valley to partner and increase transit use. The request was for the City to pay for the transit, and Deer Valley would pay other hard costs such as police services and parking management. She stated winter events were different than summer events and this was an opportunity to try new things for the future. Diersen proposed paying for the associated transit costs with Economic Development funds. She recommended approving this request and noted it supported the City's priorities.

1 Council Member Henney asked if the 3,000 people threshold would make roads fail.
2 Diersen stated Deer Valley had parking for 1,200 vehicles, so anything over that
3 required the use of public transit. Council Member Henney asked if the events were
4 capped. Diersen stated 5,000 people could attend each event. Weidenhamer stated
5 5,000 attendees would make roads an inconvenience with longer wait times, but it was
6 not considered a failure in the system.

7
8 Council Member Ware Peek asked to what degree the City could prioritize Transit.
9 Knotts stated there would be a change in the circulation plan giving the buses priority.
10 There would also be signal timing to increase traffic flow. Diersen stated by adding three
11 buses, there would be a modified line going from the high school to Deer Valley.

12
13 Council Member Worel liked that Special Events would pay the \$30,000 for the
14 increased transit, and asked about the funding for future years. Diersen stated the
15 average number of events that attracted 3,000 people were nine per year, which was a
16 cost of approximately \$3,000 per event for Transit. Council Member Worel understood
17 having the City pay for it this year, but didn't know if the City should pay for it going into
18 the future. Weidenhamer stated next year staff might ask for a budget increase, or they
19 might request that the cost be paid for through the event permit process.

20
21 Council Member Joyce stated the City wanted people going to and from events on
22 buses, so this should be the new normal. Council Member Gerber agreed, and asked if
23 Deer Valley had considered paid parking, with Transit as the free alternative; and
24 suggested considering this for the future.

25
26 Mayor Beerman opened the public hearing.

27
28 Coleen Reardon Deer Valley Marketing Director, stated Deer Valley and the City had
29 the best interest of the community. She indicated events in the summer were the
30 resort's business, but there weren't a lot of profits. She hoped for future discussions on
31 the relationship between Deer Valley and the City.

32
33 Mayor Beerman closed the public hearing.

34
35 Council supported the recommendation. With regard to overflow parking on the loop,
36 Council Member Worel asked why the "No Parking" signs were on the loop, and wanted
37 an answer before allowing parking. Council Member Gerber felt better about allowing
38 parking on the side of the road during summer months since there were sidewalks.
39 Captain Leatham stated the roads looked different in the summer since there was not
40 snowpack narrowing the roads like there was in the winter. Council Member Ware Peek
41 stated people walked and biked on that road and she felt anything to make driving to
42 Deer Valley less convenient was the goal so people would opt to take the bus. Council
43 Member Worel requested that staff reevaluate the "No Parking" signs on that road.

Council Member Joyce felt the overflow parking was a problem in the winter, but less of a problem in the summer. He proposed having the parking along the side of the road this year while developing a plan. Council Member Henney stated 1,200 cars were creating congestion and then additional cars along the road added to that congestion. He was concerned with the impact to delivering an effective transit solution. He liked the paid parking idea and thought this plan would evolve to incentivize the use of transit in the future.

Mayor Beerman asked how this transit plan worked with the World Championships. Diersen stated last year it took an hour to get down from Deer Valley, but this year with the increased transit, it only took 20-25 minutes. She felt positive that having a direct line from the high school would make a big difference. Council Member Gerber requested that options be considered to stagger arrival and departure times.

With regard to parking along the road, the majority of Council agreed to parking for this year while future plans were developed that did not include the roadside parking. Council Members Worel and Ware Peek did not favor parking on the road.

Mayor Beerman summarized that the City would pay this year, as recommended by staff. Council favored enhanced transit, and the Council members were interested in hearing about opportunities of increased transit when it was not required. They would allow the overflow parking with the restrictions discussed. Council was uncomfortable with overflow parking and would like to see solutions involving transit in the future.

Council Member Gerber moved to approve a request from Deer Valley for an increased level of service (LOS) for traffic mitigation for two events including the Level 4 Special Event Deer Valley Music Festival and the Level 4 Special Event Deer Valley Concert Series as summarized by Mayor Beerman. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

9. Affordable Housing Update: Pricing at Woodside Park Phase I:

Jason Glidden, Rhoda Stauffer, and Anne Laurent, Affordable Housing Department, presented this item. Glidden reviewed the pricing strategy and asked if Council was favorable. Council Member Henney preferred the townhomes be classified as two bedroom two bath and calculate the Area Median Income (AMI) accordingly. He indicated the investment unit which was one bedroom one bath could be taken into consideration. Glidden reviewed Council noted in previous meetings that there was no obligation to rent the accessory unit, and stated families could use that accessory space. He indicated the pricing based on two bedroom two bath would be \$319,000 compared to the original \$359,000.

1
2 Council Member Gerber stated the original idea was to create the accessory units
3 because Council wanted options for rentals. She felt that the accessory units were not
4 meeting the intent and suggested the City might want to consider retaining the
5 accessory units. Laurent stated the accessory units were part of the main units, but
6 modifications were made to optimize the potential outcome of having them as rentals.

7
8 Council Member Henney was concerned people wouldn't qualify for financing. Mayor
9 Beerman suggested opening the units to 80%-100% AMI. Council Member Gerber
10 commented that would help the people at the higher end of the spectrum. Mayor
11 Beerman thought the lower AMIs such as 60% should be targeted for rentals. A majority
12 of Council wanted a 60%-80% AMI qualification for the one bedroom unit, a 80%-100%
13 AMI qualification for the three bedroom units, and a 120%-140% AMI qualification for
14 the homes. Laurent stated they would move the units from affordable status to
15 attainable status. Rockwood stated the RDA funds required 80% AMI maximum.
16 Laurent stated the housing rules were changed from 100% to 80% AMI maximum
17 because all the developers priced their units at 100% AMI. Discussion continued on
18 buyers qualifying for financing.

19
20 Council Member Worel thought Council and staff needed to determine the subsidy and
21 stick to it. The subsidy was currently set at 20%, but went up to 36% on this project. She
22 also indicated it would be a stretch to get people into these affordable units. She hoped
23 lessons were learned that could help in the future. Laurent stated higher density
24 projects would be more affordable. Glidden stated there were cost overages because
25 two historic homes needed to be remodeled.

26
27 Council Member Joyce asked how the townhomes would be treated when looking at
28 families that would match. Laurent stated the qualifications needed for the units would
29 be clearly set out when marketing started.

30
31 Mayor Beerman reviewed that Council thought pricing was high and the townhomes
32 should be reduced 10%, to \$323,000, with a slight bump up for those with additional
33 space. Council Member Gerber proposed charging less for the interior townhomes that
34 didn't have a window.

35
36 Council Member Worel suggested marketing the units and come back if they didn't sell.
37 Dias stated this could come back to another meeting with amended pricing. Mayor
38 Beerman asked if Council wanted price reductions. Laurent stated staff was comfortable
39 with lowering the townhomes to 70% AMI.

40
41 Rockwood suggested the City should test the market at 80% AMI and lower the sales
42 price to 70% AMI if the units didn't sell. Council Members Worel, Joyce and Ware Peek
43 favored Rockwood's suggestion.

Glidden referred to the unit proposed for a City executive. He explained four options regarding taxes that would be paid by the executive occupying the unit. Council Member Joyce asked why Summit County was used in figuring the numbers, to which Glidden stated the federal government used county numbers. Glidden stated staff recommended to retain the unit for future executive recruitment. The other option would be to sell the unit at an attainable rate.

Council Member Ware Peek thought this project was all affordable/attainable. Council Member Gerber asked if Woodside II was allowed to sell units at market rate.

Rockwood stated it was a tax issue. Woodside II was bonded to allow for market rate units, but Woodside I was not. Woodside I could sell units at market rate if there was a deed restriction prohibiting nightly rentals.

Council Member Worel asked how the subsidy level would be affected if Unit 4 was sold at market rate. Glidden stated the subsidy would actually increase because it would include the construction costs. Laurent added that selling the unit at market rate would increase the amount of money the City would have for the next housing project.

Council Member Joyce asked if money could be reallocated to pay for the unit from a different fund and then sell it at market rate. Rockwood stated that was possible, but he would have to look at prior fiscal years to see if it was allowable. He thought RDA funds were used on the unit. This would have to be done before the end of FY 2019. Council Member Joyce favored selling the unit at market rate and if that was not plausible, he favored retaining the unit. Council Member Ware Peek favored selling it with the deed restriction against nightly rentals. Rockwood stated the City could retain the unit and rent it as a nightly rental.

The majority of Council favored selling it at market rate if possible, with the second choice of retaining it and renting it.

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

10. Discuss Selection Process for Affordable/Attainable Housing Sales:

Jason Glidden, Rhoda Stauffer, and Anne Laurent, Affordable Housing Department, presented this item. Laurent proposed three selection process options: completely random, weighted into priority groups, or based on points. She noted the weighted option was the most defensible. With regard to a waitlist, she gave options of carrying over the applicants from Woodside Phase I to be used when Woodside Phase II was completed, or requiring that interested people apply again. She displayed a list of proposed qualifications for applicants.

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

Council Member Worel asked if Ivory Homes had its own application process for Park City Heights, to which Laurent responded in the affirmative. Council Member Joyce did not favor the random selection option and felt there would be pushback from the community if that was selected since many residents only responded well to affordable housing when they were told it was for essential community workers. Council Member Gerber thought housekeepers, landscapers, waiters, etc. should be equally valued and considered to receive affordable housing. Council Member Worel agreed with Council Member Joyce that pushback might occur, but since the City was focused on social equity, she thought it would be better to have a random selection.

Council Member Ware Peek stated she was part of the community builder list which was displayed on the Council's screens, and she realized those on the emergency responders list should receive priority over those on the community builder list. Mayor Beerman stated first responders should receive priority and favored the weighted option. Council Member Henney was concerned that Council wasn't considering diversity in these lists. He favored the weighted option. Council Member Gerber preferred the random selection.

The majority of Council favored the weighted priority list option. Council agreed to the categories of professions to receive priority and favored having a waitlist after the lottery for those interested in Woodside Phase II.

Mayor Beerman asked about the net worth limit as it affected senior citizens. Stauffer indicated a majority of cities limited the net worth to \$100,000 and felt Park City was very generous in its allowance for net worth.

The Council approved the selection criteria for affordable/attainable housing applicants.

11. Consideration to Approve an Interlocal Cooperation Agreement, in a Form Approved by the City Attorney, to Support the Central Wasatch Commission (CWC) in an Amount Not to Exceed \$100,000:

Matt Dias, Assistant City Manager, and Alfred Knotts, Interim Transportation Manager, presented this item. Dias reviewed the CWC discussion at a previous meeting. He stated CWC requested \$100,000 from the City to support its program.

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

Council Member Joyce expressed his concerns with the reduction of membership contributions as seen on CWC's financial statement, to which Dias responded that

contributions were given on different payment schedules per entity, plus there was a startup contribution from the State. Council Member Joyce was also concerned with expenses, which stayed fairly level year to year. Dias indicated the proposed contributions going forward would be \$840,000 per year.

Council Member Joyce thought the City should contribute something, but not \$100,000. There was discussion on the savings as shown in the budget versus the actual savings amount. Council Member Worel wanted a seat at the table, but was not convinced Park City should pay \$100,000. Council Member Ware Peek questioned some of the projects, but supported Dias' recommendation, although she felt the request was disproportionate compared to the requests made to other entities. Council Member Henney agreed with the other comments and wanted an explanation of the surplus funds. He wanted a seat at the table, but wasn't sure what amount was appropriate. Council Member Gerber favored continuing this item.

Council Member Worel moved to continue an Interlocal Cooperation Agreement, in a form approved by the City Attorney, to support the Central Wasatch Commission in an amount not to exceed \$100,000 to June 27, 2019. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO JUNE 27, 2019

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

VII) ADJOURNMENT

VIII) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman 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 Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
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 Resolution RDA 02-2019, a Resolution Adopting the Fiscal Year 2019 Revised Budget and the Fiscal Year 2020 Budget for Park City Redevelopment Agency:

Nate Rockwood, Budget Department, was present for this item.

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

Board Member Ware Peek moved to approve Resolution RDA 02-2019, a resolution adopting the Fiscal Year 2019 revised budget and the Fiscal Year 2020 budget for Park City Redevelopment Agency. Board Member Worel seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

IX) PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman 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 Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
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 Resolution MBA 02-2019, a Resolution Adopting the Fiscal Year 2019 Revised Budget and the Fiscal Year 2020 Budget for Park City Municipal Building Authority:

Nate Rockwood, Budget Department, was present for this item.

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

Board Member Gerber moved to approve Resolution MBA 02-2019, a resolution adopting the Fiscal Year 2019 revised budget and the Fiscal Year 2020 budget for Park City Municipal Building Authority. Board Member Ware Peek seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Corey Legge

Submitting Department: Engineering

Item Type: Staff Report

Agenda Section:

Subject:

Request to Approve a Construction Agreement, in a Form Approved by the City Attorney, with Rowser Construction LLC, to Install Additional Guardrail on Royal Street, Norfolk Avenue, and Deer Valley Drive for an Amount Not to Exceed \$47,000.00

Suggested Action:

Attachments:

[Guardrail Staff Report](#)

[Attachment 1: Maps](#)



City Council Staff Report

Subject: Construction Agreement for Guardrail Installation on Royal Street, Norfolk Avenue, and Deer Valley Drive
Author: Corey Legge, E.I.T, Staff Engineer
Department: Engineering
Date: July 11th, 2019
Type of Item: Administrative

Summary Recommendations:

Staff recommends City Council approve a Construction Agreement, in a form approved by the City Attorney, with Rowser Construction LLC to install additional guardrail on Royal Street, Norfolk Avenue, and Deer Valley Drive for an amount not to exceed \$47,000.00.

Executive Summary:

The Engineering Department submitted a project to the Capital Improvements Projects (CIP) Committee to install nearly 1025 linear feet of guardrail. The project was approved with a FY2019 budget of \$99,676.00. Staff administered a formal bidding process to publicize the project per the City's Contracts and Purchasing Policy. The project was advertised on three separate occasions (September 2017, February 2018, and June 2019) in the Park Record, the Salt Lake Tribune, and the City's Webpage. It was not until the most recent advertisement that the City received a bid from a contractor.

Rowser Construction LLC was the only contractor to bid on the project. The total base bid lump sum is \$47,000.00. Rowser has completed over 30,223 linear feet of guardrail installation in 2018 and has experience working on jobs for Park City, Summit County, and UDOT.

The Problem:

Per the City's Contracts and Purchasing Policy, City Council is required to approve all contracts and purchases with a cumulative total over \$25,000.

Background:

- July 2016- Engineering Department submitted the project to the CIP Committee. Project was recommended by the CIP committee and approved by City Council for monies available in FY2017.
- September 7th, 2017- Bidding process administered and no bids received.
- February 8th, 2018- Bidding process administered and no bids received.
- June 27th, 2019- Bidding process administered and staff received a single bid from Rowser Construction LLC.

Alternatives:**A. Approve the Request:**

This alternative provides the contractor for the construction phase of the project. This is staffs recommendation.

Pros – The guardrail will be installed as anticipated by staff and residents in the immediate areas.

Cons – None noted.

B. Deny the Request:

Pros – The City's local funds allocated to this project could be used for other projects or needs.

Cons – The safety level for these public streets would be unchanged meaning slide offs at these locations are a possibility.

Analysis:

A slide off accident occurred in November of 2015 on Dear Valley Drive at the bend nearest to Snow Park. This accident involving the rollover of a City bus occurred just after the completion of Deer Valley Drive reconstruction. Consequently, staff explored additional safety design elements at this location which resulted in the recommendation of this guard rail.

Additionally, The Trees Condominiums has submitted a request to Neighborhood Traffic Management Program (NTMP) for guardrail installation along the first bend in Royal Street located immediately above the property. Any vehicle slide off at this location would result in considerable damage to the property depending on the speed a motorist is travelling.

Lastly, residents on Upper Norfolk (221 Norfolk, 233 Norfolk, 245 Norfolk) voiced a safety concern in regards to a shared private drive on top of a retaining wall in the public right-of-way. The limited space coupled with the steep drop off makes it very difficult for a vehicle to maneuver out of the garages.

Staff has reviewed these locations and finds guardrail installation would be beneficial. The project would increase the factors of safety on these streets and allows staff to maintain a safe road system.

The advertisement for bids indicated the City would evaluate two alternatives. The base bid is the basis of the City's evaluation process which included the total cost of W-Beam guardrail installation at Royal Street, Norfolk Avenue, and Deer Valley Drive. Bidder's were also to include a lump sum bid for an alternative for the City to pursue a more aesthetic product known as Merrit Parkway Guiderail on Deer Valley Drive instead of W-Beam Guardrail. Staff reviewed the bid for the Merrit Parkway Guiderail alternative and finds it unreasonable.

Department Review:

This report has been reviewed by City Manager, Budget, Community Development, Streets Department and Legal. All issues have been resolved.

Funding Source:

The Council has approved funding for this project as follows;
Capital Project cp0400 (Guardrail Royal Street and DVD) contains \$99,556.00 for the project.

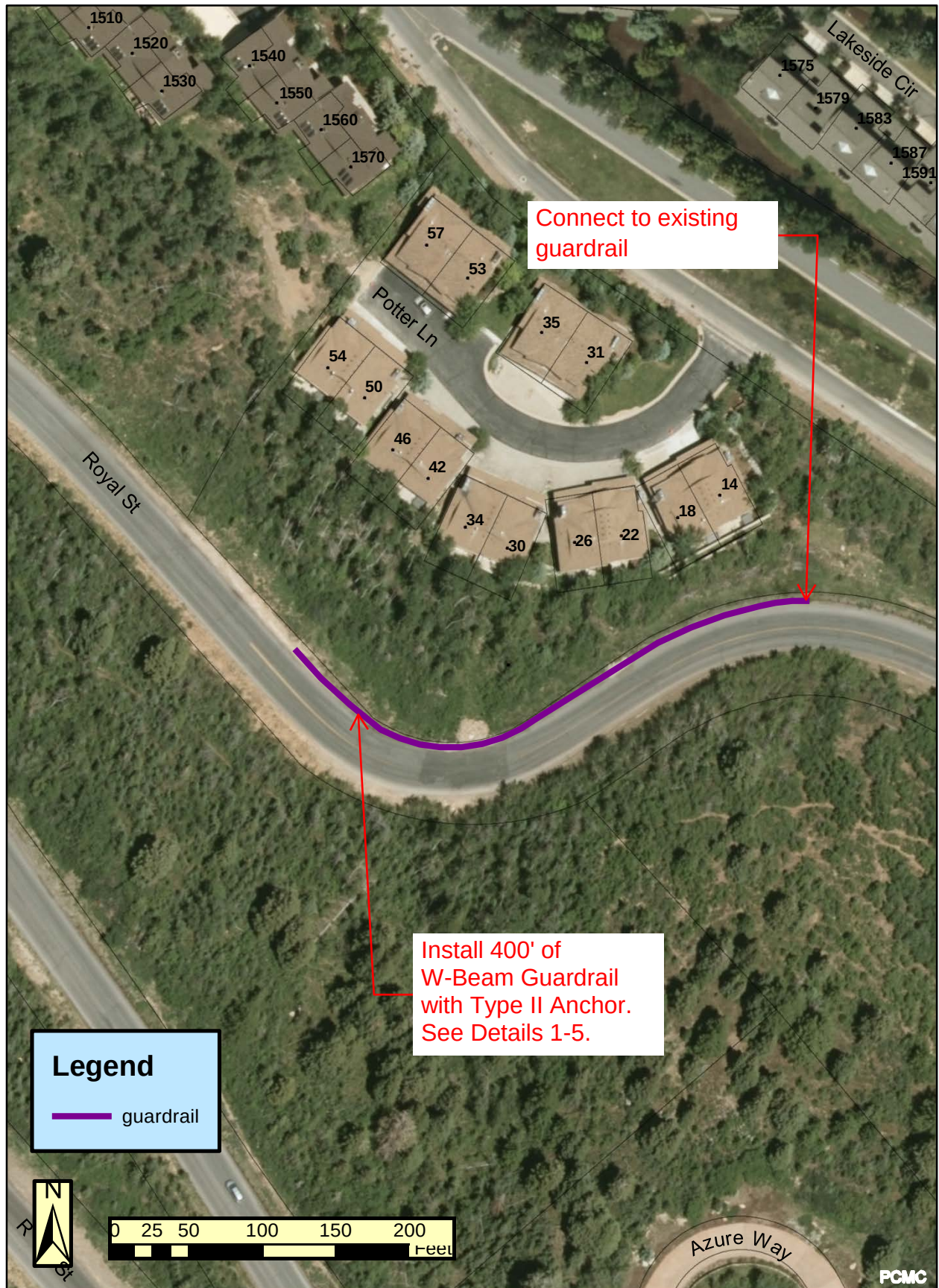
Recommendation:

Staff recommends City Council approve a Construction Agreement, in a form approved by the City Attorney, with Rowser Construction LLC to install additional guardrail on Royal Street, Norfolk Avenue, and Deer Valley Drive for an amount not to exceed \$47,000.00.

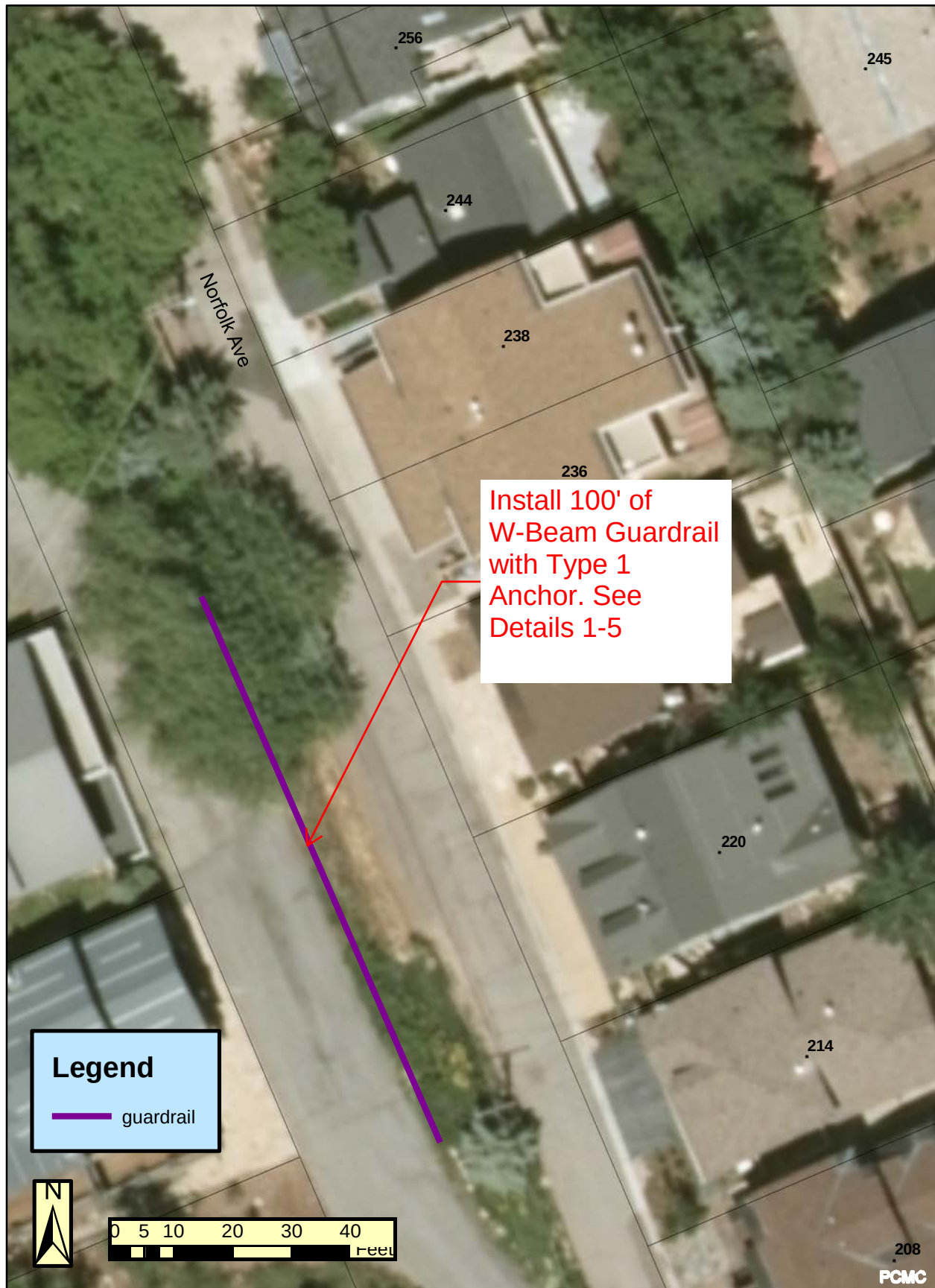
Attachments:

Attachment 1: Guardrail Site Plan and Details

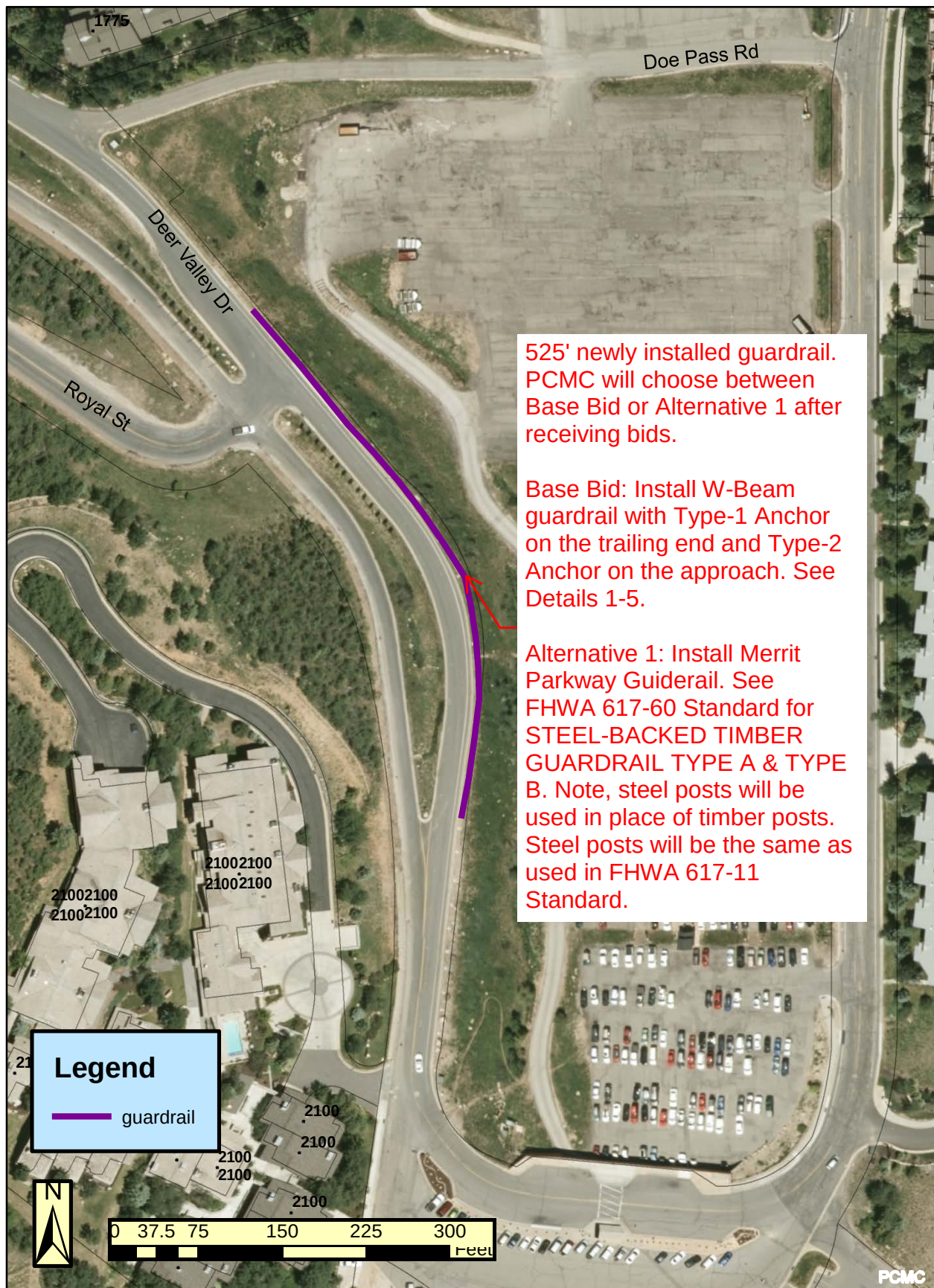
Royal Street Guardrail



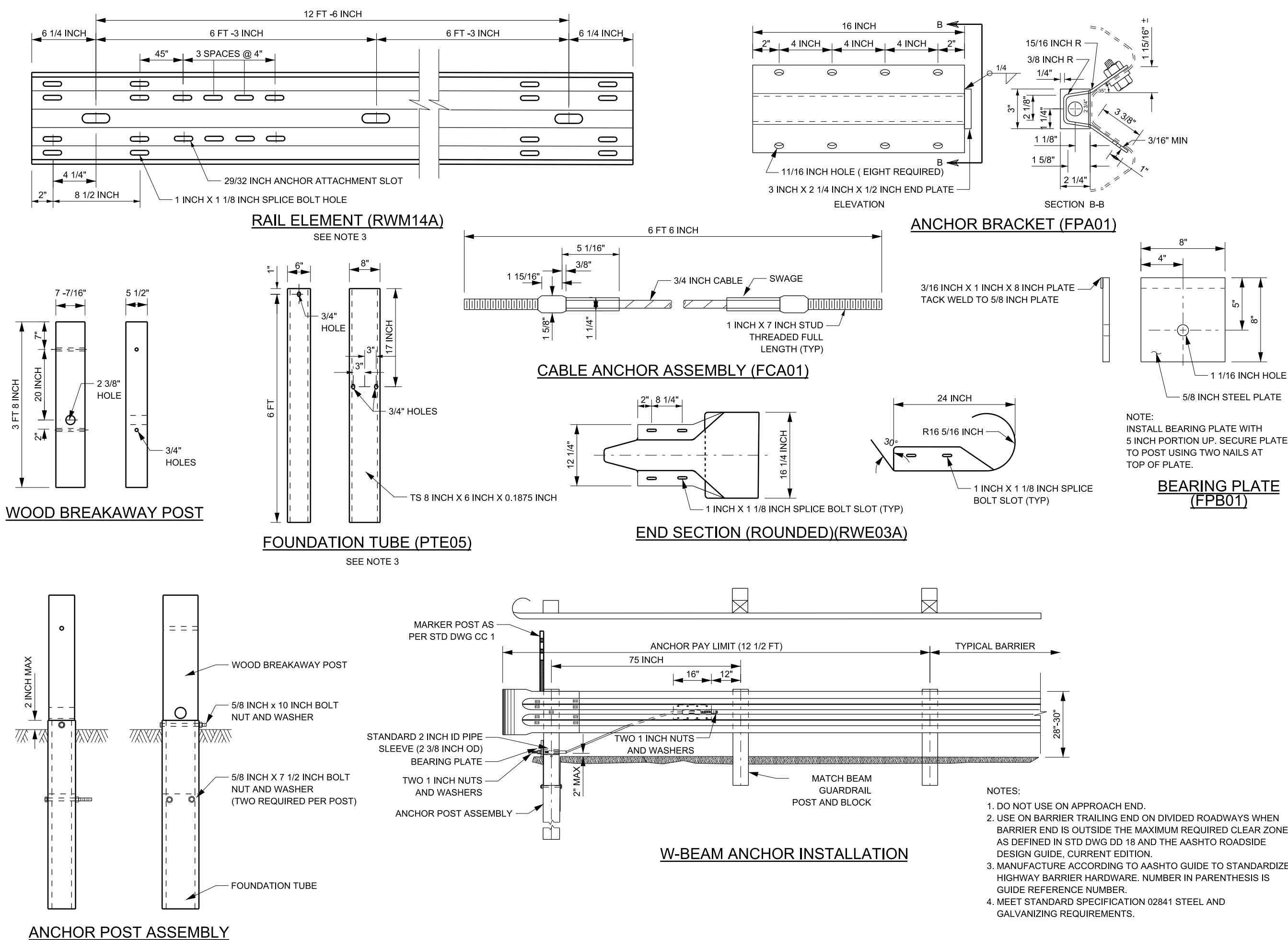
Upper Norfolk Avenue Guardrail



Deer Valley Drive Guardrail

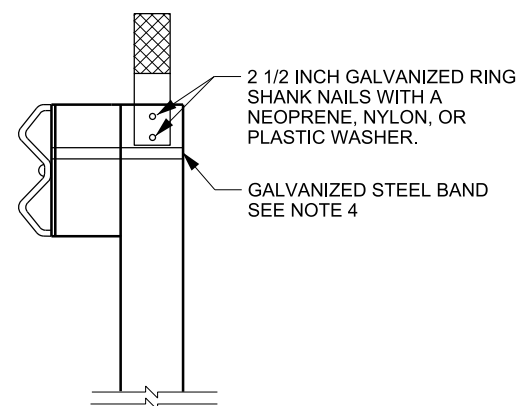
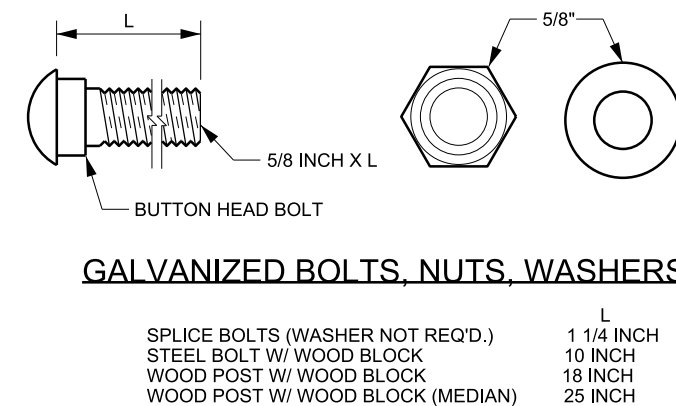
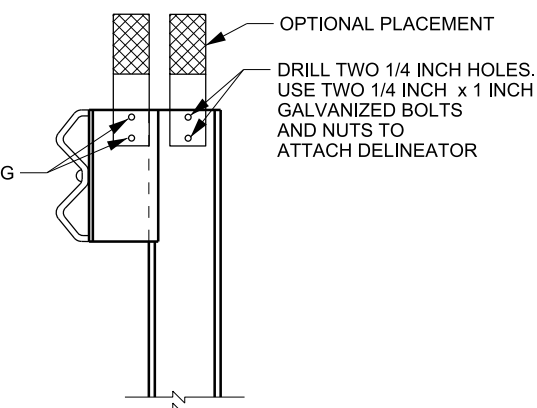
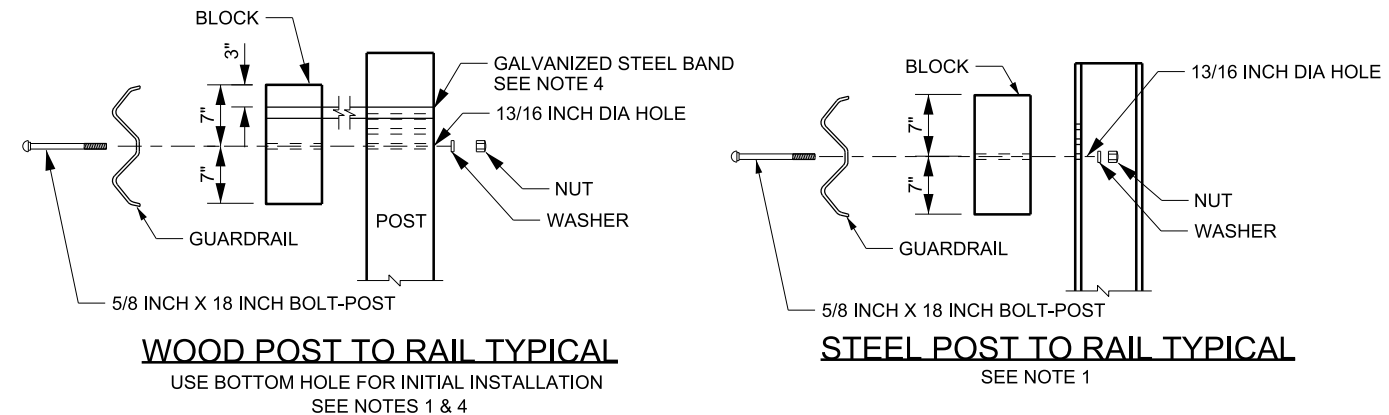
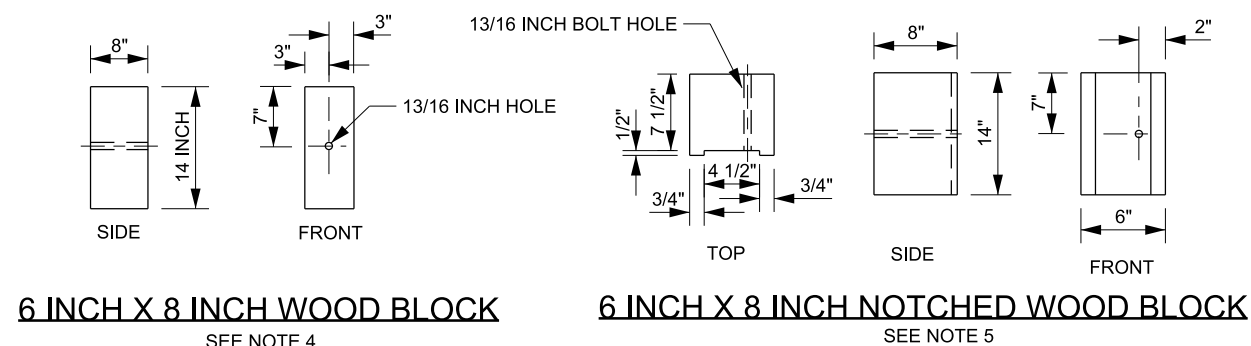
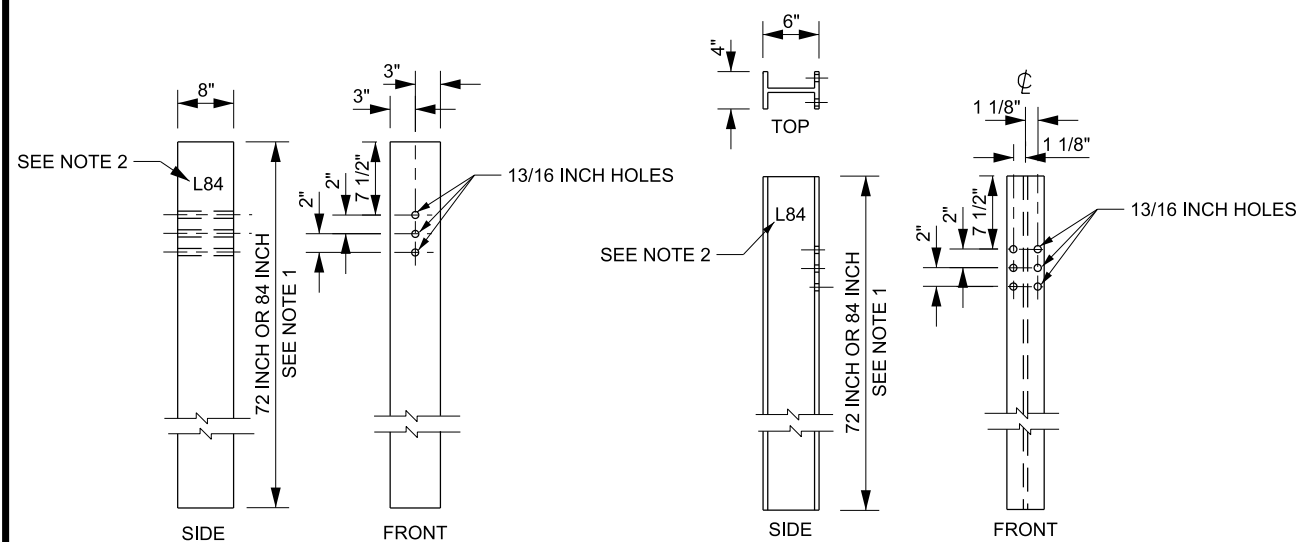
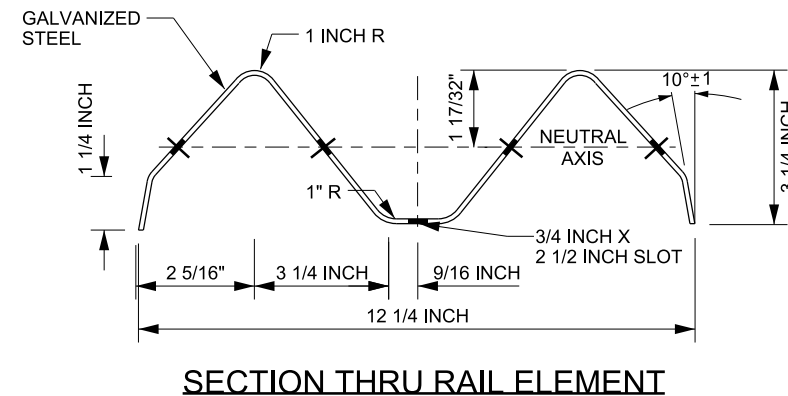
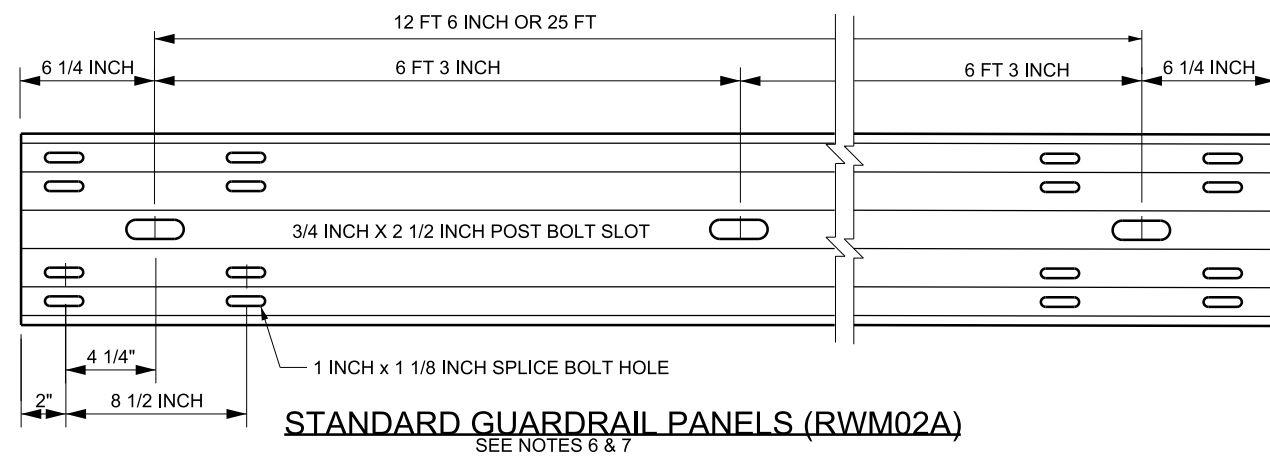


16-DEC-2011 D:\CN Files\Standard Drawings\Impar\12012\approved\Barriers (BA)\BA04C1.dgn



UTAH DEPARTMENT OF TRANSPORTATION		STANDARD DRAWING TITLE	
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION		W-BEAM GUARDRAIL ANCHOR TYPE 1	
SALT LAKE CITY, UTAH		STD. DWG. NO.	
RECOMMENDED FOR APPROVAL		BA 4C1	
CHAIRMAN STANDARDS COMMITTEE		16-DEC-2011	
DEPUTY DIRECTOR		16-DEC-2011	
DATE		DATE	
JAN.01.2012		JAN.01.2012	
APPROVED		APPROVED	
REMARKS		REMARKS	
REVISED		REVISED	
98		98	





- NOTES:

1. SEE INSTALLATION DETAIL STD DWG BA 4D1 OR BA 4D2 FOR POST LENGTH REQUIREMENTS AND HOLE USAGE REQUIREMENT.
2. 84 INCH POST MARKING: WOOD POST, BRAND POST WITH 1 1/2 INCH x 2 INCH MARKING L84, STEEL POST STAMP POST WITH 1 1/2 INCH x 2 INCH MARKING L84. THE SINGLE NUMBER "7," A MINIMUM 3 INCHES HIGH MAY BE SUBSTITUTED FOR L84. BRANDING OR STAMPING REQUIRED PRIOR TO INSTALLATION OF POSTS.
3. DO NOT USE WASHERS ON RAIL FACE OR SPLICE CONNECTION.
4. BAND WOOD BLOCKS TO WOOD POSTS WITH 1/2 INCH STEEL GALVANIZED OR STAINLESS STEEL BAND. BANDING NOT REQUIRED WITH STEEL POSTS AND WOOD OR COMPOSITE BLOCKS.
5. A COMPOSITE OR PLASTIC BLOCK CAN BE SUBSTITUTED FOR THE NOTCHED WOOD BLOCK ON STEEL POST INSTALLATION. NCHRP-350 COMPLIANCE REQUIRED.
6. MANUFACTURE ACCORDING TO AASHTO GUIDE TO STANDARDIZED HIGHWAY BARRIER HARDWARE. NUMBER IN PARENTHESIS AFTER COMPONENT TILE IS GUIDE REFERENCE NUMBER.
7. MEET STANDARD SPECIFICATION 02841 STEEL AND GALVANIZING REQUIREMENTS.

[illegible]

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL	<i>Handwritten Signature</i>	JAN.01.2012
CHAIRMAN STANDARDS COMMITTEE APPROVED	<i>Handwritten Signature</i>	DATE
DEPUTY DIRECTOR	<i>Handwritten Signature</i>	JAN.01.2012
		DATE

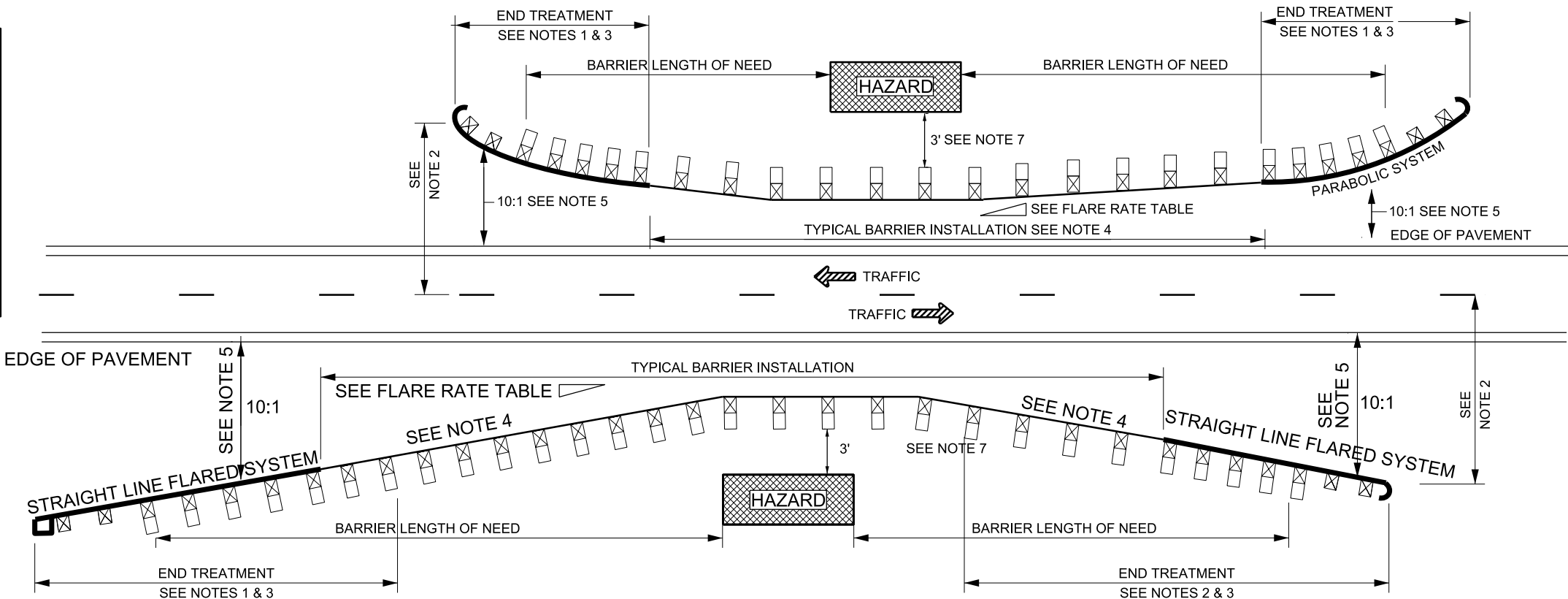
W-BEAM GUARDRAIL HARDWARE

STD. DWG. NO.
BA 4A

STANDARD DRAWING TITLE

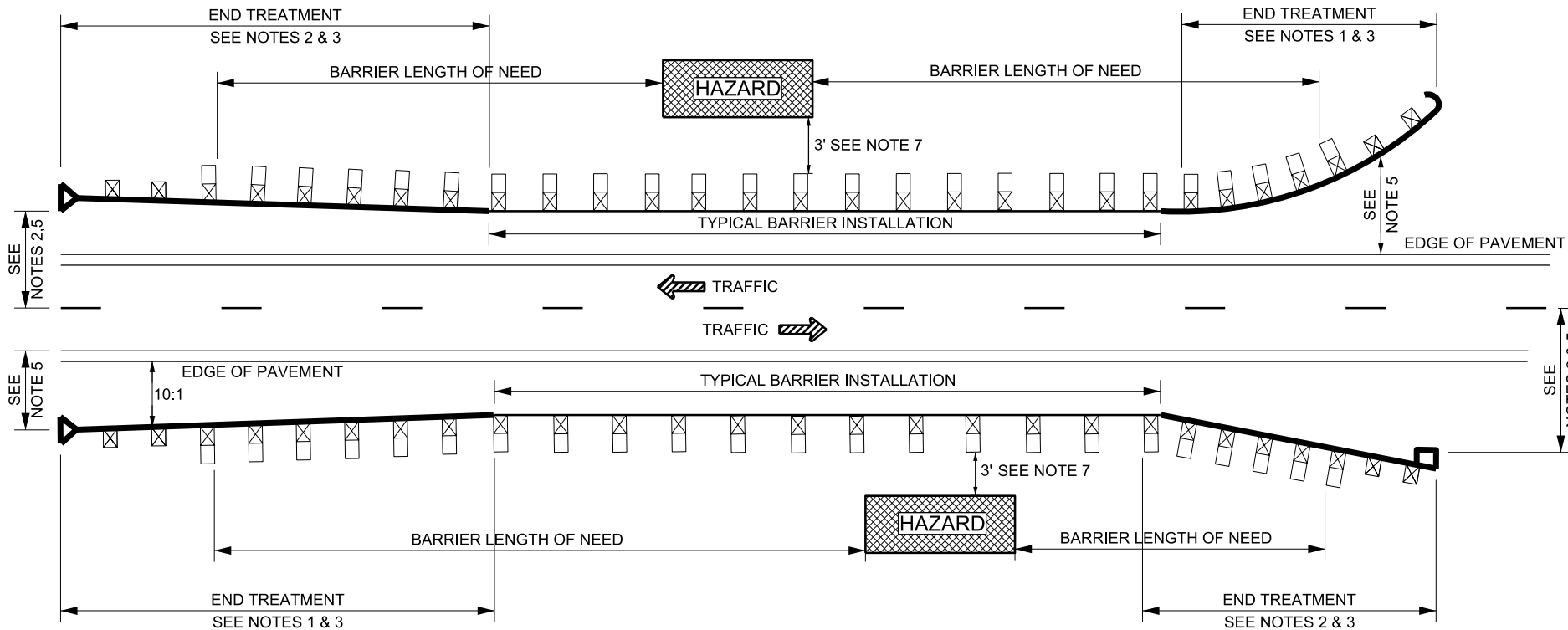
FLARE RATE TABLE		
SPEED (MPH)	RATE OUTSIDE SHY LINE	* RATE INSIDE SHY LINE
≤ 35	7:1	13:1
40	8:1	16:1
45	10:1	18:1
50	11:1	21:1
55	12:1	24:1
60	14:1	26:1
65	15:1	30:1
≥ 70	15:1	30:1

* DESIGN EXCEPTION REQUIRED



**TWO LANE/ TWO WAY
FLARED GUARDRAIL INSTALLATION**

(DETAIL BA 4J3-2)



**TWO LANE/ TWO WAY
TANGENT GUARDRAIL INSTALLATION**

(DETAIL BA 4J3-1)

NOTES:

1. APPROACH END:
USE AN APPROVED END TREATMENT, AS APPROVED IN THE GUIDELINES FOR CRASH CUSHION AND BARRIER END TREATMENTS, CURRENT EDITION, OR A BURIED IN BACK SLOPE TERMINAL (BA 4F SERIES STD DWGS). AN ANCHOR TYPE II PERMITTED WHEN DESIGN SPEED IS 40 MPH OR LESS.
2. TRAILING END:
A. WITHIN CLEAR ZONE AS DEFINED IN STD DWG DD 18 AND AASHTO ROADSIDE DESIGN GUIDE, CURRENT EDITION: USE AN END TREATMENT AS APPROVED IN GUIDELINES FOR CRASH CUSHION AND BARRIER END TREATMENTS, CURRENT EDITION, OR A BURIED IN BACK SLOPE TERMINAL.
B. AT OR BEYOND MINIMUM CLEAR ZONE AS DEFINED IN STD DWG DD 18 AND AASHTO ROADSIDE DESIGN GUIDE, CURRENT EDITION: USE AN ANCHOR TYPE II, STD DWG BA 4C2.
3. END TREATMENTS SHOWN ARE FOR ILLUSTRATION. TYPES "G" AND "H" CAN BE USED ON TANGENT OR FLARED GUARDRAIL INSTALLATIONS.
4. USE STD DWG BA 4I WHEN FLARING W-BEAM GUARDRAIL DOWN FORESLOPES STEEPER THAN 10:1.
5. USES OF W-BEAM INSTALLATION PERMITTED ON SLOPES STEEPER THAN 10:1 BUT FLATTER THAN OR EQUAL TO 6:1 WHEN THE BARRIER SYSTEM HAS AN OFFSET OF 12 FT OR MORE FROM FORESLOPE HINGE POINT. REFER TO STD DWG BA 4D2. PLACEMENT OF BARRIER END TREATMENT IS ALSO ACCEPTABLE WHEN 12 FT OFFSET IS ACHIEVED.
6. CONSULT GUIDELINES FOR CRASH CUSHIONS AND END TREATMENTS STANDARD DRAWINGS, CC SERIES, FOR PROPER END TREATMENT SELECTION AND INSTALLATION REQUIREMENTS.
7. REFER TO STD DWG 4H5 FOR REDUCED DEFLECTION REQUIREMENTS WHEN 3 FT CANNOT BE MAINTAINED BEHIND W-BEAM GUARDRAIL POST TO FACE OF HAZARD.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

W-BEAM GUARDRAIL
TYPICAL
2 LANE 2 WAY

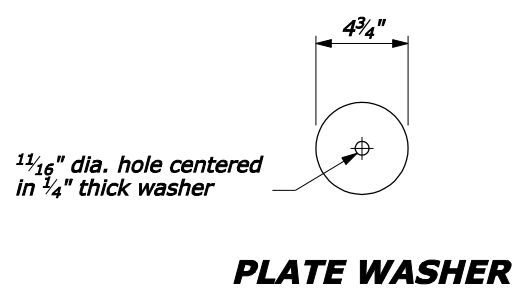
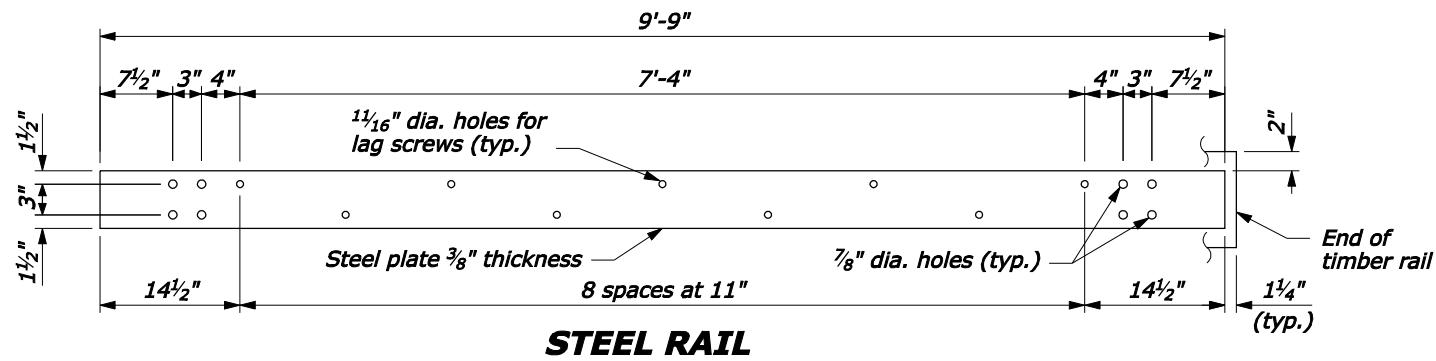
STD. DWG. NO.
BA 4J3

REVISIONS

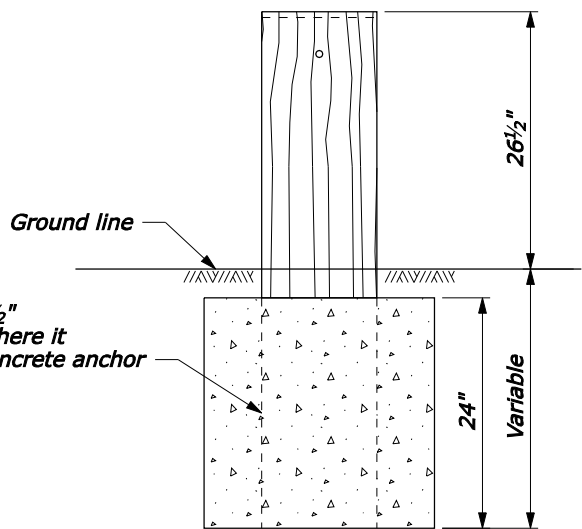
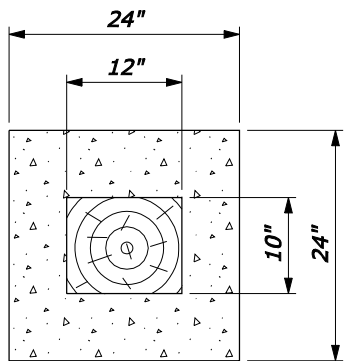
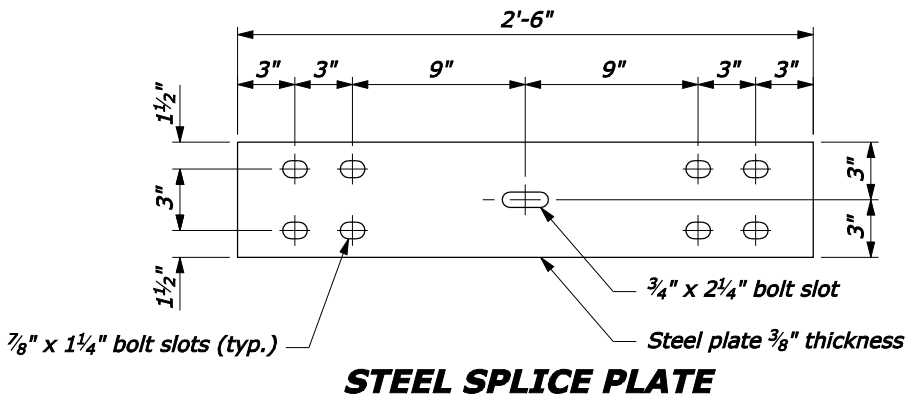
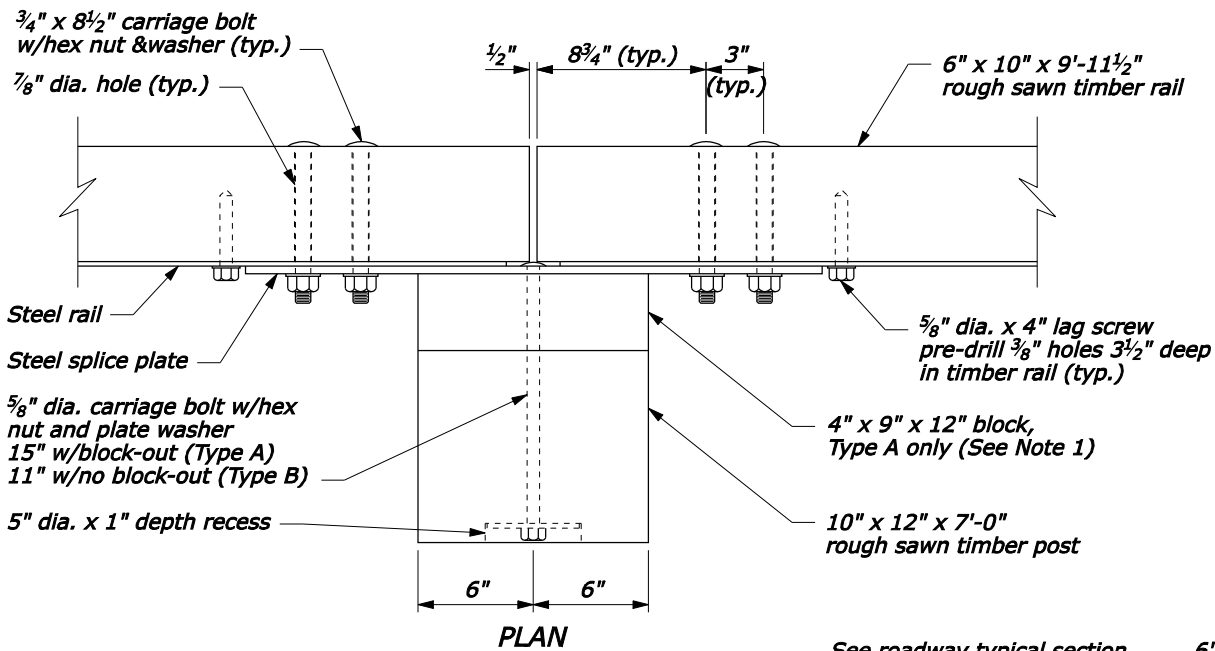
NO.	DATE	APPR.	REMARKS

RECOMMENDED FOR APPROVAL SALT LAKE CITY, UTAH DATE JAN.01.2012 CHAIRMAN STANDARDS COMMITTEE APPROVED DATE JAN.01.2012 DEPUTY DIRECTOR	102
---	-----

STANDARD DRAWING TITLE

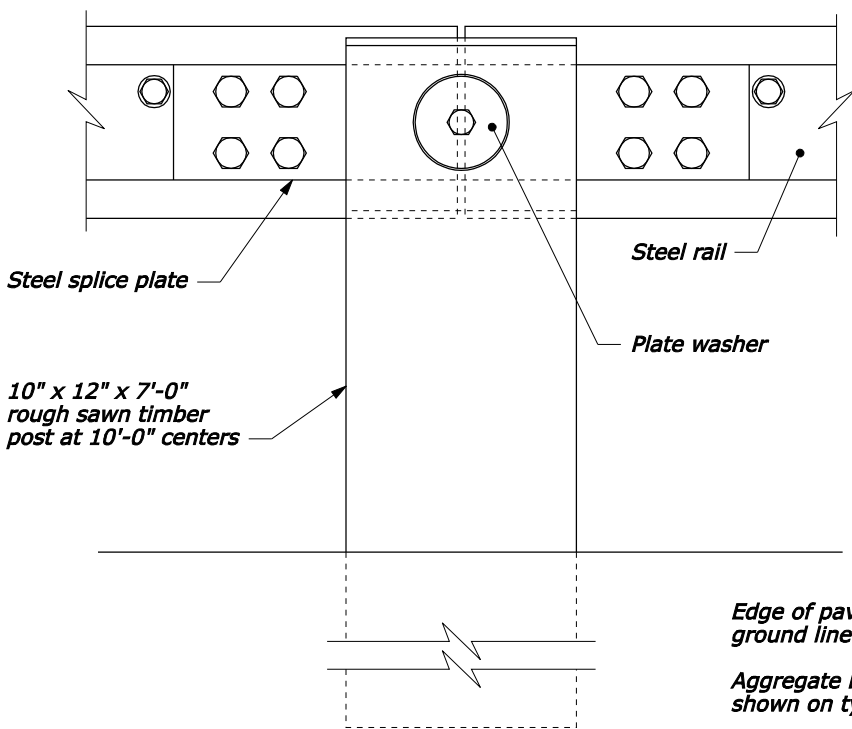


- NOTE:**
1. Use the Type A, blocked-out, system or the Type B, non-blocked-out, system as specified in the plans.
 2. Use weathering steel for all structural steel and fastener hardware as specified.
 3. Place a terminal section (See Standards 617-61 and 617-62) on both approach and trailing ends of barrier installations.

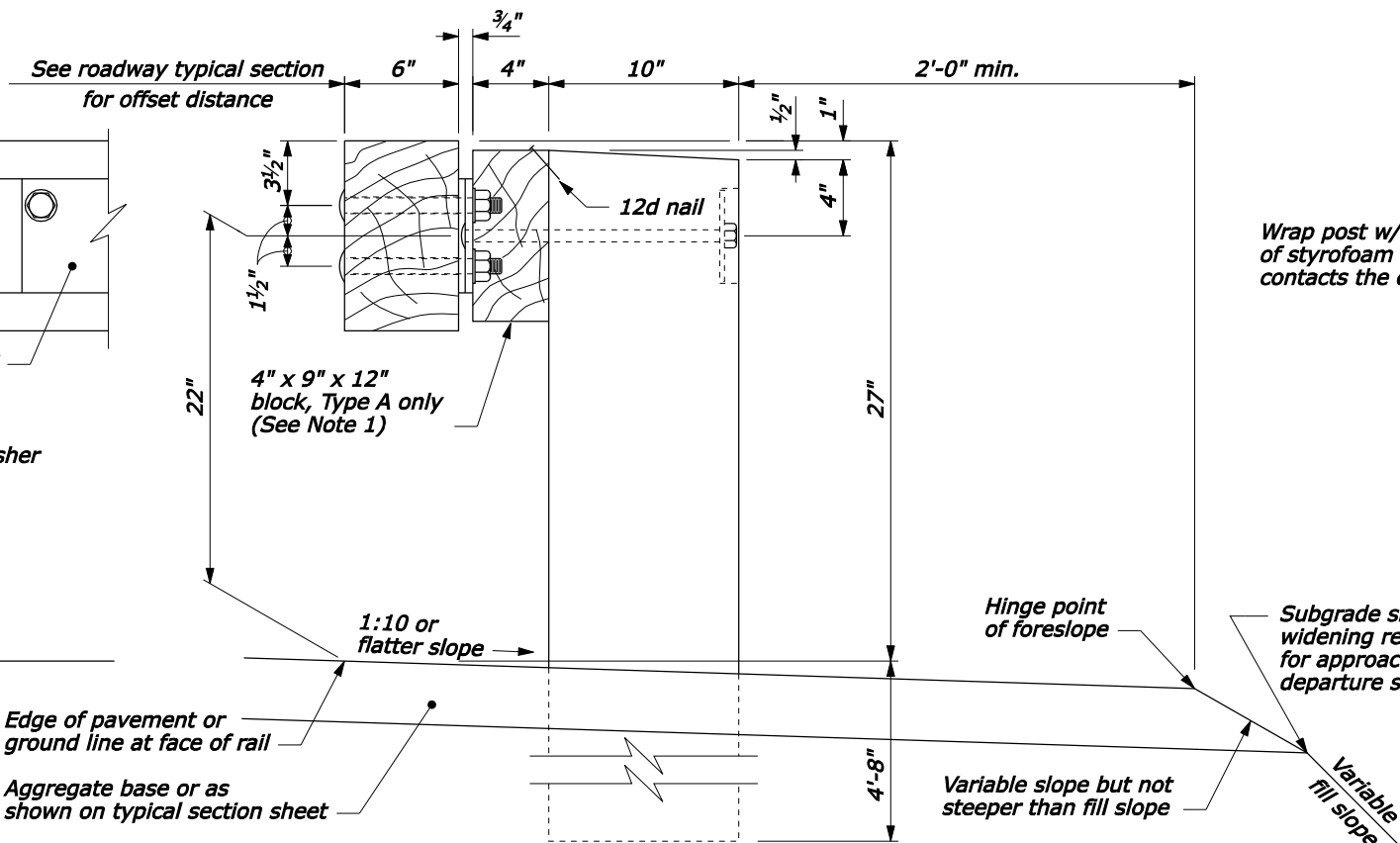


24" dia. round anchor is an acceptable alternative. Reduced size acceptable in solid rock.

CONCRETE ANCHOR FOR SHORT GUARDRAIL POST

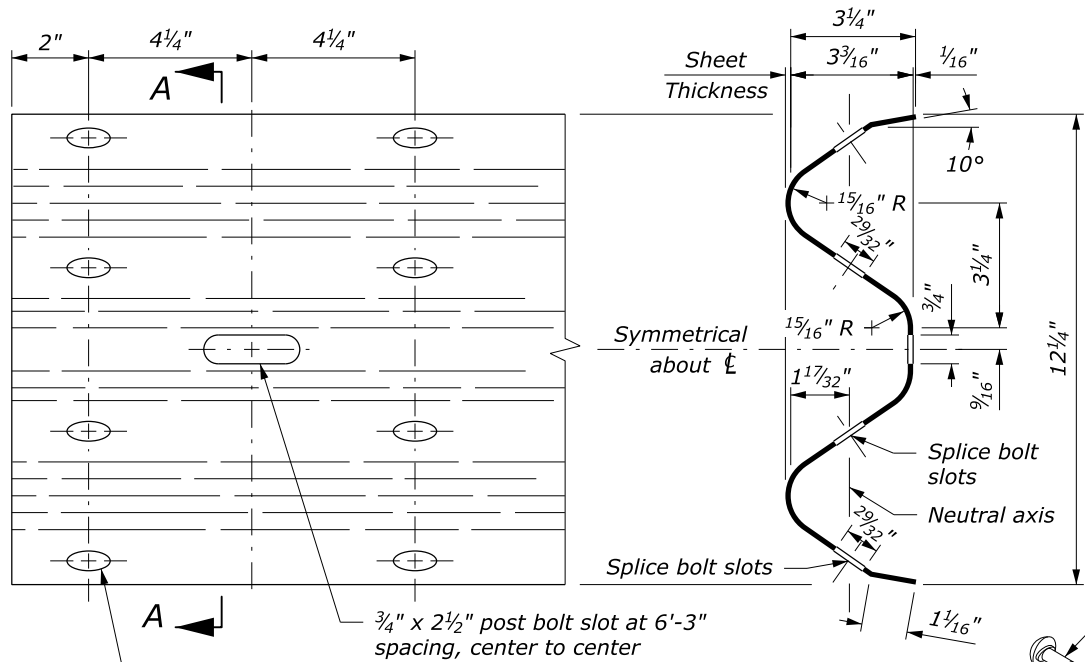


POST CONNECTION



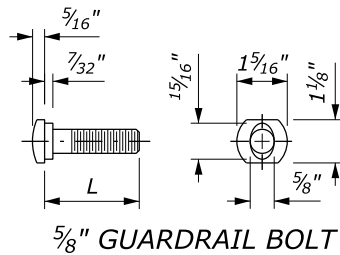
NO SCALE

U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION FEDERAL LANDS HIGHWAY	
U.S. CUSTOMARY STANDARD	
STEEL-BACKED TIMBER GUARDRAIL TYPE A & TYPE B	
STANDARD APPROVED FOR USE 3/1990 REVISED: 4/1994 6/2005	STANDARD 617-60



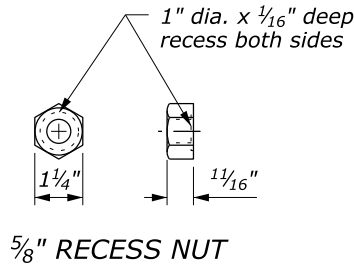
RAIL ELEVATION

W BEAM RAIL

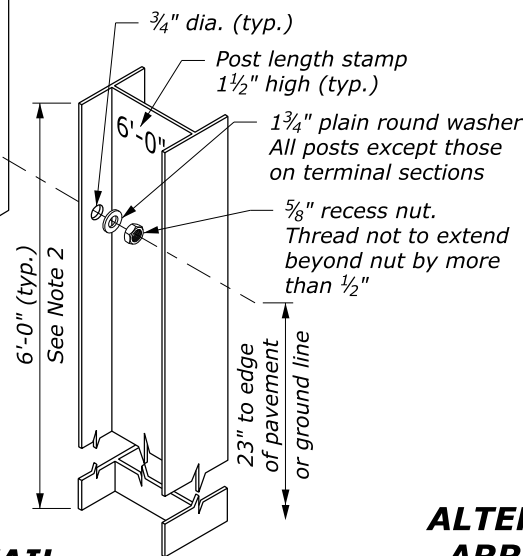


L	Thread Length
1 1/4"	1 1/8" minimum
2"	1 3/4" minimum
10"	4" minimum
18"	4" minimum
25"	4" minimum

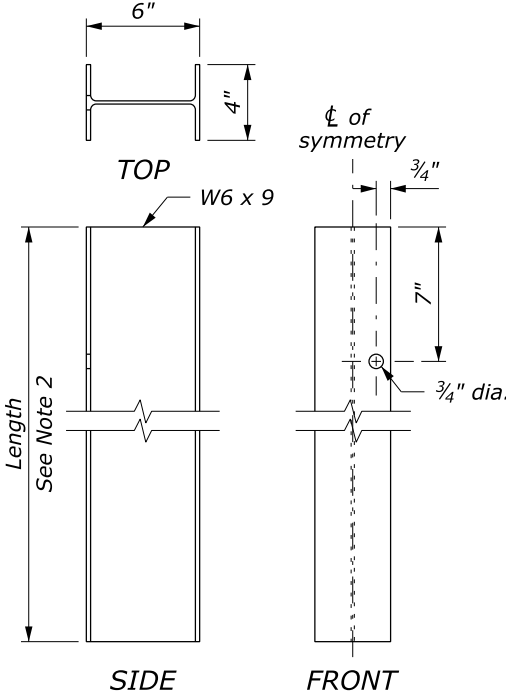
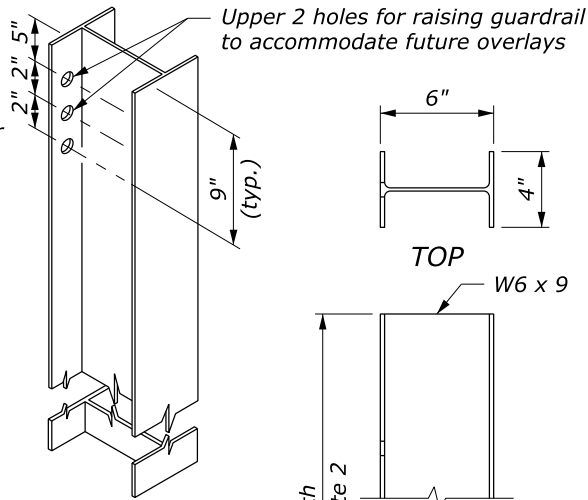
GUARDRAIL BOLT AND RECESS NUT



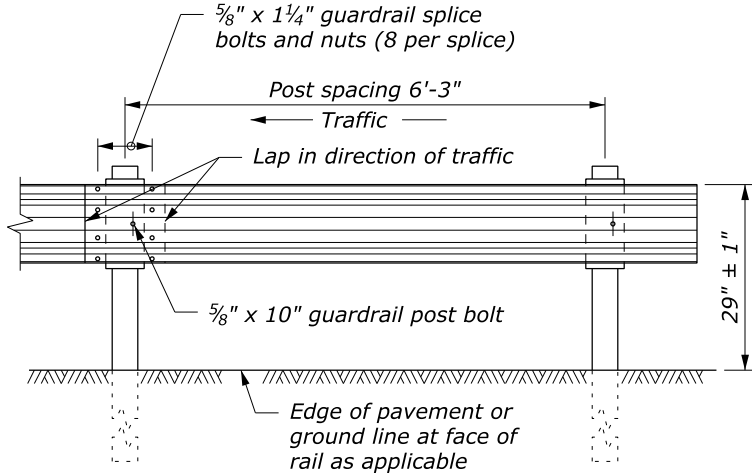
STANDARD HOLE
ARRANGEMENT
POST AND BLOCK DETAIL



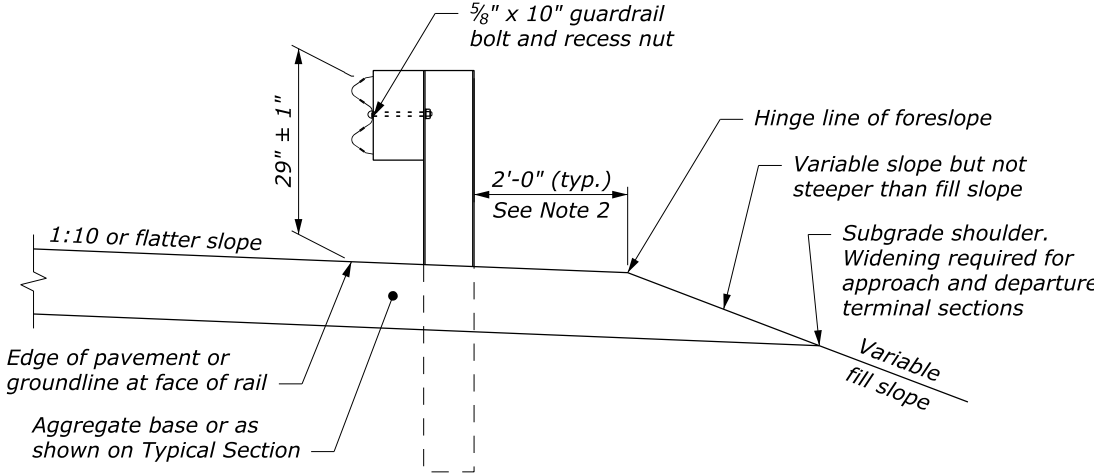
ALTERNATE HOLE
ARRANGEMENT
POST AND BLOCK DETAIL



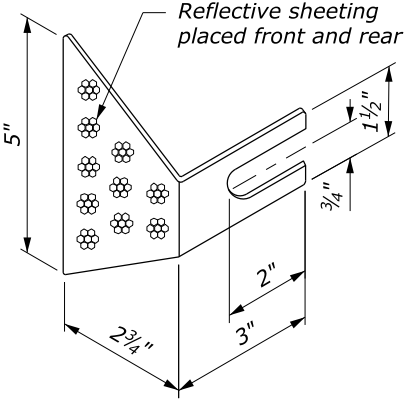
STRUCTURAL SHAPE POST
(STANDARD HOLE ARRANGEMENT)



POST SPACING
STANDARD POST SECTION



TYPICAL GUARDRAIL CROSS SECTION



REFLECTOR TAB
(See Note 4)

NO SCALE

NOTE:

1. When encountering impenetrable material, see Standards 617-13 or 617-24.
2. See Special Contract Requirements when 7 foot or longer posts are specified.
3. See Special Contract Requirements when the alternative hole arrangement is specified.
4. Install reflector tab between post bolt and rail, every fourth post. Alternate reflector tab shapes are acceptable.
5. Modified block may be wood, plastic, or composite material. Use consistent material throughout the length of guardrail run.
6. Dimensional tolerances not shown or implied are intended to be those consistent with the proper functioning of the part, including its appearance, and accepted manufacturing practices.

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Alfred Knotts

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section:

Subject:

Input to Staff on Contents of City Council Resolution, for the July 18, 2019 City Council Meeting, Regarding the SR248 Preferred Alternative
(A) Public Input

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Elizabeth Jackson

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-37, an Ordinance Amending the Land Management Code of Park City, Utah, Correcting Section 15-2.11-3(F) Side Setbacks of Corner Lots within Prospector Park Subdivision 1, 2, and 3 in the Single Family (SF) District
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Setbacks Staff Report and Ordinance](#)

City Council Staff Report

PLANNING DEPARTMENT

Subject: Land Management Code Amendment
Author: Elizabeth Jackson, Planner
 Francisco Astorga, AICP, Senior Planner
Project Number: PL-19-04223
Date: 11 July 2019
Type of Item: Legislative – Land Management Code Text Amendment
 Correcting the Language for Prospector Park Subdivision 1, 2,
 and 3, Regarding Side Setbacks of Corner Lots

Recommendation

Staff recommends that the City Council review the proposed amendments / correction to the Land Management Code for Chapter 2.11 Single-Family District as described in this staff report, open the public hearing, and consider approving the amendments as outlined in the draft Ordinance.

Description

Applicant: Park City Municipal Corporation - Planning Dept.
Proposal: LMC Amendment, correction the language for Prospector Park Sub. 1, 2, and 3, side setbacks of corner lots
Reason for Review: Zoning Map Amendments require Planning Commission review and City Council review and action

Background

Ordinance No. 2017-29 passed and adopted on June 15, 2017 contained an error which further restricted the side setbacks of corner lots within Prospector Park Subdivision 1, 2, and 3. This amendment simply corrects the error.

Analysis

On April 26, 2017 the Planning Commission reviewed several LMC Amendments. One of them included lot and site development standards in the SF District (Chapter 2.11) as follows:

Lot and Site Requirements in the Single Family (SF) Zoning Districts (See Exhibit A- Chapter 2.11-3 Zoning Districts).

Background: During normal application of the LMC Staff has identified language that is unclear or confusing that could lead to inconsistent interpretation.

Purpose of Amendments: The purpose of these amendments is to clarify this section for consistency of application. No change to the regulations is proposed.

Implications and consequences: These amendments clarify codified setbacks approved with the *Thayne's Canyon I and II, Prospector Village, and Prospector*

Park 1, 2, and 3 Subdivisions adopted by Ordinance and later incorporated into the LMC. Amending this language will make the LMC reflect clearly the intent of the subdivision approvals and eliminate current confusion as to whether the additional setback exceptions also apply to these subdivisions. No substantive changes are proposed to the regulations. These amendments propose to reorganize this section of the code for clarity of use.

Staff recommendation: Staff proposes the following language:

15-2.11-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development must comply with the following:

A. **DENSITY**. The maximum Density for Subdivisions is three (3) units per acre. Subdivisions must Cluster Development to maximize common Transferred Development Right (TDR) Open Space.

B. **FRONT, REAR, AND SIDE YARDS**. All Development activity must comply with the following minimum Yards. See Section 15-2.11-3(I) for **Front, Rear and Side Yard requirements-exceptions** for Thaynes Canyon Subdivision I and II, Prospector Village Subdivision, and Prospector Park Subdivision 1, 2, and 3.

>>>

I. OTHER EXCEPTIONS: FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THAYNES CANYON SUBDIVISIONS I AND II, PROSPECTOR VILLAGE SUBDIVISION, AND PROSPECTOR PARK SUBDIVISIONS 1, 2, AND 3.

1. In Thaynes Canyon Subdivision I and II, and Prospector Village Subdivision, minimum required Yards are as follows:
 - a. FRONT YARD. The minimum Front Yard for Main Buildings is twenty feet (20') and the Front Yard for garages is ten feet (10');
 - b. SIDE YARD. The minimum Side Yard is five feet (5'). On Corner Lots the minimum Side Yard abutting a Street is ten feet (10'). In Thaynes Canyon Subdivision 1, the minimum Side Yard is ten feet (10').
 - c. REAR YARD. The minimum Rear Yard is ten feet (10').
2. In Prospector Park Subdivisions 1, 2, and 3, minimum required Yards are as follows:
 - a. FRONT YARD. The minimum Front Yard is twenty feet (20').
 - b. SIDE YARD. The minimum Side Yard is ten feet (10'). On Corner Lots the Side Yard that faces the Street must not be less than fifteen feet (15').
 - c. REAR YARD. The minimum Rear Yard is ten feet (10').

3. Front, Rear, and Side Yard Exceptions listed above also apply to Thaynes Canyon Subdivisions I and II, Prospector Village Subdivision, and Prospector Park Subdivisions 1, 2, and 3.

As indicated on section 15-2.11-3B(2)(b) above, the side yard of corner lot remained unaltered with the proposed clarification and no changes were proposed. See text highlighted in yellow above.

On June 15, 2017 the City Council reviewed the same LMC Amendment (clarification), as the Planning Commission forwarded a positive recommendation as presented by staff without any changes. Unfortunately, Exhibit A of the June 15, 2017 is as follows and erroneously omitted the side yard of corner lots. See text highlighted in yellow below.

EXHIBIT A [Excerpt]

[...]

~~E. OTHER EXCEPTIONS.~~

- ~~1. In Thaynes Canyon Subdivision I and II, and Prospector Village Subdivision, minimum required Yards are as follows:~~
 - ~~a. FRONT YARD. The minimum Front Yard for Main Buildings is twenty feet (20') and the Front Yard for garages is ten feet (10');~~
 - ~~b. SIDE YARD. The minimum Side Yard is five feet (5'). On Corner Lots the minimum Side Yard abutting a Street is ten feet (10'). In Thaynes Canyon Subdivision 1, the minimum Side Yard is ten feet (10');~~
 - ~~c. REAR YARD. The minimum Rear Yard is ten feet (10');~~
- ~~2. In Prospector Park Subdivisions 1, 2, and 3, minimum required Yards are as follows:~~
 - ~~a. FRONT YARD. The minimum Front Yard is twenty feet (20');~~
 - ~~b. SIDE YARD. The minimum Side Yard is ten feet (10'). On Corner Lots the Side Yard that faces the Street must not be less than fifteen feet (15');~~
 - ~~c. REAR YARD. The minimum Rear Yard is ten feet (10');~~

The corner lots side yard setback highlighted above was omitted in error and was not re-organized onto the clarified version of the Code.

Staff recommends adding this subject provision (sentence) back to the Land Management Code as the amended was not intended to remove such standard of fifteen foot (15') side setbacks on corner lots in Prospector Park Subdivision 1, 2, and 3; but rather clarify the Code. This item was brought to the attention of the Planning Departments as the property owners of an affected corner lot are currently in the middle of designing an addition to their current home that are affected by the adopted code.

On June 12, 2019, the Planning Commission forwarded a unanimous positive recommendation to City Council for the proposed amendments.

Process

The adoption of an ordinance codifying the proposed Land Management Code text amendment by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code § 15-1-8.

Notice

On May 29, 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 May 28, 2019, according to requirements of the LMC.

Public Input

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

Significant Impacts

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

Consequences of not taking the Planning Department's Recommendation

The Land Management Code would remain as is.

Summary Recommendations

Staff recommends that the City Council review the proposed amendments / correction to the Land Management Code for Chapter 2.11 Single-Family District as described in this staff report, open the public hearing, and consider approving the amendments as outlined in the draft Ordinance.

Exhibits

Exhibit A – Proposed Ordinance

Relevant Hyperlinks

- [LMC § 15-2.11-3 Lot And Site Requirements](#)
- [Ordinance 2017-29](#)
- [City Council Staff Report June 15, 2017, pg. 313](#)
- [City Council Meeting Minutes June 15, 2017, pg. 11](#)
- [Planning Commission Staff Report April 26, 2017, pg. 105](#)
- [Planning Commission Meeting Minutes April 26, 2017, pg. 17](#)
- [Planning Commission Staff Report June 12, 2019](#)
- [Planning Commission Meeting Minutes June 12, 2019, pg 21-22](#)

Exhibit A: Proposed Ordinance

Ordinance No. 2019-37

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, CORRECTING SECTION 15-2.11-3(F) SIDE SETBACKS OF CORNER LOTS WITHIN PROSPECTOR PARK SUBDIVISION 1, 2, AND 3 IN THE SINGLE FAMILY (SF) DISTRICT.

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors; and to preserve the community's unique character and values; and

WHEREAS, the City reviews the Land Management Code and identifies necessary amendments to address planning and zoning issues that have come up in the past years, and to address specific LMC issues raised by the public, Staff, the Planning Commission, and City Council to address applicable changes to the State Code, and to align the Code with the Council's goals; implementing the General Plan; and

WHEREAS, Chapter 2.11 Single Family (SF) District provides a description of requirements, provisions, and procedures specific to this zoning district that the City desires to revise; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meeting on June 12, 2019; and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on July 11, 2019; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and identified goals of the Park City community and City Council to protect health and safety, maintain the quality of life for its residents, preserve and protect the residential neighborhoods, and preserve the community's unique character.

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

SECTION 1. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 2.11 Section 15-2.11-3(F). The recitals above are incorporated herein as findings of fact.

Section 15-2.11-3(F) of the Land Management Code of Park City is hereby amended as redlined (see Attachment 1).

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

PASSED AND ADOPTED this 11th day of July, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

15-2.11-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development must comply with the following:

- A. **DENSITY.** The maximum Density for Subdivisions is three (3) units per acre. Subdivisions must Cluster Development to maximize common Transferred Development Right (TDR) Open Space.
- B. **FRONT SETBACK.**
 - 1. In Thaynes Canyon Subdivision 1 and 2 and Prospector Village Subdivision, the minimum Front Setback for Main Buildings is twenty feet (20') and minimum Front Setback for Garages is ten feet (10').
 - 2. In Prospector Park Subdivisions 1, 2, and 3, the minimum Front Setback is 20 feet (20'), including Garages.
 - 3. In all other subdivisions, the minimum Front Setback is twenty feet (20'). New Front-Facing Garages for Single Family and Duplex Dwellings must maintain a minimum of twenty five feet (25') from Front Lot Line.
- C. **FRONT SETBACK EXCEPTIONS.**
 - 1. The Planning Commission may designate specific Single Family Lots on which the Front Setback is ten feet (10') for the Main Building and fifteen feet (15') for a new Front Facing Garage or garage element, including any habitable space above the garage. This exception may be granted to:
 - a. solve Access problems with relatively steep Grades,
 - b. preserve Significant Vegetation,
 - c. eliminate or minimize cut and fill Areas,
 - d. promote Clustered Development, and
 - e. preserve Open Space.
 - f. Lots to which this exception applies must be so designated on the Subdivision Plat at the time the plat is approved.
 - 2. The Front Setback must be open and free of any Structure except:

- a. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection at back of curb.
- b. Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.
- c. Decks, porches, and Bay Windows, not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Setback.
- d. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.
- e. Sidewalks, patios, and pathways.
- f. Driveways leading to a garage or Parking Area. No portion of a Front Yard, except for approved driveways and patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.
- g. Circular driveways meeting all requirements stated in Section 15-3-4.

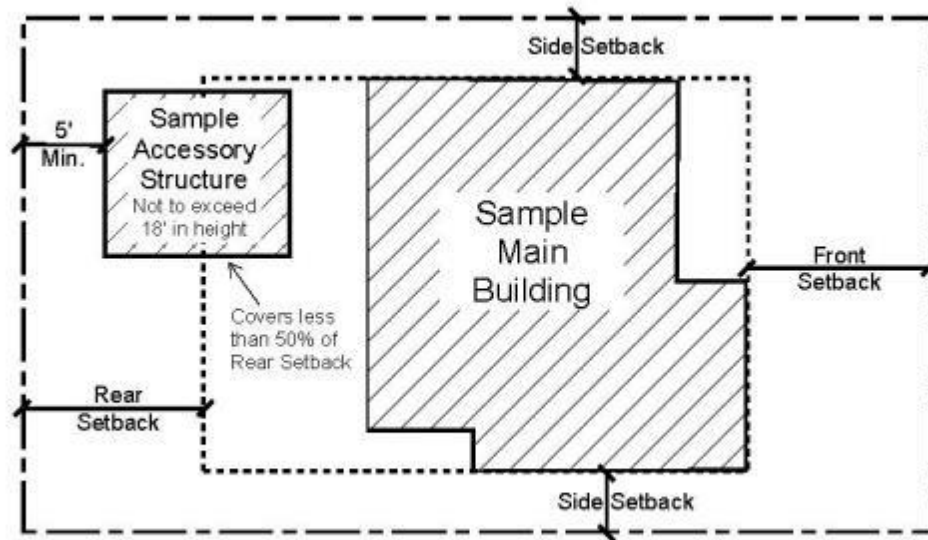
D. REAR SETBACK.

- 1. In Thaynes Canyon Subdivision 1 and 2 and Prospector Village Subdivision, the minimum Rear Setback is 10 feet (10').
- 2. In Prospector Park Subdivisions 1, 2, and 3 the minimum Rear Setback is ten feet (10').
- 3. In all other subdivisions, the minimum Rear Setback is fifteen feet (15').

E. REAR SETBACK EXCEPTIONS. The Rear Setback must be open and free of any Structure except:

- 1. Bay Windows not more than ten feet (10') wide projecting not more than two feet (2') into the Rear Setback.
- 2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Rear Setback.

3. Window wells and light wells projecting not more than four feet (4') into the Rear Setback.
4. Roof overhangs and eaves projecting not more than three feet (3') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or main Structure to which it is attached.
6. Detached Accessory Buildings not more than eighteen feet (18') in height and maintaining a minimum Rear Setback of five feet (5'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. Hard-Surfaced Parking Areas subject to the same location requirements as detached Accessory Buildings.
8. Screened mechanical equipment, hot tubs, and similar Structures located at least five feet (5') from the Rear Lot Line.
9. Fences, walls, and retaining walls not more than six feet (6') in height, or as permitted in Section 15-4-2. Retaining walls may have multiple steps, however, each exposed face cannot exceed six feet (6') in height and the horizontal distance between the walls, front face to rear face, must be at least three feet (3') and planted with approved vegetation. The Planning Director may approve minor deviations to the height and stepping requirements based on Site specific review.¹

10. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, provided it is located at least five feet (5') from the Rear Lot Line.

F. **SIDE SETBACK.**

1. In Thaynes Canyon Subdivision 1 and 2 and Prospector Village Subdivision, the minimum Side Setback is five feet (5'). On Corner Lots the minimum Side Setback abutting a Street is ten feet (10').
2. In Prospector Park Subdivisions 1, 2, and 3 the minimum ~~Rear~~ **Side** Setback is ten feet (10'). **On corner Lots the Side setback that faces the street must not be less than fifteen feet (15').**
3. In all other subdivisions, the minimum Side Setback is twelve feet (12').
4. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
 - a. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setbacks exceptions continue to apply.

G. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide projecting not more than two feet (2') into the Side Setback.
2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side Setback.
3. Window wells and light wells projecting not more than four feet (4') into the Side Setback.
4. Roof overhangs and eaves projecting not more than three feet (3') into the Side Setback.

5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or main Structure to which it is attached.
6. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height above Final Grade, provided there is at least one foot (1') Setback to the Side Lot Line.
7. Fences, walls, and retaining walls not more than six feet (6') in height, or as permitted in Sections 15-4-2. Retaining walls may have multiple steps, however, each exposed face cannot exceed six feet (6') in height and the horizontal distance between the walls, front face to rear face, must be at least three feet (3') and planted with approved vegetation. The Planning Director may approve minor deviations to the height and stepping requirements based on Site specific review.²
8. Driveways leading to an approved garage or Parking Area maintaining a three foot (3') landscaped Setback to the Side Lot Line. A paved turn out Area, to aid in backing a vehicle out of a garage or Parking Area, is allowed but may not be used for parking, and must maintain a one foot (1') landscaped Setback to the Side Lot Line.
9. Detached Accessory Buildings not more than eighteen feet (18') in height, located a minimum of five feet (5') behind the front facade of the Main Building, and maintaining a minimum Side Setback of five feet (5').
10. Screened mechanical equipment, hot tubs, and similar Structures located a minimum of five feet (5') from the Side Lot Line.
 - a. ¹Fences and walls greater than six feet (6') in height require an administrative Conditional Use permit.
 - ²Fences or Walls greater than six feet (6') in height requires an administrative Conditional Use permit.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-76](#) on 11/9/2006

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2017-29](#) on 6/15/2017

Amended by Ord. [2018-43](#) on 7/19/2018

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Laura Newberry

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-38, an Ordinance Approving a Zoning Map Amendment from Estate (E) District, Transfer of Development Rights Sending (TDR-S) Overlay Zone, and Historic Residential-1 (HR-1) District to Recreation and Open Space (ROS) within the Sweeney Properties Master Plan Mid-Station and Creole-Gulch Sites a.k.a. Treasure Hill, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Zoning Map Amendment Staff Report](#)

[Exhibit A: Base Vicinity Map](#)

[Exhibit B: SPMP Mid-State & Creole-Gulch Site Zoning Exhibit-Proposed](#)

[Exhibit C: Current Zoning Map](#)

City Council Staff Report

Subject: Sweeney Property Master Plan Mid-Station and Creole-Gulch Sites (AKA Treasure)
Zoning Map Amendment
Author: Laura Kuhrmeyer, Planner
Project Number: PL-19-04216
Date: July 11, 2019
Type of Item: Legislative – Zoning Map Amendment

Summary Recommendation

Staff recommends the City Council hold a public hearing for the Zoning Map Amendment of the Sweeney Property Master Plan (SPMP) Mid-Station and Creole-Gulch Sites (AKA Treasure or Treasure HILL) from Estate (E) District, Transfer of Development Rights Sending (TDR-S) Overlay Zone, and Historic Residential-1 (HR-1) District; to Recreation and Open (ROS) District; and consider approving the proposed Zoning Map Amendment based on the Findings of Fact and Conclusions of Law found in the draft ordinance.

Description

Applicant: Park City Municipal Corporation - Planning Dept.
Location: Sweeney Property Master Plan Mid-Station and Creole-Gulch Sites
Current Zoning: Estate (E) / Transfer of Development Rights Sending (TDR-S) and Historic Residential (HR-1)
Proposed Zoning: Reserved Open Space (ROS)
Adjacent Land Uses: Open Space and residential
Reason for Review: Zoning Map Amendments require Planning Commission review and City Council review and action

Proposal / Executive Summary

On August 16, 2018, City Council voted unanimously to support a \$48M Treasure Hill and Armstrong/Snow Ranch Pasture open space bond, which presented Park City residents with the opportunity to make the final decision to permanently preserve and protect Treasure Hill and Armstrong/Snow Ranch Pasture from development. On November 6, 2018, Park City residents voted (78% for and 22% against) to pass the Treasure Hill and Armstrong/Snow Ranch Pasture open space bond. The land is to remain permanently preserved and protected from development. The purchase was contingent upon the November 2018 general obligation bond. The property transfer took place on March 19, 2019.

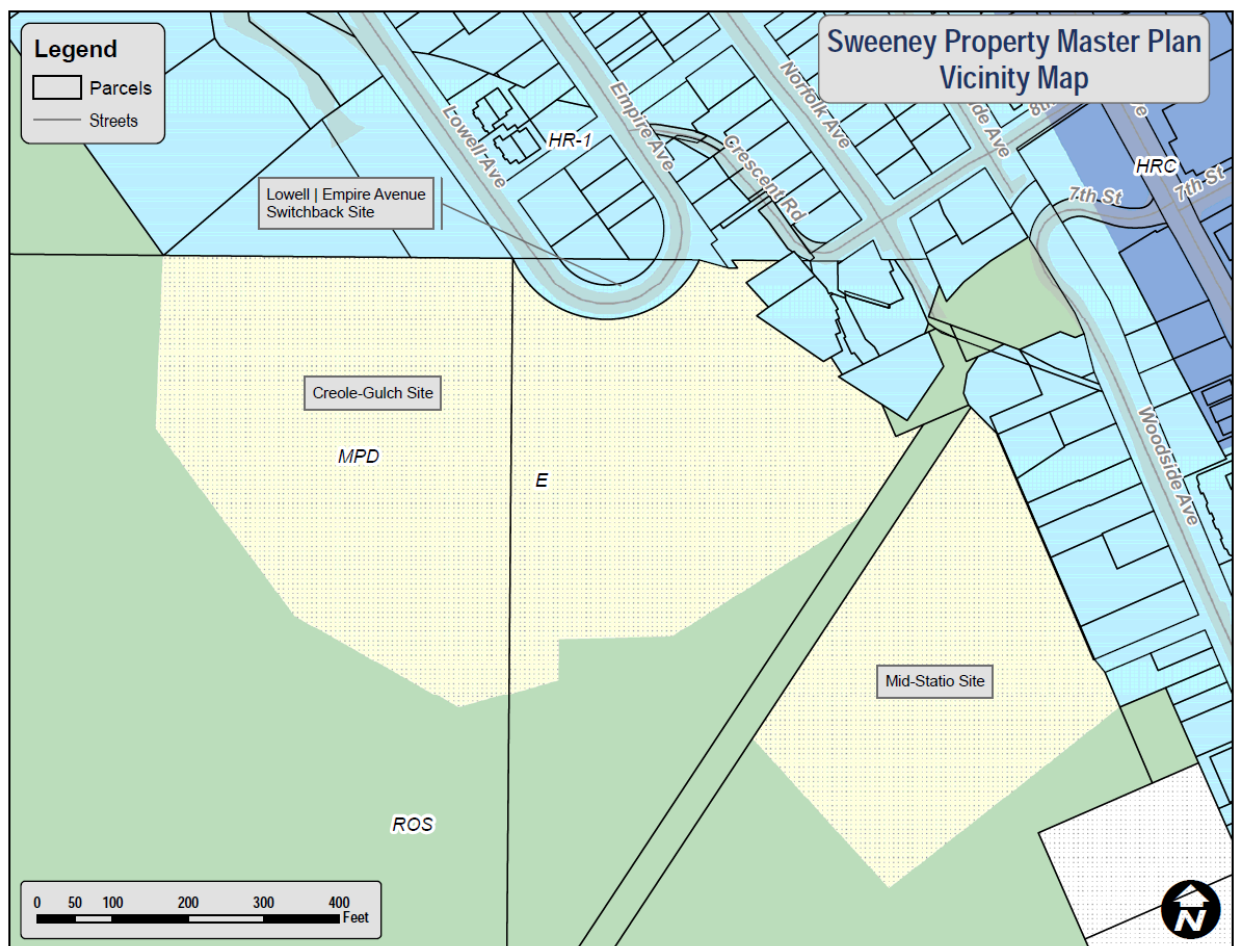
On June 12, 2019, the Planning Commission reviewed the proposed Zoning Map Amendment and forwarded a unanimous positive recommendation to City Council (see [Planning Commission June 12, 2019 Minutes](#)).

Acronyms

E	Estate
HR-1	Historic Residential
LMC	Land Management Code
ROS	Reserved Open Space
TDR-S	Transfer of Development Rights Sending

Analysis

The subject sites known as the SPMP Mid-Station and Creole Gulch sites are currently zoned Estate District and Transfer of Development Rights Sending (TDR-S) Overlay Zone. A small portion of the Lowell / Empire Avenue switchback area is zoned HR-1 District. See excerpt from the zoning map below:



In order to be consistent with the purchase, staff recommends that the site should be zoned ROS, as presented. The site is adjacent to the HR-1 District to the north and east. The site is adjacent to the ROS District to the south and west.

General Plan Compliance

Volume I of the General Plan contains goals, objectives, and strategies for each of

the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character. The General Plan goals are copied below in *italics* below:

Small Town

- **Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods. Consistent.**
- *Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Salt Lake County regions through regional land use and transportation planning. Not applicable.*
- *Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character. Not applicable.*

Natural Setting

- **Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting. Consistent.**
- *Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020. Not applicable.*
- *Goal 6: Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change. Not applicable.*

Sense of Community

- *Goal 7: Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents. Not applicable.*
- *Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City. Not applicable.*
- **Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors. Consistent.**
- *Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Not applicable.*
- **Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience. Consistent.**
- *Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City. Not applicable.*
- *Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression. Not applicable.*
- **Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region. Consistent**

Historic Character

- *Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. Not applicable.*
- *Goal 16: Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors. Not applicable.*

Process

The adoption of an ordinance codifying the proposed Zoning Map Amendment by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code § 15-1-18.

Department Review

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

Notice

On May 29, 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 May 28, 2019, according to requirements of the LMC.

Public Input

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

Alternatives

- The City Council may approve the Zoning Map Amendment, as proposed or amended at the meeting; or
- The City Council may deny the Zoning Map Amendment, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the proposed Zoning Map Amendment, and request additional information or analysis in order to take Final Action.

Significant Impacts

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

Consequences of not taking the Planning Department's Recommendation

The zoning designation would remain as is.

Summary Recommendation

Staff recommends the City Council hold a public hearing for the Zoning Map Amendment of the Sweeney Property Master Plan (SPMP) Mid-Station and Creole-Gulch Sites (AKA Treasure or Treasure HILL) from Estate (E) District, Transfer of Development Rights Sending (TDR-S) Overlay Zone, and Historic Residential-1 (HR-1) District; to Recreation and Open (ROS) District; and consider approving the proposed Zoning Map Amendment based on the Findings of Fact and Conclusions of Law found

in the draft ordinance.

Exhibits

Exhibit A – Zoning Map Amendment Draft Ordinance

Exhibit B – SPMP Mid-State & Creole-Gulch Site Zoning Exhibit-Proposed

Exhibit C – Current Zoning Map

Exhibit A: Zoning Map Amendment Draft Ordinance

Ordinance No. 2019-38

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM ESTATE (E) DISTRICT, TRANSFER OF DEVELOPMENT RIGHTS SENDING (TDR-S) OVERLAY ZONE, AND HISTORIC RESIDENTIAL-1 (HR-1) DISTRICT TO RECREATION AND OPEN SPACE (ROS) WITHIN THE SWEENEY PROPERTIES MASTER PLAN MID-STATION AND CREOLE-GULCH SITES AKA TREASURE HILL, PARK CITY, UTAH.

WHEREAS, the owner of the property known as the Sweeney Properties Master Plan (SPMP) Mid-Station and Creole-Gulch sites has petitioned the City Council for approval of a Zoning Map Amendment; and

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

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

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

WHEREAS, the Planning Commission, on June 12, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 11, 2019, the City Council held a public hearing to receive input on the Zoning Map Amendment; and

WHEREAS, the proposed zoning map amendment is consistent with the following purposes of the Utah Municipal Land Use, Development, and Management Act (LUDMA) section 10-9a-102. Purposes -- General land use authority.

1) The purposes of this chapter are to:

- a. provide for the health, safety, and welfare;
- b. promote the prosperity;
- c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- d. protect the tax base;
- e. secure economy in governmental expenditures;
- f. foster the state's agricultural and other industries;
- g. protect both urban and nonurban development;
- h. protect and ensure access to sunlight for solar energy devices;
- i. provide fundamental fairness in land use regulation;
- j. facilitate orderly growth and allow growth in a variety of housing types; and
- k. protect property values..

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

SECTION 1. APPROVAL. Zoning Map Amendment from Estate (E) District, Transfer of Development Rights Sending (TDR-S) Overlay Zone, and Historic Residential-1 (HR-1) District to Recreation and Open Space (ROS) District is approved subject to the following Findings of Facts and Conclusions of Law:

Findings of Fact

1. The property is located known as the Mid-Station and Creole Gulch sites of the Sweeney Properties Master Plan (SPMP).
2. The property is also known as Treasure or Treasure Hill.
3. The sites are currently zoned Estate District.
4. A small portion of the Lowell / Empire Avenue switchback area is zoned HR-1 District.
5. The site is vacant.
6. On August 16, 2018, City Council voted unanimously to support a \$48M Treasure Hill and Armstrong/Snow Ranch Pasture open space bond.
7. On November 6, 2018, Park City residents voted (77% for and 23% against) to pass the Treasure Hill and Armstrong/Snow Ranch Pasture open space bond.
8. The land is to remain permanently preserved and protected from development.
9. In order for the site to be consistent with the purchase the site should be zoned ROS.
10. The site is adjacent to the HR-1 District to the north and east.
11. The site is adjacent to the ROS District to the south and west.
12. The requested Zoning Map Amendment from HR-1 / E to ROS is appropriate.
13. The proposed Zoning Map Amendment is consistent with the following Park City General Plan goals:
 - a. Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.
 - b. Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.
 - c. Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.
 - d. Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.
 - e. Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Conclusions of Law:

1. There is Good Cause for this Zoning Map Amendment.
2. The Zoning Map Amendment request is consistent with the Park City General

Plan and the Park City Land Management Code.

3. The Zoning Map Amendment is consistent with applicable State law.
4. The zone amendment further the purposes UCA § 10-9a-102(1) .
5. Approval of the Zoning Map Amendment is necessary or appropriate for the protection of open space consistent with UCA § 10-9a-102(2)(c),

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

PASSED AND ADOPTED this 11th day of July, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Legend

- Parcels
- Streets

**Sweeney Property Master Plan
Vicinity Map**

Lowell | Empire Avenue
Switchback Site

Creole-Gulch Site

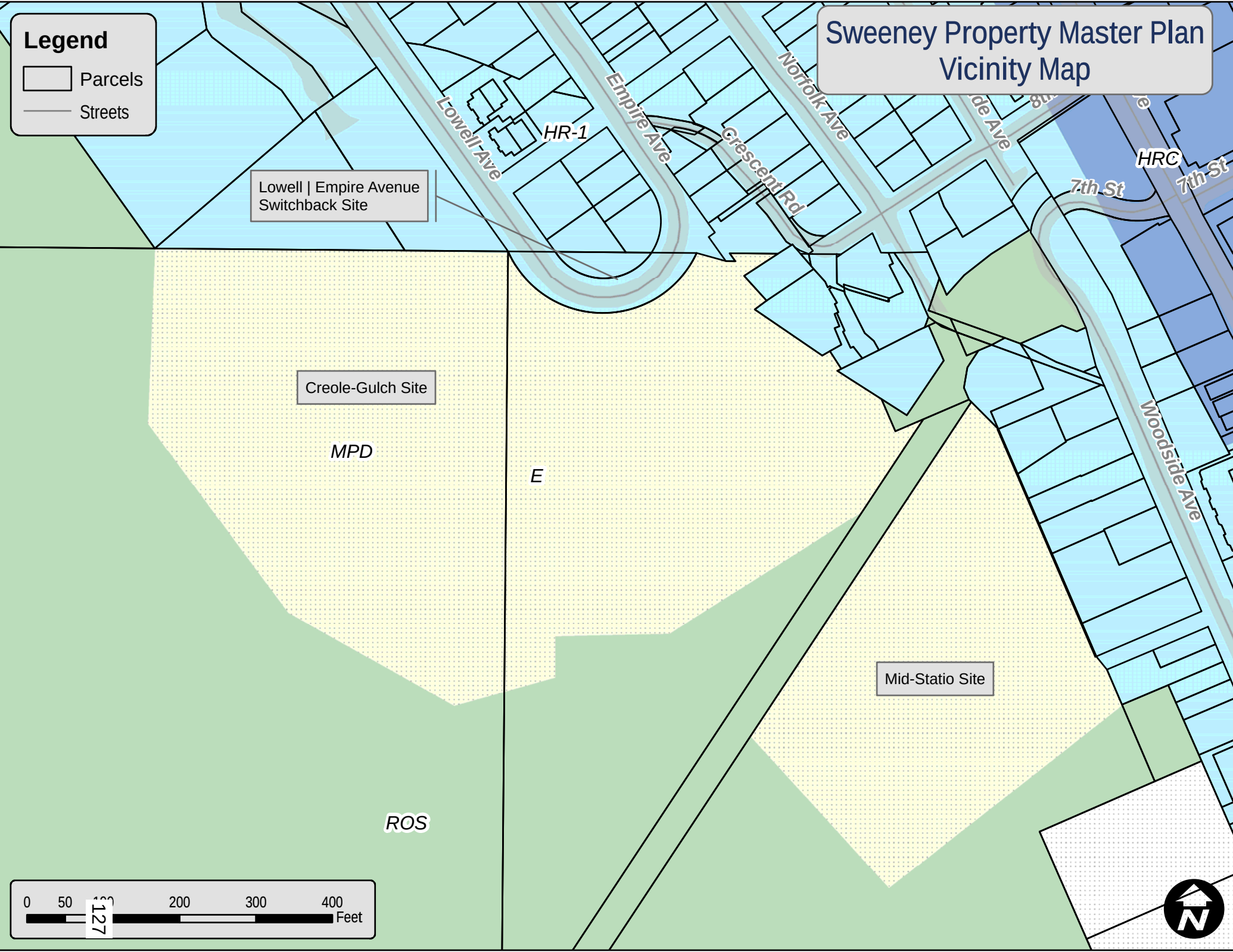
MPD

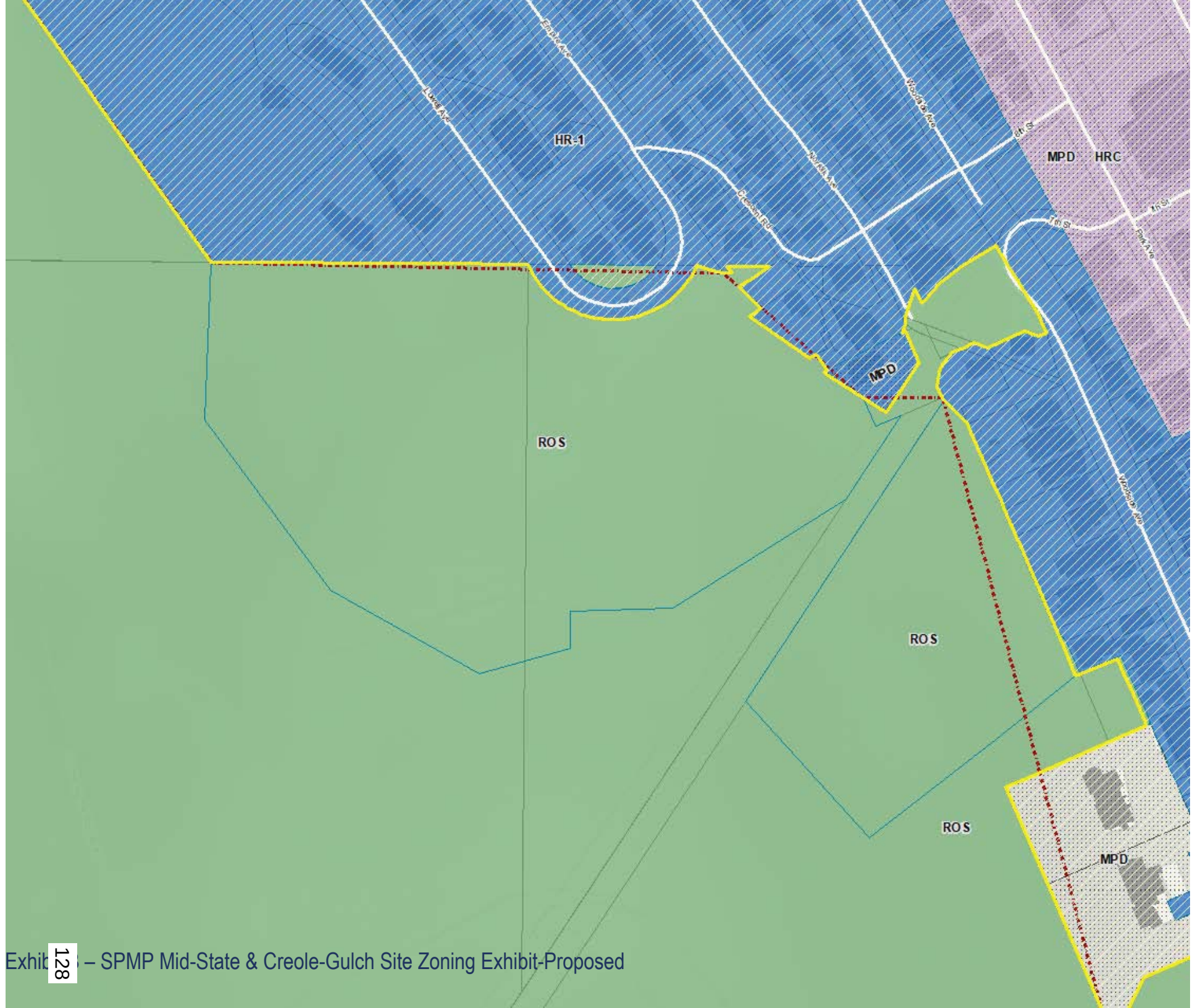
E

ROS

Mid-Statio Site

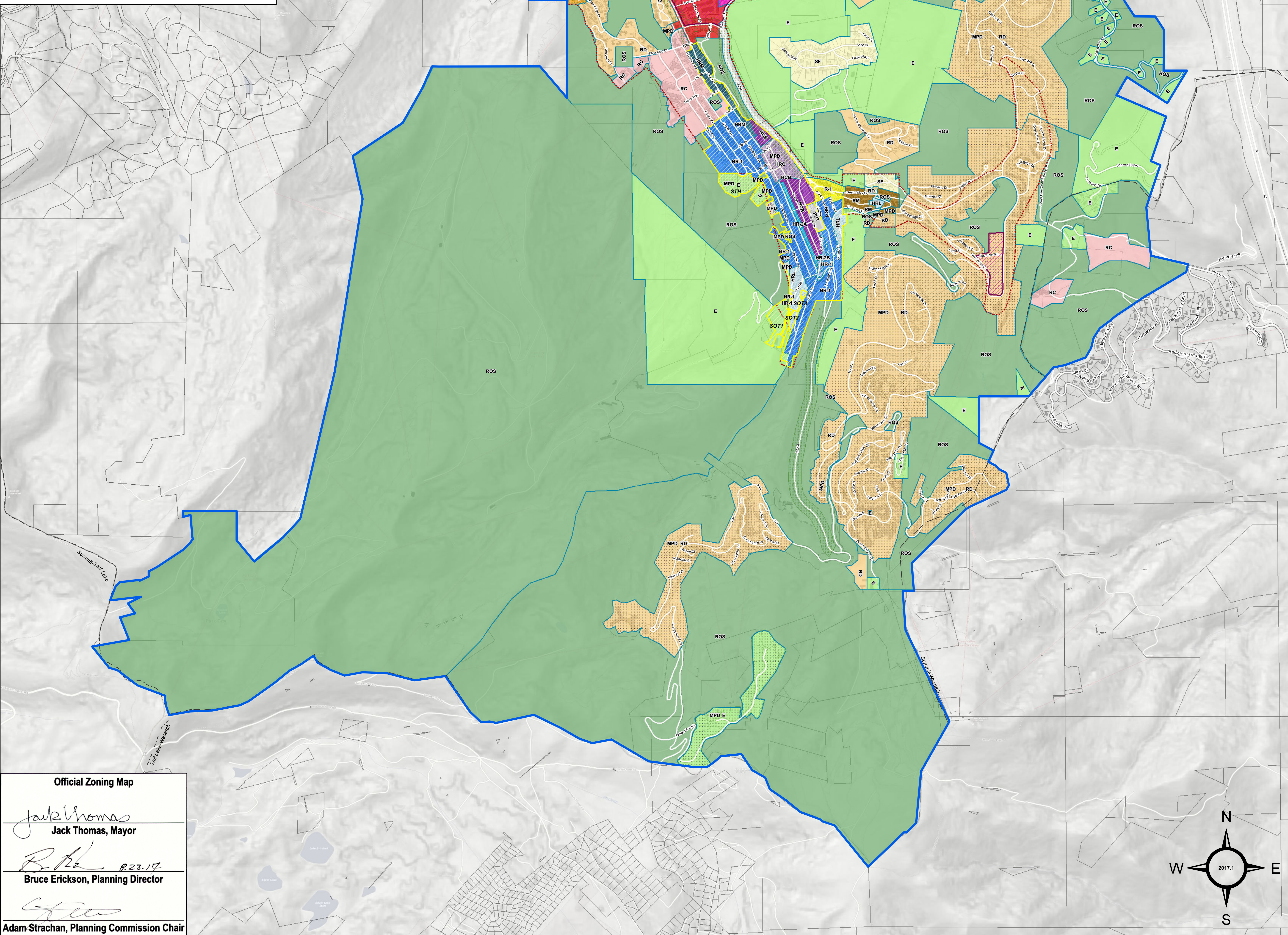
0 50 100 200 300 400 Feet





Legend

- Park City Limits
- County Boundaries
- Sending Zones
- Receiving Zones
- Sensitive Lands (SLO)
- Frontage Protection Zone (FPZ)
- Entry Corridor Protection (ECP)
- Master Planned Development (MPD)
- Regional Commercial (RCO)
- Community Transition (CT)
- Estate (E)
- General Commercial (GC)
- Historic Commercial Business (HCB)
- Historic Residential (HR-1)
- Historic Residential (HR-2A)
- Historic Residential (HR-2B)
- Historic Recreation Commercial (HRC)
- Historic Residential - Low Density (HRL)
- Historic Res. - Medium Density (HRM)
- Light Industrial (LI)
- Protected Open Space (POS)
- Public Use Transition (PUT)
- Residential (R-1)
- Recreation Commercial (RC)
- Residential Development (RD)
- Residential Dev. - Medium Density (RD-M)
- Residential - Medium Density (RM)
- Recreational Open Space (ROS)
- Single Family (SF)
- Parcels



Official Zoning Map

Jack Thomas
Jack Thomas, Mayor

Bruce Erickson R23.17
Bruce Erickson, Planning Director

Adam Strachan
Adam Strachan, Planning Commission Chair

This map is a graphic illustration of Park City's zoning districts and is not intended to establish precise dimensions and/or surveyed boundaries of each zone. Interpretation of the Zoning Map is governed by the standards in LMC Section 15-1-6. For complete information relating to the specific boundaries of any of the zoning designation shown on this map, please contact the Park City Planning Department.

0 0.5 1 Miles

Date: 9/1/2017

Map Projection: NAD83 Utah State Plane Central in US Feet
Document Name: Zoning_Map8-23-17Official User Name: slaco

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Laura Newberry

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-39, an Ordinance Approving the 440 Main Street Plat Amendment, Located at 440 Main Street, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[440 Main Street Staff Report and Ordinance](#)

[Exhibits B - G](#)

City Council Staff Report



PLANNING DEPARTMENT

Subject: 440 Main Street Plat Amendment
Designation: Historic "Landmark" Structure
Author: Laura Kuhrmeyer, Planner I
Project Number: PL-19-04186
Date: July 11, 2019
Type of Item: Legislative – Plat Amendment

Summary Recommendation

Staff recommends the City Council review and hold a public hearing for the 440 Main Street Plat Amendment and consider approving the proposed Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: 440 Main, LLC
Alliance Engineering, Inc. – Marshall King
Location: 440 Main Street
Designation: Historic "Landmark" Structure
Zoning: Historic Commercial Business (HCB)
Adjacent Land Uses: Commercial
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Proposal / Executive Summary

The applicants are proposing to combine Lot 11 of Block 23 with two metes and bounds parcels into one (1) legal lot of record. One of the metes and bounds parcels, Parcel 2, is located entirely within the Millsite Reservation. The second metes and bounds parcel, Parcel 3, is a sliver at the southerly portion of the property and extends from Main Street to Swede Alley. The Site currently has a vacant building that was formerly used as a restaurant space. The existing property lines go through the building across the rear and down the length of the building from Main Street to Swede Alley.

On June 12, 2019, the Planning Commission reviewed the proposed Plat Amendment and forwarded a unanimous positive recommendation to City Council (see [Planning Commission June 12, 2019 Minutes](#)).

Acronyms

FAR Floor Area Ratio
HCB Historic Commercial Business
LMC Land Management Code

Purpose

The purpose of the Historic Commercial Business (HCB) District is to:

1. Preserve the cultural heritage of the City's original Business, governmental and residential center,
2. Allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
3. Facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District,
4. Encourage the preservation of Historic Structures within the district,
5. Encourage pedestrian-oriented, pedestrian-scale Development,
6. Minimize the impacts of new Development on parking constraints of Old Town,
7. Minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,
8. Minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and
9. Support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.
10. Maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Background

This Lot was purchased by Edward Theriot from the Park City Townsite Company in 1882. They built a one-story structure with a basement beneath that housed two businesses. In 1891, the Site was purchased by the First National Bank of Salt Lake City and the building was torn down and reconstructed as a bank branch. On June 21, 1898, the building was destroyed by the Great Fire.

The Site was sold to James Ferrell in 1899 and he began reconstruction of the building. The building was completed in 1902, when it became the office for the Quincy Mining Company and the Anchor Mining Company. The Site was sold to Lee B. Wight, City Attorney, in 1905 and became a law office. In 1910, the building transitioned to restaurant uses. The building is listed on the Park City Historic Sites Inventory as a Historic "Landmark" Structure.

In 1988, an addition (approximately 1,224.33 square feet) was added to the rear of the Historic Structure. There have been a number of restaurants within this building over the years. While the building has gone through many remodels of the interior space, overall, the building has not been significantly altered on the outside since it's National Register nomination. See Exhibit B – Intensive Level Survey (Sanborn Fire Insurance Maps).

On April 23, 2019, the Planning Department received a complete Plat Amendment Application to combine Lot 11 of Block 23 with two metes and bounds parcels into one (1) legal lot of record.

Staff is recommending approval of the Lot combinations to clean up Lot Lines and create one legal platted Lot of record.

Analysis

The subject sites are located at 440 Main Street. The site is within the Historic Commercial Business (HCB) District. The proposed Plat Amendment requests to combine Lot 11 of Block 23 with two metes and bounds parcels into one (1) legal lot of record.

The minimum Lot Size within the Historic Commercial Business is 1,250 square feet. The HCB District does not have any required Front, Rear, or Side Setback.

The existing Lot consists of three parcels. According to the survey, Lot 11 of Block 23 consists of 1,875 square feet, Parcel 2 is approximately 1,255 square feet, and the sliver of Parcel 3 is approximately 150 square feet. The new proposed Lot consists of 3,280 square feet. The proposed Lot Size is compatible with existing lots in the neighborhood and in the overall Historic District.

The maximum Floor Area Ratio (FAR) within the HCB District is 4.0. Based on the survey and submitted floor plans, the existing building has a Floor Area Ratio of 1.455.

Since the Building was constructed prior to 1984, per the [Land Management Code \(LMC\) 15-2.6-9\(D\)](#), the Pre 1984 Parking Exception applies. The Lot was current in the assessment to the Main Street Parking Special Improvement District as of January 1, 1984, and thus is exempt from the parking obligation for a Floor Area Ratio of 1.5. So long as the Building maintains a FAR of 1.5 or less, no additional off-street parking is required.

Staff recommends approval of the Plat Amendment as it will clean up property lines and create one (1) Legal Lot of Record.

Good Cause

Staff finds that there is good cause for this Plat Amendment, in that it would clean up the Lot Lines and create one (1) Legal Lot of Record. The proposed Plat would also resolve the encroachment of the building into the metes and bounds parcels.

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 §15-1-18.

Department Review

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

Notice

On May 29, 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 May 29, 2019.

Public Input

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

Alternatives

- The City Council may approve the proposed 440 Main Street Plat Amendment, as conditioned or amended at the meeting; or
- The City Council may deny the proposed 440 Main Street Plat Amendment, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the proposed 440 Main Street Plat Amendment, and request additional information or analysis in order to make final action.

Significant Impacts

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

Consequences of not taking recommended action

The consequences of not taking the recommended action would be that the building would remain split by two lot lines. The exterior of the building could not be modified until a Plat Amendment is completed, removing the lot lines through the building.

Summary Recommendation

Staff recommends the City Council review and hold a public hearing for the 440 Main Street Plat Amendment and consider approving the proposed Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance

Attachment 1 – 440 Main Street Plat Amendment (Proposed)

Exhibit B – Intensive Level Survey (Sanborn Fire Insurance Maps)

Exhibit C – Current Plat

Exhibit D – Applicant's Project description

Exhibit E – Existing Conditions Survey

Exhibit F – Aerial Photograph

Exhibit G – Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 2019-39

AN ORDINANCE APPROVING THE 440 MAIN STREET PLAT AMENDMENT, LOCATED AT 440 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 440 Main Street have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 29, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on May 29, 2019, the site 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, the Planning Commission held a public hearing on June 12, 2019, to receive input on the proposed Plat Amendment; and

WHEREAS, the Planning Commission on June 12, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 11, 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 440 Main Street Plat Amendment, located at 440 Main Street.

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

SECTION 1. APPROVAL. The 440 Main Street 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 subject property is located at 440 Main Street.
2. The site is within the Historic Commercial Business (HCB) District.
3. The property is shown on the Historic Sites Inventory as a “Landmark Site” and includes an existing footprint of approximately 2,711 square feet.
4. The Plat Amendment application is a request to combine Lot 11 of Block 23 with two metes and bounds parcels into one (1) legal lot of record.
5. The minimum Lot Size within the Historic Commercial Business is 1,250 square feet.

6. The existing Lot consists of three parcels. According to the survey, Lot 11 of Block 23 is 1,875 square feet, Parcel 2 is 1,255 square feet, and the sliver of Parcel 3 is 150 square feet.
7. The new proposed Lot consists of 3,280 square feet.
8. The proposed Lot Size is compatible with existing lots in the neighborhood and in the overall Historic District. The surrounding lots that have been combined range in size from 0.06 acres to 0.1 acres, or 2,613.6 square feet to 4,356 square feet.
9. The HCB District does not have any required Front, Rear, or Side Setback.
10. The maximum Floor Area Ratio (FAR) within the HCB District is 4.0.
11. The existing building has a Floor Area Ratio of 1.455, based on the lot area depicted in the survey.
12. Since the Building was constructed prior to 1984, per the [Land Management Code \(LMC\) 15-2.6-9\(D\)](#), the Pre 1984 Parking Exception applies.
13. The Lot was current in the assessment to the Main Street Parking Special Improvement District as of January 1, 1984, and thus is exempt from the parking obligation for a Floor Area Ratio of 1.5.
14. So long as the Building maintains a FAR of 1.5 or less, no additional off-street parking is required.
15. The Plat Amendment is necessary in order for the applicant to obtain a building permit for the proposed remodel of the building.
16. Any remodel or addition to the Historic Structure would require review by the Design Review Team and any exterior remodels or additions would be reviewed for compliance with the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.
17. Staff finds that there is good cause for this Plat Amendment in that remnant parcels are combined into one platted lot of record, lot lines are cleaned up and encroachments are resolved..
18. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Plat Amendments.
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 shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time,

this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. No Building Permits for changes to the exterior of the Building will be granted until the final plat is recorded with the Summit County Recorder's Office.
4. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
5. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore it is regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
6. A note shall be added to the Plat stating that a portion of the Site is located within the FEMA Flood Zone A.
7. All development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone Requirements.
8. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
9. Any remodel or addition to the Historic Structure would require review by the Design Review Team and any exterior remodels or additions would be reviewed for compliance with adopted 2009 Design Guidelines for Historic Districts and Historic Sites.

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

PASSED AND ADOPTED this 11th day of July, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibits

Attachment 1 – 269 Daly Avenue Plat Amendment First Amended (Proposed)

Attachment 1 – 440 Main Street Plat Amendment (Proposed)



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 72-4891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown and described herein, and that the same has been hereafter to be known as 440 MAIN STREET PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1

ALL of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

PARCEL 2

Beginning at the Southeast corner of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, and running thence along the Easterly line of said Block 23 North 23°38' West 25.00 feet to the Northeast corner of Lot 11; thence leaving said block line and running North 66°22' East 50.00 feet to a point on Swede Alley as currently constructed; thence South 23°38' East along Swede Alley 25.00 feet; thence South 66°22' West 50.00 feet to the point of beginning.

PARCEL 3

Beginning at the Southwest corner of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, and running thence along the Southerly line of said Lot 11 North 66°22' East 75.00 feet to the Southeast corner of said Lot 11, sold point also being on the East line of said Block 23; thence leaving said Block line and running North 66°22' East 50.00 feet to a point on Saele Alley as currently constructed; thence South 23°38' East 1.65 feet; thence South 66°44'33" West 125.00 feet; thence North 23°18' West .83 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that 440 MAIN, LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 440 MAIN STREET PLAT AMENDMENT, does hereby certify that it has caused this plat amendment to be prepared and does hereby consent to the recordation of this plat amendment.

In witness whereof, the undersigned set his hand this _____ day of _____, 2019.

440 MAIN, LLC
a Utah limited liability company

By: SQCC Manager, LLC
a Delaware limited liability company

By: Jeffrey S. McKibben, Manager

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

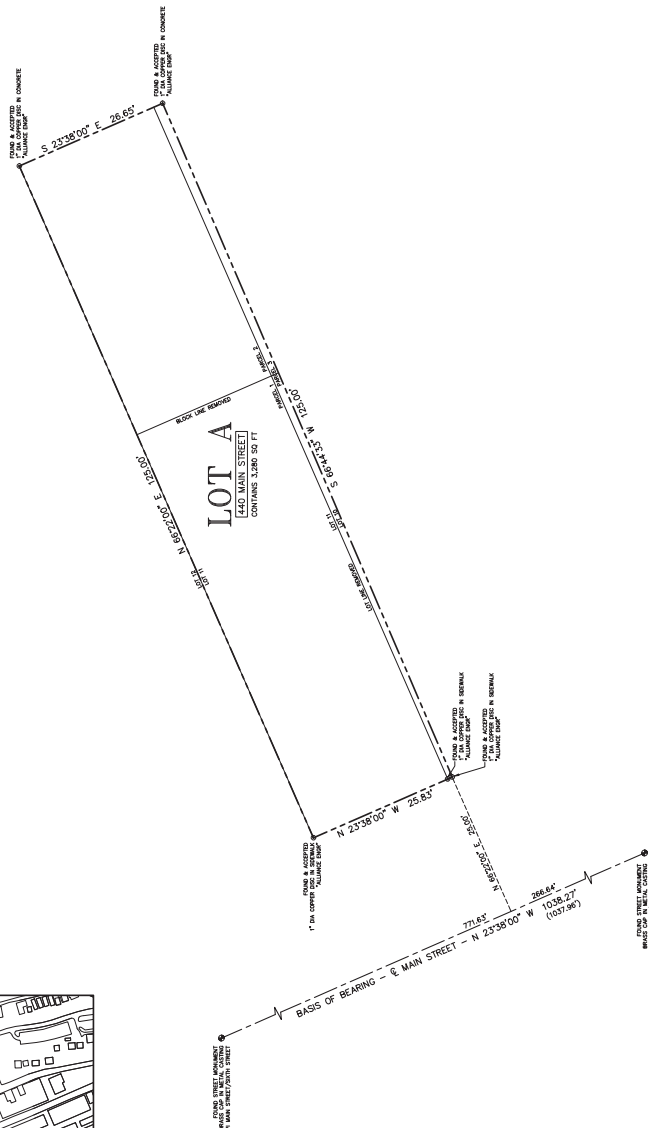
On this _____ day of _____, 2019, Jeffrey McKibben personally appeared before me, _____, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who is duly sworn/affirmed, did say that he is the Manager of 440 MAIN, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 440 MAIN STREET PLAT AMENDMENT.

By: _____ Notary Public

Printed Name
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2019-____.
2. An encroachment agreement affecting the north boundary of the property was recorded October 31, 2017, as Entry No. 1980731 in Book 2435 at Page 863.
3. See Record of Survey S-_____, in the Office of the Recorder, Summit County, Utah.
4. Measured bearings and distances, when different from measured, are shown in parenthesis ().



440 MAIN STREET PLAT AMENDMENT

BLOCK 23, PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

(435) 648-2467  CONSEJO CONSULTIVO JUNIO PLANNERS SURFUTURES 303 Main Street P.O. Box 2664 Park City, Utah 84002-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON _____ DAY OF _____ 2019 BY _____ C S W B D	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2019 BY _____ CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 2019 BY _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 2019 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2019 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ 2019 OF _____ BY _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ JOB NO. 14-1-19 FILE # 14P007039 Survey Map 140119.dwg
--	---	--	---	--	--	--	--

Exhibit B – Intensive Level Survey (Sanborn Fire Insurance Maps)

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Anchor & Quincy Mines Office Building**

Address: **440 Main Street**

Township

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Rouse Enterprises LLC**

USGS Map Name & Date: **Park City East**

Current Owner Address: **23955 De Ville Way**

Quad/2011

Malibu, CA 90265-4894

Tax Number: **PC-296**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

☒ eligible/contributing*
☐ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **business**

Current Use: **restaurant**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Oct. 2013 (2)**
☒ prints: **2006, 1995, 1970s (3), 1940s**
☒ historic: **c. 1910s**

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☐ other:

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title
☒ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☒ census records
☐ biographical encyclopedias
☒ newspapers

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☒ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

* NHRP listed in 1979 as part of Park City Main Street Historic District
Researcher/Organization: John Ewanowski, CRSA Architecture

Date: January 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: one-part block type; Commercial Victorian style No. Stories: 1
Foundation Material: stone and concrete Wall Material(s): wood siding and common brick
Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)
Number of associated outbuildings 0 and/or structures 0.
Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The building at 440 Main was described in 1978 by Philip Notarianni in the National Register nomination for the Park City Main Street Historic District as a “One-story frame with common brick on the rear, flat roof, and a bracketed cornice. Twelve window panes (transoms) lie above the entrance and display areas. [These] features were common to Victorian mining-town commercial buildings.”² Little has changed since Notarianni’s description. Transom windows are evenly spaced in three groups of four, with the left three groups over large storefront windows and the right group over the recessed door. A retractable awning sits between the transoms and the three fixed windows.

5 HISTORY

Architect/Builder: **unknown** Date of Construction: **1902**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape Architecture	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Law	☐ Social History
☒ Commerce	☐ Ethnic Heritage	☐ Literature	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Maritime History	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Military	
☐ Conservation		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This lot was purchased by Edward and Joseph Theriot from Edward Ferry of the Park City Townsite Company in 1882. The Theriots built a one-story with basement, frame building on the site, as evidenced by the 1889 Sanborn Map of Park City, which housed two businesses and had a canopy over its Main Street façade. In 1891, First National Bank of Salt Lake City bought the parcel, tearing down the Theriot building to make way for their Park City branch. The contractors for the original First National Bank Building were Pape and Kunkle, and it was completed at a cost of \$8,734 in early 1891.³ A *Park Record* representative was given a tour of the new building, which he called “the most substantial, most convenient, and most elegantly finished business block in Park City,” continuing, “It is a monument to the permanency of our mines, an honor to the new banking company, and a credit to the town.”⁴ Unfortunately, neither the mines nor the old First National Bank Building ended up being very permanent, and the building was a casualty of the Great Fire of June 21, 1898, which destroyed most of the businesses and homes in the Main Street area and caused over \$1,000,000 in damages.

While many business owners rebuilt their shops immediately after the fire, the building at 440 Main was not completed until 1902, over three years later. First National Bank had built a new building at 305 Main immediately after the fire (this Frederic Hale-designed brick structure is still standing), and they sold the site of their ruined building to James Farrell in 1899. The *Record* announced in November 1901, “As soon as masons can be obtained to do the work, the old First National bank building site will be cleaned, a new fireproof vault will be built and a substantial building erected on the old walls.”⁵ Farrell—with business partners Thomas Kearns, David Keith, and W.V. Rice—were planning on building a new bank that would rival First National, which was owned by out-of-town interests. However, while their new bank was under construction in January 1902, Kearns, Keith, Rice, and Farrell bought a controlling interest in First National and decided to

² National Register of Historic Places

³ “Twenty-Five Years Ago,” *Park Record*, July 28, 1916.

⁴ “First National Bank Building,” *Park Record*, January 21, 1891.

⁵ “Park Float,” *Park Record*, November 2, 1901.

keep it in the building up Main Street. This put the tenant status of the under-construction 440 Main building into question, but as the *Record* pointed out, “The large vault makes it a suitable building for banking business, but the vault would also be convenient if the Quincy and Anchor people concluded it would make a nice office for them.”⁶ In fact, their suggestion came true and the offices of the Quincy Mining Company (which had been headed by D.C. McLaughlin until his sudden death the previous June, when it was bought out by Farrell) and the Anchor Mining Company (with Farrell as president) moved into the new building upon its completion in February 1902.⁷

James Farrell was born May 24, 1843 in Ireland, coming to the United States as a ten-year-old. Moving to Utah around 1878, Farrell became known as a skilled ore hauler, which is how he made most of his money in Park City. He was also very active in the livestock business, both as a rancher and banker, and was remembered by Utah cattlemen as one of the only lenders who helped them in the depression that followed World War I. Unlike his partners, Farrell was a quiet man and was not very active in social clubs or politics. He died a widower at the family house, 137 W 100 North, in Salt Lake City, in January 1928 at the age of eighty-four.⁸

440 Main only served as the offices for the Quincy and Anchor mines for a few years. Lee B. Wight, the city attorney, bought the building in 1905 and outfitted it as his law office.⁹ Meanwhile, the basement was the headquarters of the Republican Party and the Citizens Club at different times. In 1910, Joe Julian—who had been working at the Senate Café—opened the Julian Restaurant in the building.¹⁰ Despite moving to Salt Lake City in 1913, L.B. Wight still owned the property in 1941, when Ernst Lingmann, operator of the Orange Blossom one door to the south, opened “Park City’s Variety Store” in the space. In fact, the Wight family owned the building until 1986, when it was sold to John Newman and Kathleen Kahn. Recent tenants have included the New Park Emporium, Texas Red’s Pit Barbecue, and Bandits Grill and Bar (currently). The building has been owned by Rouse Enterprises since 2002, and it has retained its historical appearance for the most part.

⁶ “First National Bank,” *Park Record*, January 25, 1902.

⁷ “Park Float,” *Park Record*, February 22, 1902.

⁸ “Illness Fatal to Utah Banker,” *Salt Lake Telegram*, January 14, 1928.

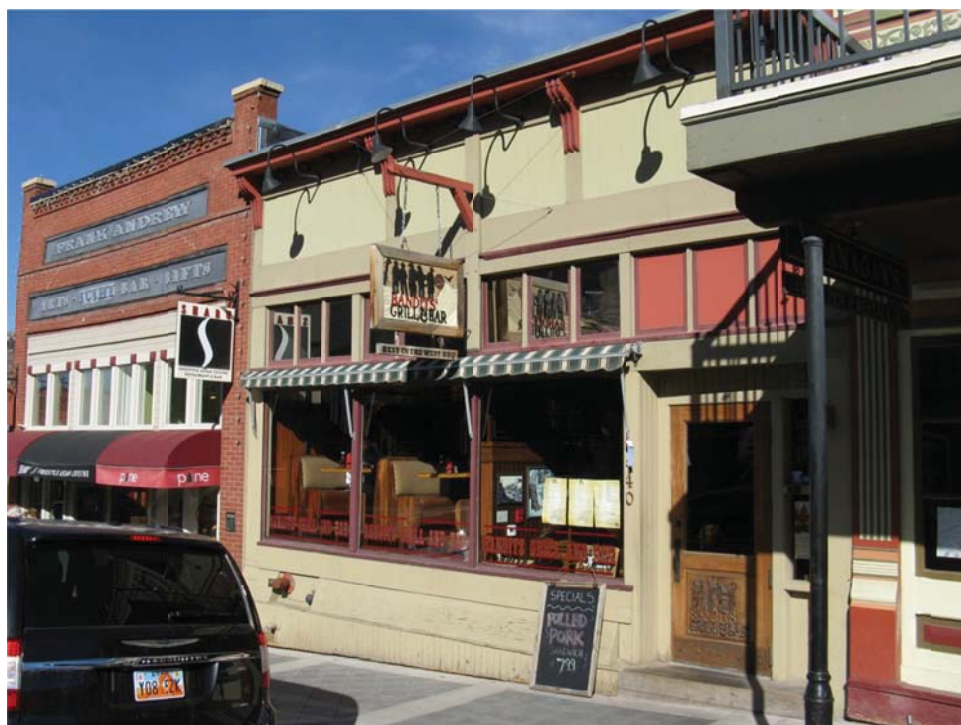
⁹ “Twenty-Five Years Ago,” *Park Record*, January 3, 1930.

¹⁰ “Park Float,” *Park Record*, April 9, 1910.

Legal Description (include acreage): **PC 296 LOT 11 BLK 23 PARK CITY SURVEY; BEG AT THE SW COR OF LOT 11 BLK 23 PARK CITY SURVEY, & RUN TH ALONG THE S'LY LINE OF SD LOT 11 N 66*22' E 75.00 FT TO THE SE COR OF SD LOT 11 SD PT ALSO BEING ON THE E LINE OF SD BLK 23; TH LEAVING SD BLK LINE & RUN N 66*22' E 50.00 FT TO A PT ON SWEDE ALLEY AS CURRENTLY CONSTRUCTED; TH S 23*38' E 1.65 FT; TH S 66*44'33" W 125.00 FT; TH N 23*38' E 1.65 FT; TH S 66*44'33" W 125.00 FT; THN 23*38' W .83 FT TO THE PT OF BEG CONT 155 SQ FT BAL 0.05 AC LWD-572 XWD-227M53-576 376-601 381-457 476-297 785-554 963-167-169 1469-795**



440 Main Street. Northwest oblique. October 2013.



440 Main Street. Southwest oblique. October 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 440 Main Street

City: Park City, UT

Current Owner: Rouse Enterprises LLC

Address: (see historic site form for address)

Tax Number: PC-296

Legal Description (include acreage): PC BK23 L11 & 50' x 25' E'ly parcel

(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/7/1882	Edwd. P Ferry	Edward & Joseph Theriot	W		
7/12/1889	J.P. & Alice H. Theriot	Edward Theriot	W		
6/7/1891	Edward & Damaris A.A. Theriot	First National Bank Salt Lake	W		
5/1/1899	First National Bank, Park City	James Farrell	W.D.		
5/8/1899	James Farrell & wife	W.V. Rice	W.D.		
2/20/1902	W.V. Rice & wife	James Farrell	W.D.		"1/2 und Int"
12/27/1904	W.V. Rice & wife et al	W.W. Armstrong	W.D.		
5/1/1912	Alex Wright, Co. Treas.	L.B. Wight	R Cert		"25 ft. x 75 ft. from 1910 Tax Sale"
12/16/1912	County Treasurer	Summit County	Tax Sale	\$104.00	"Julian Restaurant"
[filed] 4/8/1919	William W. Armstrong	L.B. Wight	W.D.		[date of inst. 12/27/1904]
5/29/1939	Summit County	L.B. Wight	Q.C.D.		
3/15/1959	L.B. & Winnie S. Wight	Earl F. Wight	W.D.		
12/31/1973	Earl F. & Celia A. Wight	Wight, Inc.	W.D.		
3/13/1986	Wight Inc.	Earl Wight & Shirlee Ashworth (jt.)	W.D.		
4/17/1986	Earl Wight & Shirlee Ashworth	John Newman & Kathleen Kahn	W.D.		
5/7/1996	438 Main Street	New Ron LLC	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 2/27/2014

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 440 Main Street, page 2

City: Park City, UT

Current Owner: Rouse Enterprises LLC

Address: (see historic site form for address)

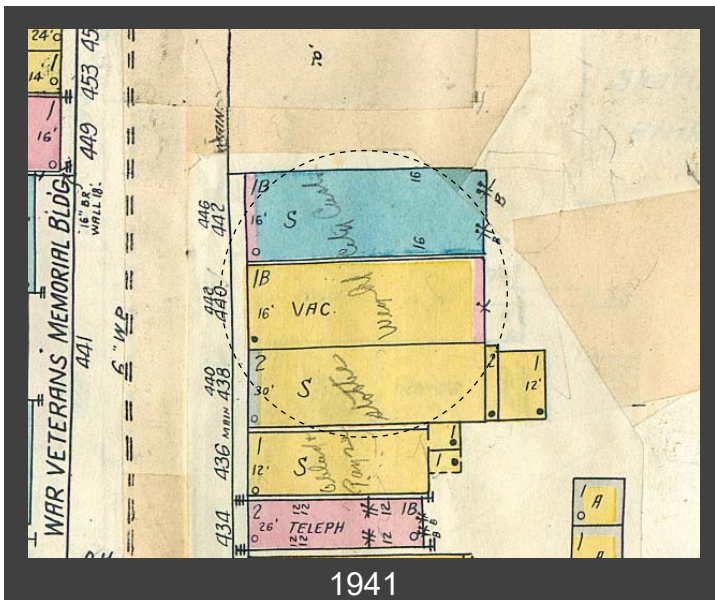
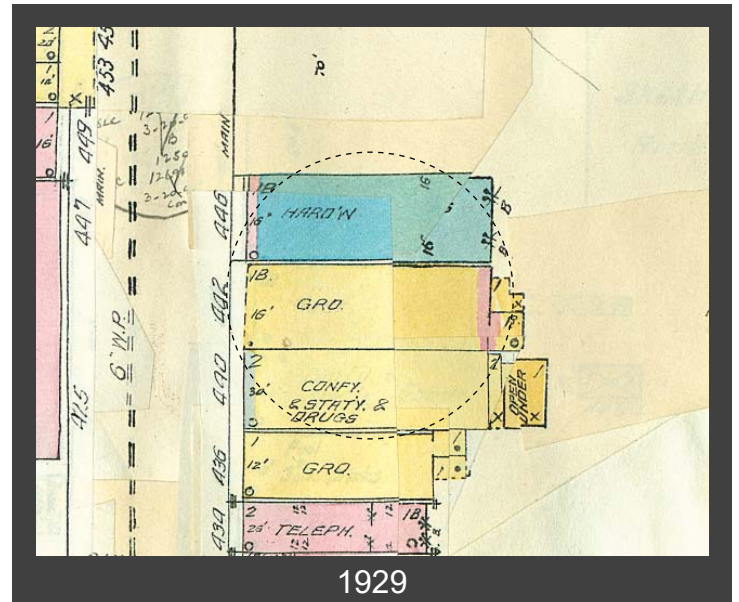
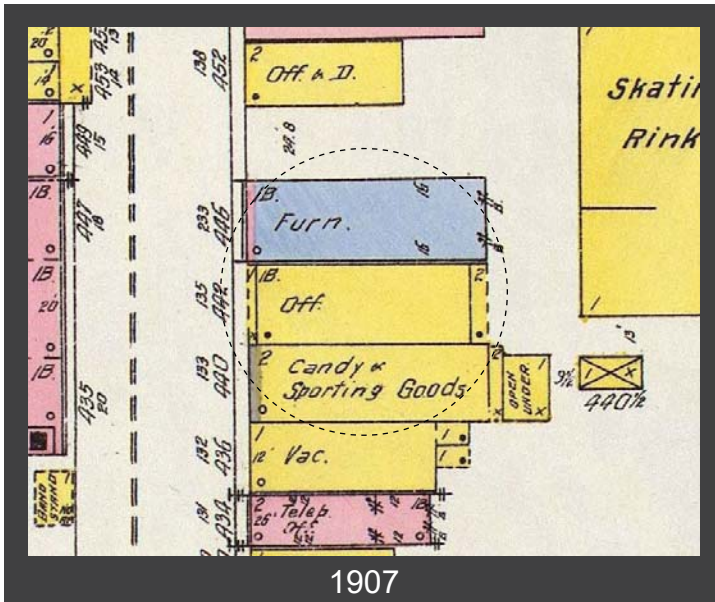
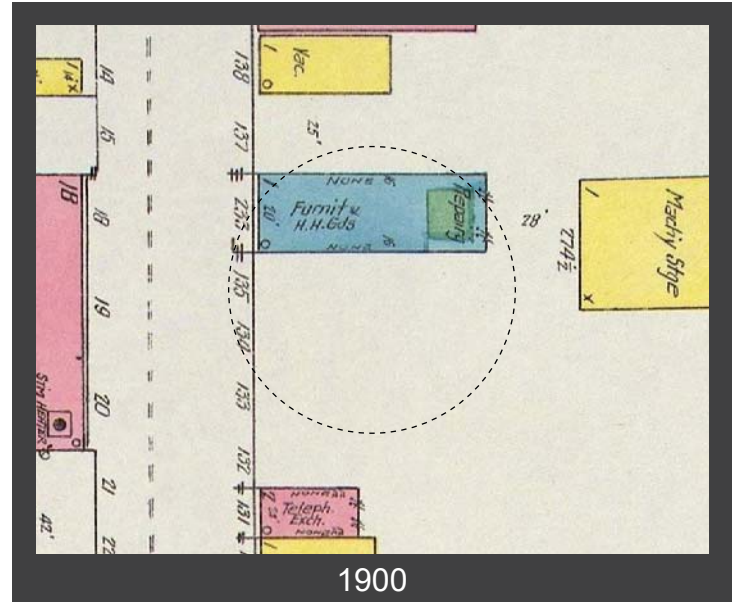
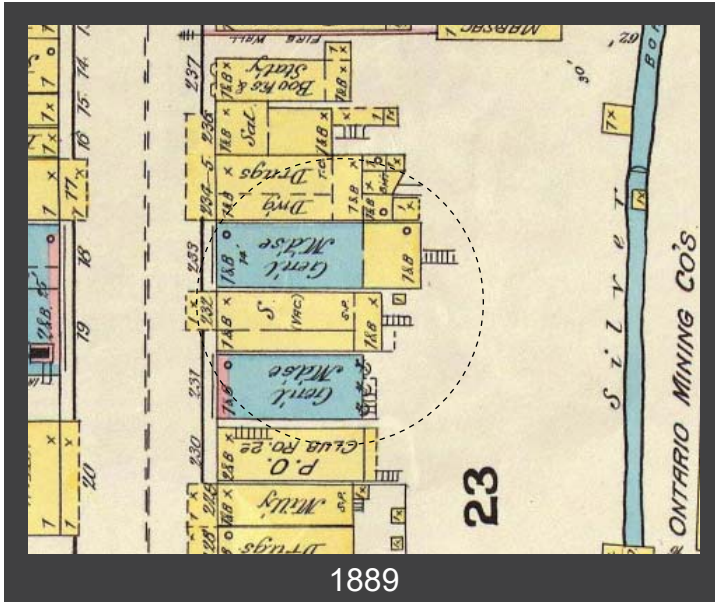
Tax Number: PC-296

Legal Description (include acreage): PC BK23 L11 & 50' x 25' E'y parcel
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
5/7/1996	J.N. Newman, K.M. Kahn, R. Purdom	New Ron LLC	W.D.		
8/30/2002	New Ron LLC	Rouse Enterprises LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 2/27/2014



RESEARCHER: Philip S. Notariani

P.C. 296

SITE NO. SU-10-07DATE: March 1978

Demolition Date: _____

STRUCTURE/SITE INFORMATION FORM

IDENTIFICATION

Street Address: 440 Main
 Present Owner: Wigot, Inc.
 Owner Address: 1387 So. 13th E.
S.L.C., Ltd.

Plat PCS Block 23 Lot 11
 Name of Structure: - Park City
 Original Owner: Variety Store

CONDITION/USE

Date of Construction: ca. 1900

Present Use: Single family residential _____
 Multi-family residential _____
 Agricultural _____

Public _____
 Commercial X
 Park _____

Industrial _____
 Vacant _____

Original Use: CommercialFuture Planned Use: CommercialAdjacent Land Uses: CommercialOccupants: "Calrose Restaurant"Building Condition: Fair (interior - poor due to fire)Integrity: 1 _____ 2 X 3 _____

DOCUMENTATION

Bibliographical References: (books, articles, records, interviews, old photographs and maps, etc.)

1) Summit County Recorder & Assessor Records, Summit County Courthouse, Coalville, Ut.
 2) Sanborn Maps, Park City, Ut., 1900 & 1907.

PHOTO RECORD

SLIDES 1Date of slides Oct. 1977Views: Front X Side _____ Rear _____ Other _____

BLACK & WHITE PHOTOGRAPHS

Date of Photos Oct. 1977Views: Front X Side _____ Rear _____ Other _____

CLASSIFICATION

Category: District X
 Building _____
 Site _____
 Multi-Residence _____

Significance: _____
 Contributory X
 Not Contributory _____

Register Status:
 Landmark _____
 National _____
 State _____
 Century _____
 Local _____
 Potential X

Funding: Yes _____ No _____ Tax Reform Act _____
 Type: _____

Public Accessibility: Yes X No _____ Limited _____

Mapped _____ File _____

Areas of Significance

Aboriginal Americans _____
 Agriculture _____
 Architecture _____
 The Arts _____
 Commerce X
 Communication _____
 Conservation _____
 Education _____
 Exploitation/Settlement _____
 Industry _____
 Military _____
 Mining X
 Minority Groups _____
 Political _____
 Recreation _____
 Religion _____
 Science _____
 Socio-Humanitarian _____
 Transportation _____

MAY 5 1978

Architect/Builder: Unknown

Building Type/Style: Victorian -

Building Materials: Wood

Restoration Potential: Good

Description of structure's physical appearance and significant architectural features
(include additions, alterations, ancillary structures, and landscaping if applicable)

One story frame with common brick on the rear, flat roof, and a bracketed cornice. Twelve window panes ^(transoms) lie above the entrance and display area. The above features were common to Victorian mining-town commercial buildings.

ARCHITECTURE

Statement of Historical Significance: A commercial structure, built after 1898, forming part of the Park City Commercial district.

Abstracts show that in 1896 the property in question belonged to the First National Bank of Salt Lake City of Patrick J. Lynch. In 1899 the bank's interests were sold to James Farrell, large property owner in Park City's Chinatown, then to W. V. Rice, and in 1902 back to James Farrell.

The structure appears on a 1907 Sanborn Map as an office.

In the 1940s records show the occupant as the Park City Variety Store, a well remembered

FIRST NATIONAL BANK BUILDING

**It is Completed and is the Neatest
and Best Arranged Structure
in Park City**

The new building for the First National Bank company was completed this week and turned over by the contractors Lape & Hunkle. The structure was thoroughly examined by the directors and the architect and accepted with the understanding that the contractors were to give a two years guarantee on the tar and gravel roof reset the muffle in the directors office and finish the plastering in the vault. With these three exceptions the building was satisfactory and the contractors complimented on the job.

A THICORP representative was taken through the structure from cellar to garret and has no hesitancy in pronouncing it the most substantial most convenient and most elegantly finished business block in Park City. It is a monument to the permanency of our mines an honor to the new banking company and a credit to the town. The building comprises two stories and a basement and is of the prevailing style of architecture. The basement is devoted to storage room coal janitors supplies water and drainage pipes etc and is commodious and well arranged. It has a neat room in the front lighted by a large handsome window and so arranged as to make it a desirable location for some light business. It has been rented by James Neville who will fit it up in elegant shape and open a first class consorial establishment there in next week.

The ground floor or the banks quarters is something truly elegant and is finished in the latest and most popular craze. It is divided into three com-

partments viz. A main business office for the bank directors private office and a sleeping apartment for one of the attaches of the bank. Also rooms as stated are elegantly finished the bank fixtures being of antique oak and of the latest designed manufactured by the Brunswick Bulke Callender company of Chicago which makes a specialty of bank and office furniture. The fixtures were placed by Eric Schelm an employe sent from Chicago by the firm and the result shows that the gentleman thoroughly understands his business. The office of the directors is very convenient and furnished in a luxurious manner and in keeping with the balance of the bank quarters the whole making one of the most conveniently arranged banking houses in the Territory. Mr Deming the general assistant cashier informs THE THICORP that the new quarters will be occupied not later than Tuesday next and he and Mr Loring the gentlemanly book keeper will be ready to smile at their business friends over the new counters at that date.

The second story is conveniently fitted up for private offices the whole including the stairway being finished in polished hard wood presenting a very handsome appearance and will no doubt find ready occupants. The whole building is provided with all modern conveniences having electric lights water and private closets on each floor. In fact the building is a model one throughout and the banking company deserves greater credit for its construction.

PARK FLOAT.

As soon as masons can be obtained to do the work, the old First National bank building site will be cleaned, a new fireproof vault will be built and a substantial building erected on the old walls. When this is done a new bank will be thrown open in Park City, with such men as James Farrell, Thomas, Kearns, David Keith, W. V. Rice, and others back of it. With this backing it will be one of, if not the strongest banking institutions in the state. Our authority for the above statement comes direct from Messrs. Farrell and Rice.

Park Record, 11/2/1901

PARK FLOAT

Under direction of A. I. Drake, the stone mason, workman today commenced stripping the walls of the old First National bank building and are cleaning up the debris preparatory to the building of the vault and the erection of the new bank building which is to go up here.

Park Record, 11/9/1901

FIRST NATIONAL BANK

**Now Owned and Controlled Entirely by
Park City Men.**

There was a meeting of the stockholders of the First National Bank Monday and perhaps the most important one in its history, for at that meeting the bank changed ownership and is now the property of David Keith, Thomas Kearns, W. V. Rice, James Farrell and W. W. Armstrong. The five hundred shares of stock were turned over to these men, and the following officers were at once elected: President, David Keith; vice president, Thomas Kearns; W. W. Armstrong, cashier, who with W. V. Rice and James Farrell form the board of directors.

It has long been known that Messrs. Keith and Kearns desired closer relation with this bank than was theirs while the Bamberger crowd held control, and it was the former refusal of the Bambergers to sell them the stock they wanted, we understand that led to the erection of the new bank building now nearly completed, in which Messrs. Keith, Kearns, Farrell and Rice proposed to do a banking business, and which it is shrewdly surmised was the lever that brought the transfer of the stock about; for had the new bank been started, with the above mentioned men at its head, it would have proven a competitor that few would care to contend against. Besides this, it is evident that while there is a splendid business here for one good banking institution, there is a ready enough for two so, under the circum-

stances, it was good business sense on the part of the old stockholders to let go.

As it stands today the First National Bank of Park City has more wealth represented on its directorate than any banking institution in the state—more we believe than any two banking houses of the state.

It is an institution that is a credit to Park City, and one to which every Parkite may point with pride. And by the way it would do no harm to Park City if every citizen when away among strangers in other localities would mention the fact when talking of our resources and advantages, that Park City has the strongest banking house in the state of Utah. We are glad of the change from the fact that it makes of the business a purely Park City institution. It has always been faultlessly conducted and owing to this fact has built up a splendid business. There is no question that the same business methods will prevail in future.

The building which was to have been converted into a bank will no doubt be put to good service. The large vault makes it suitable for banking business, but the vault would also be convenient if the Quincy and Anchor people concluded it would make a nice office for them. At any rate that is the use the building will be put to.

PARK FLOAT.

The Ladies Society of the Congregational church will meet next Saturday March 1st. with Mrs E J, Beggs.

John B. Ashton & Co. have, opened up a new jewelry establishment in the Diem building See their ad in this issue

The Anchor and Quincy have moved their office effects into the new to be new bank building It makes excellent and commodious quarters for them

Enrick Johnson and John Cantlin forfeited \$5 each for looking on Kentucky spring water until it affected their understanding Judge Lockhart deeming this the right amount.

Park Record, 2/22/1902

PARK FLOAT

The new Anchor and Quincy officers are models of convenience and these two companies are now comfortably quartered there The Anchor side is provided with ample office room, a large directors' room, bed room, lavatory etc The Quincy side with a general office, private office, lavatory etc The large vault has been divided in such a way that each company has its own Each room is provided with independent electric light service there are ample desks, tables, and other modern conveniences It is in fact built for the purpose

PARK FLOAT.

A persistent rumor has been in circulation the past week that the Lee Wight building had been leased by a banking concern and that a new bank would soon be started up in Park City. There is absolutely nothing in the report. When Mr. Wight vacates the interior of the building will be remodeled and a first class restaurant opened therein. It is reported that Joe Julian, of the Senato restaurant, will be the proprietor

Park Record, 4/9/1910

NEW RESTAURANT OPEN

Julian Eating House Already Popular --
Special Sunday Dinner Will
be Served from 11 to 8

The new Julian restaurant in the L B Wight building was opened for business Monday morning. The fittings and furnishings are all neat and new and special attention is being paid to cleanliness. The patronage has been heavy during the week and all are loud in their praise of the quality of the food furnished and of the service given.

The house is under the management of Joe Julian, who is well known locally and it is promised that the place will maintain a high standard in its food and service. It is the intention to serve a special 40 cent Sunday dinner as well as the regular 25-cent meal from 11:30 a. m. to 7 p. m. For the special dinner tomorrow there will be turkey, roast beef, boiled tongue, lobster salad, two kinds of vegetables, new potatoes and cream, ice cream, cake, pie and coffee. The usual variety of food will be served for the 25 cent meal.

Short orders, including chop suey and noodles will be served at all times. The patronage of the public is solicited and satisfaction is assured.

Park Record, 7/9/1910

Twenty-Five Years Ago

Items from Record for week ending Aug. 1st, 1891.

The contract to erect the new bank building for the First National Bank of Park City was let to Pape and Kunkle for \$8,734.

Park Record, 7/18/1916

* Twenty-Five Years Ago

From The Park Record Files ---- Jan. 7th, 1905

Lee B. Wight our popular city attorney has purchased the Quincy office building, at 442 Main street, and is now occupying the same for his law office.

Park Record, 1/3/1930

To Open Variety Store

Mr. Ernst Lingmann of the Orange Blossom, will open the "Variety Store," in the Lee Wight building, adjoining the Orange Blossom on the north, next Saturday morning. See advertisement in another column of this issue. A big stock of novelty goods will be on dis-

play, and a cordial invitation from Mr. Lingmann is extended the public to visit the Variety Store on the opening day. Ice cream will be served to all making purchases of 50 cents or more. Mr. Lingmann has faith in the future of Park City, and The Record wishes him success in his new venture.

Park Record, 5/15/1941



c. 1910 (Utah State Historical Society)



c. 1930s (Park City Historical Society & Museum, Pop Jenks Collection)



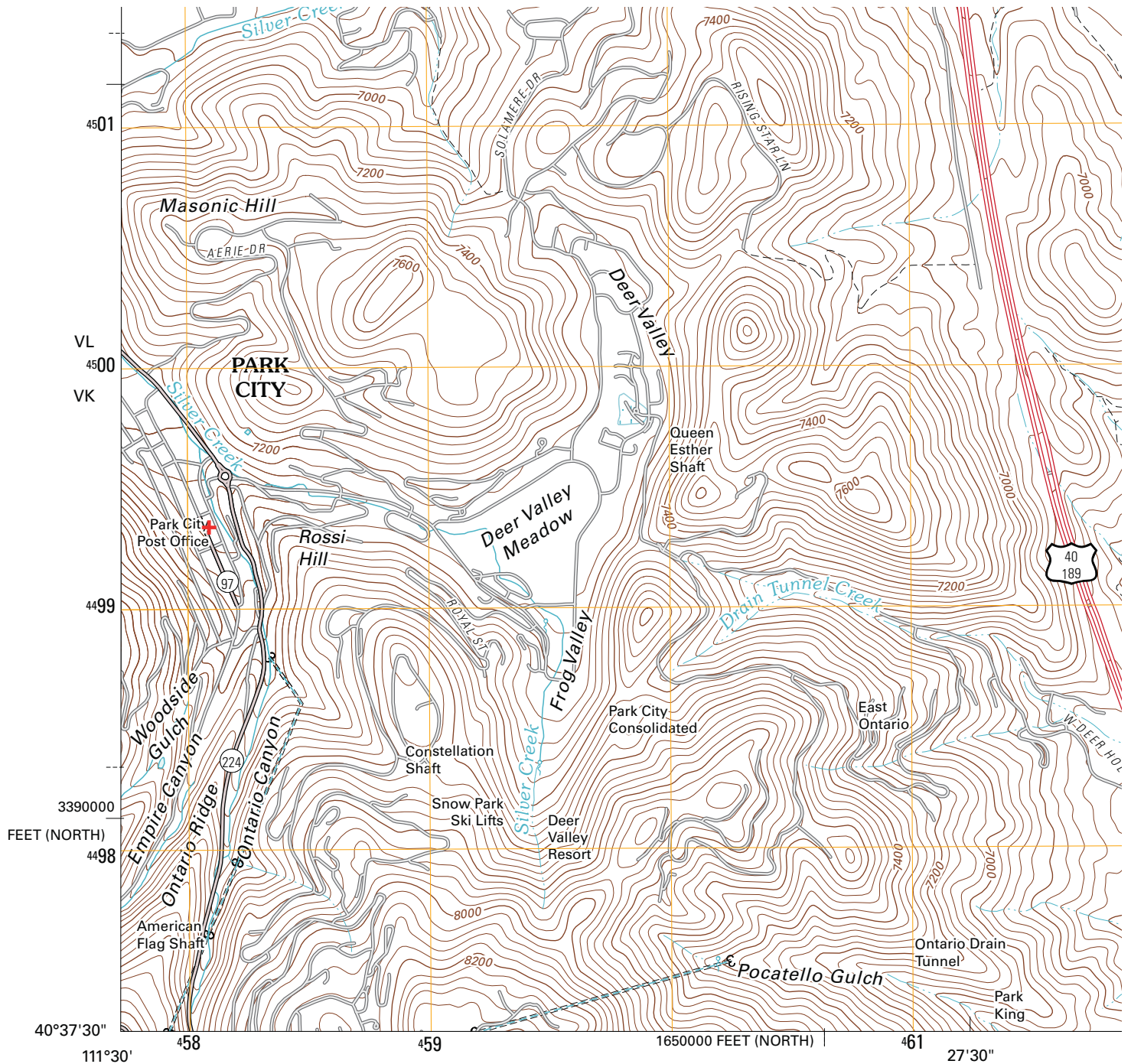
c. 1941 (Summit County)



1970s



1970s



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

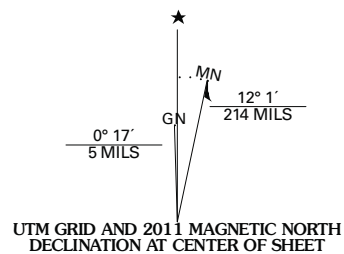
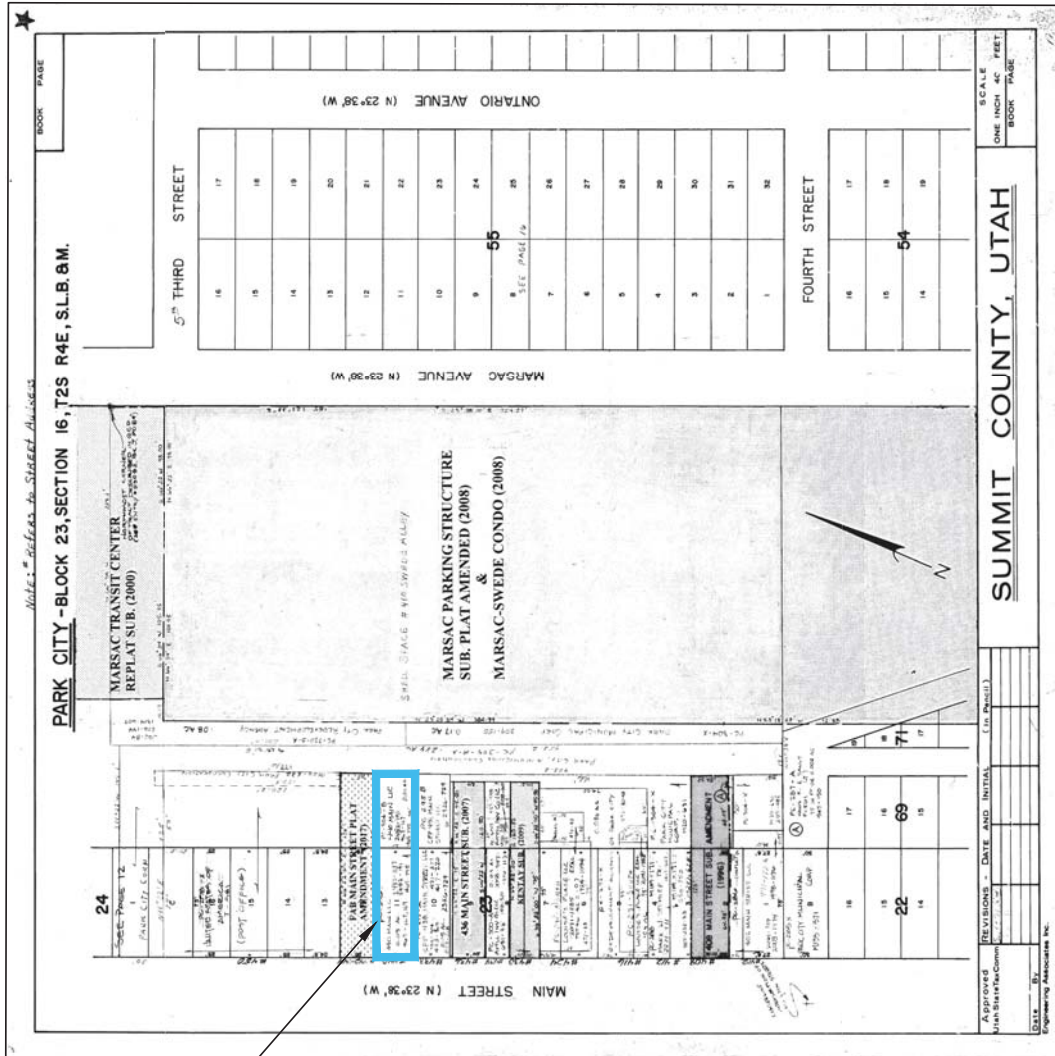


Exhibit C – Current Plat



OWNERSHIP PLAT
440 MAIN STREET
BLOCK 23, LOT 11 + ADDITIONAL
 FOR: JEFFREY MCKIBBIN
 JOB NO: 16-1-19
 FILE: K:\PeachySurvey\mg\Exhibit\440 main street-ownership map.dwg

SHEET
1
OF
1

STAFF:
MARSHALL KING
DUSTIN GARNER

DATE: 2/25/19

(435) 641-4477

Exhibit D – Applicant's Project description

PARK CITY SURVEY, BLOCK 23,
LOT 11, PLUS ADDITIONAL LAND IN THE MILLSITE RESERVATION

(440 MAIN STREET)

PROJECT INTENT

The property at 440 Main Street is currently occupied by an existing building. The property consists of Lot 11, Block 23 plus two additional metes and bounds parcels. One of the additional metes and bounds parcels, Parcel 2, is located entirely in the Millsite Reservation. The second parcel, Parcel 3, is a sliver at the southerly portion of the property and extends from Main Street to Swede Alley.

The owner desires to unify the property into one lot of record by removing the existing lot line and existing block line. Currently the building does not have a tenant and there are no definite plans for the property at this time except to upgrade and remodel the property.

Exhibit E – Existing Conditions Survey

440 MAIN STREET

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 11 & A PORTION OF LOT 10, BLOCK 23 PARK CITY AMENDED SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 72468, State of Utah, and that I am duly qualified to perform the survey shown on this map. Under my direct supervision, a survey has been performed on the herein described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

PARCEL 1:

All of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, according to the official plat, thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

PARCEL 2:

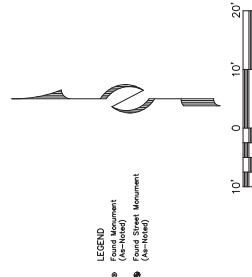
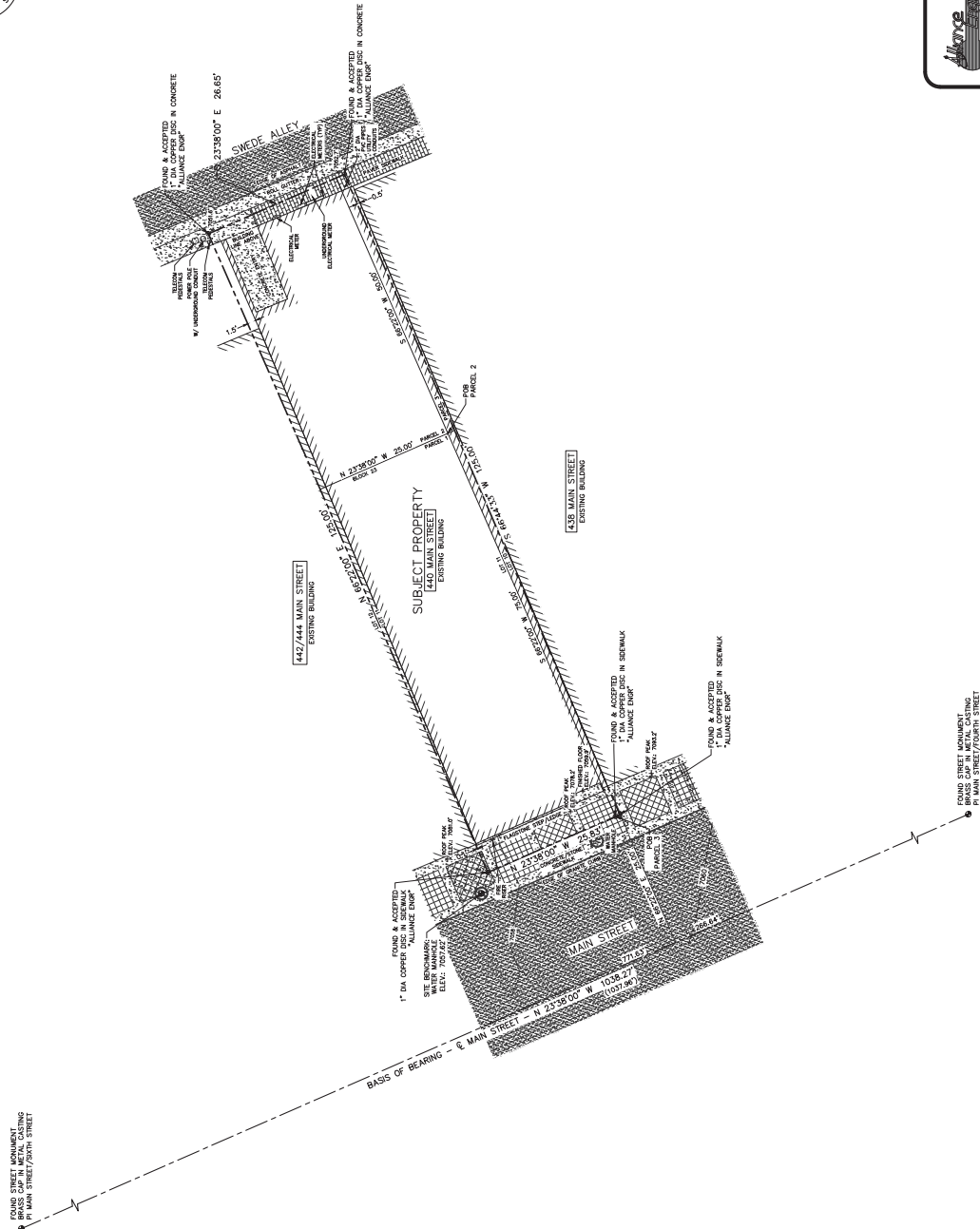
Beginning at the Southeast corner of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, and running thence along the Eastern line of said Block 23 North 23°38' West 25.00 feet to the Northeast corner of Lot 10, Block 23, PARK CITY SURVEY, AMENDED, thence South 23°38' East 50.00 feet to the Southwest corner of Swede Alley as currently constructed, thence South 23°38' East along Swede Alley 25.00 feet; thence South 68°22' West 50.00 feet to the point of beginning.

PARCEL 3:

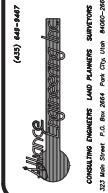
Beginning at the Southwest corner of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, and running thence along the Southern line of said Lot 11 North 68°22' East 75.00 feet to the Southeast corner of Lot 10, Block 23, PARK CITY SURVEY, AMENDED, thence South 23°38' East 50.00 feet to the Southwest corner of Swede Alley as currently constructed, thence South 23°38' East 1.65 feet; thence South 68°41'33" West 125.00 feet thence North 23°18' West 43 feet to the point of beginning.

NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Site Benchmark: Water Manhole, Elevation= 7097.62' as shown.
3. Field work for this survey was completed February 1, 2019, and is in compliance with generally accepted industry standards for accuracy.
4. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
5. A title report was not provided to the surveyor and only easements and setbacks per subdivision plat were used. The surveyor is not responsible for any errors or omissions in the title report or any other documents affecting the property that may appear in a title insurance report. The surveyor found no obvious errors or omissions, encroachments or encumbrances on the property surveyed except as shown herein.
6. County tax maps, recorded deeds, Fish Lake Street Plat Amendment (File No. 10339620), Record of Survey's S-4870, S-9226, S-9323, (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plat.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Snow coverage at the time of the survey was approximately 0-12". As a result, monuments, improvements, and/or conditions may exist, which are not shown on this survey.
10. Measured bearings and distances, when different from record are shown in parentheses ().



- LEGEND
- Found Monument (As-Noted)
 - Found Street Monument (As-Noted)



STAFF:
CHARLES GALATI
SURVEYOR
CHIP TOMLINSON
TOWNSHIP

DATE: 2/28/19

EXISTING CONDITIONS & TOPOGRAPHIC MAP
440 MAIN STREET, PARK CITY

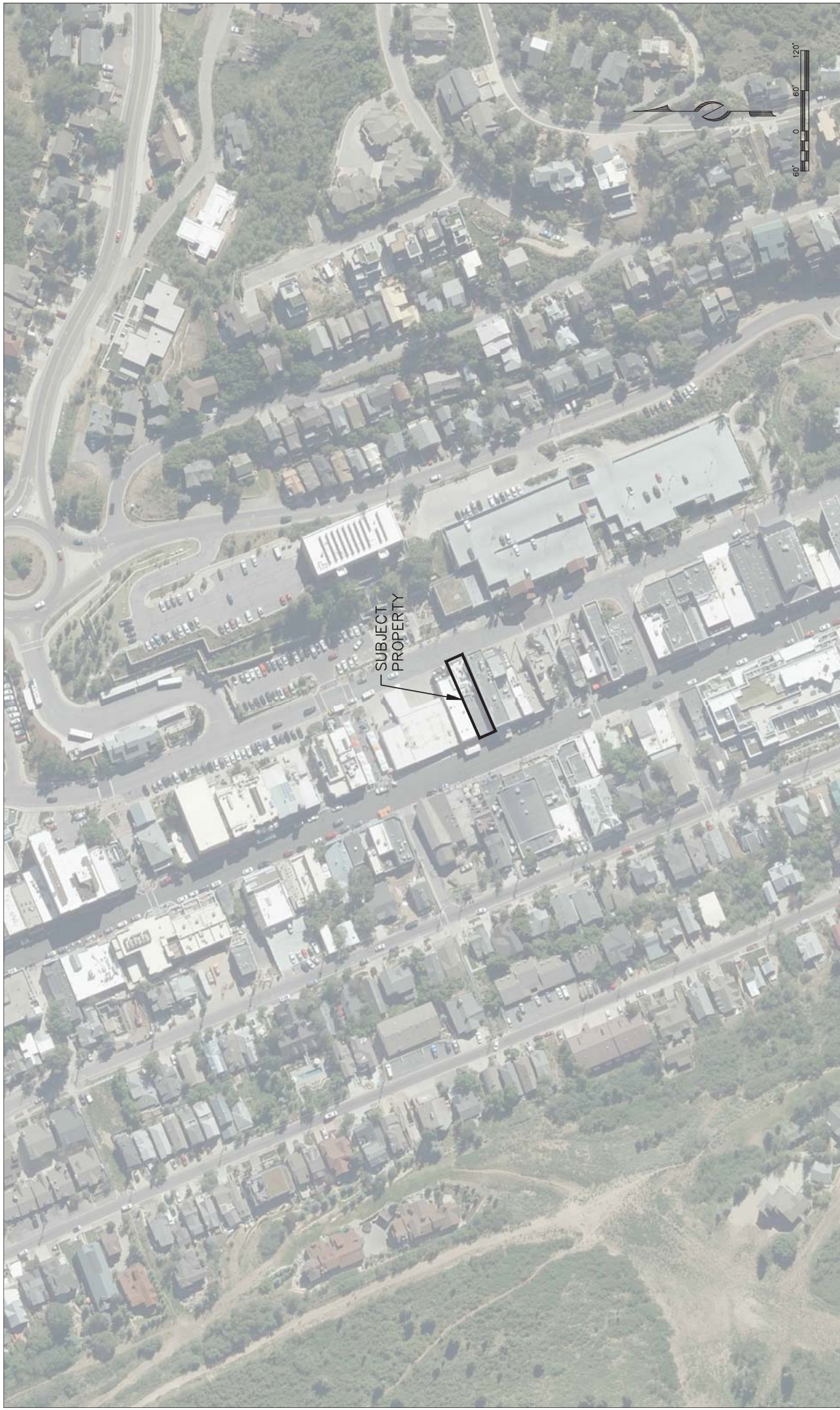
FOR: JEFFREY MCILVEREN

JOB NO: 14-1-19

FILE: K:\PondCitySurvey\map\map2019\140119-440 Main SN\140119-rss.dwg

SHEET
1
OF
1

Exhibit F – Aerial Photograph



SUBJECT
PROPERTY

(408) 644-4447



222 West Street, Suite 200, Los Angeles, CA 90012-3444
LOS ANGELES, CA 90012-3444

STAFF:
MARSHALL
BRYAN GARDNER

DATE: 2/25/19

AERIAL PHOTOGRAPH

440 MAIN STREET
BLOCK 23, LOT 11 + ADDITIONAL

FOR: JEFFREY MCKIBBEN

JOB NO.: 14-1-19

FILE: K:\PeachySurvey\img\Exhibit\440 main street-aerial.jpg

SHEET

1

OF

1

Exhibit G – Site Photographs



440 Main Street – Looking Northeasterly



440 Main Street – Looking Easterly



440 Main Street – Looking Southwesterly



440 Main Street – Looking Westerly

Council Agenda Item Report

Meeting Date: July 11, 2019

Submitted by: Christopher Phinney

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve the Level Five Special Event, Park City Kimball Arts Festival (PCKAF) to be Held Friday, Saturday and Sunday, August 2, 3 & 4, 2019, Including the Estimated City Service Fee Reduction in the Amount of \$148,562.84, in a Form Approved by the City Attorney
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Kimball Arts Festival Staff Report](#)

[Exhibit A: Background of Park City Kimball Arts Festival](#)

[Exhibit B: Analysis of 2019 Kimball Arts Festival](#)

[Exhibit C: 2019 PCKAF Supplemental Plan](#)

[Exhibit D: 2019 PCKAF Level Five Permit](#)

City Council Staff Report



Subject: 50th Kimball Arts Festival - 2019 Supplemental Plan Approval

Author: Chris Phinney, Special Events Coordinator

Department: Special Events

Date: July 11, 2019

Type of Item: Legislative

Recommendation

Staff recommends City Council conduct a public hearing, review and approve the Level Five Special Event, Park City Kimball Arts Festival (PCKAF) Supplemental Plan to be held Thursday through Sunday, August 1 to 4, 2019, including estimated City Service Fee Reduction in the amount of \$160,840 based on the [City Services Agreement](#), findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney in accordance with [Park City Municipal Code 4A-2-4C](#).

Background

There is an extensive background of the PCKAF found in [Exhibit A](#). This is the 50th anniversary of the Arts Festival.

Analysis

City Council retains authority to approve changes to the PCKAF annual Supplemental Plans for each Arts Festival as stated in section 1.2 of the Kimball Arts Festival [City Services Agreement](#). Failure to agree on changes to existing plans will result in the use of the existing Supplemental Plans approved the previous year. Staff has made findings that the impacts of the Level Five event have been sufficiently mitigated according to [Park City Municipal Code 4A-2](#). All changes to the event from last year's approval are listed below. Additional details and analysis of the event can be found in [Exhibit B](#).

Changes to the 2019 Park City Kimball Arts Festival

Event Dates, Venue & Attendance:

- Event is Thursday to Sunday, August 1 to 4, 2019 (this includes the Gala)

Festival Venues:

- Kimball Terrace Event Space – The *Art Starts Here Gala* and VIP Lounge;
 - As approved on [May 2, 2019](#), The *Art Starts Here Gala* will be held at the Kimball Terrace Event Space. Details of that approval are included [here](#), but generally include use of the interior event space and patio for a private event Thursday evening from 4:00 p.m. to 10:00 p.m.
 - Per section 6-3 of the municipal code, a variance relief from the noise restrictions has been granted at a level of 80 dBs from 4:00 p.m. to 10:00 p.m. for non-amplified music and conversational noise.
 - All deliveries are required to be scheduled and submitted to the Special Events Coordinator, no less than a week before the events.
- Rockwell Room – Public art exhibition and Brushes & Brunch activity.
 - A free, public exhibition celebrating the past, present and future of Kimball Art Center (KAC) and the Festival will be held during the entire weekend. Exclusive on Sunday, August 4 from 9 a.m. to 11 a.m. - Brushes & Brunch, allowing award winning artists to mingle with prospective clients over crêpes and mimosas. Tickets are \$75
 - This location will also act as a satellite artist lounge.

Admission & Tickets

- KAC is introducing a new ticketing solution, eTix. KAC continues to offer admission that includes the entire weekend and made changes to their admission and ticket prices as follows:
 - When purchasing in advance online, adults tickets are \$12 (\$14 with services fees); Day of ticket purchase at gate will remain \$15; Kids (ages 6 to 17) will be \$6, as compared to \$5 in 2018. Increase in kids' ticket costs is to cover service fees for eTix.
 - To celebrate the 50th anniversary and to thank the community for its many years of support, for a one year trial, the KAC will offer Free the (entire) Fest instead of Free Friday Night for Locals. Free the Fest will be for primary residents of Summit County allowing free entry over the entire three day event. This is a significant investment on KAC behalf. KAC estimates a revenue loss of \$30,000. Due to financial and logistic reasons the KAC has limited this program to primary residents of Summit County only, therefore, second homeowners will not receive this benefit. Locals must register and pick up their free wristbands in advance. Please see details of ticket registration in Exhibit B.
 - PCKAF wristbands will have RFID chips which will improve the integrity of data. In particular, this will give the KAC an accurate daily count of attendees which will be shared with the City in the debrief.

Operations, Setup:

- Brewpub lot set up, South side of lot taken on Wednesday, July 31, entire lot taken on Thursday, August 1, 2019. This is different to the 2018 festival where the South side was taken on Thursday and the North side was taken on Wednesday.

Public Safety

- 4 problem solving officers will be added to the security management plan for the Thursday night The Art Starts Here Gala. This was approved by City Council at the [May 2, 2019](#) meeting.

Sustainability

New Sustainability efforts this year include:

- KAC will no longer sell single use water bottles at concessions, or provide them to artists, vendors, volunteers or VIPs. KAC will sell reusable water bottles and have 4 re-fill water stations to provide water to attendees.
- All entrance gates will be powered by solar charging generators.
- All food vendors are required to use compostable serving materials.
- Addition of a vegan food truck at the Food Truck Round-Up.

Signage:

- New banner signage will be added to the Marriot Summit Watch/Town Lift pedestrian bridge and the stairs leading from Main Street to the Town Lift Plaza.

Sponsorship:

- Intermountain Park City Hospital is the Park City Kimball Arts Festival 2019 Title Sponsor. As the Title Sponsor, the following activities will be provided at the PCKAF: Sunscreen and Sanitizer Stations; Helmet and ATV safety in the kids area with handouts and stickers to personalize helmets; Women and Newborn interactive chalkboard; Select Health will have a Naloxone training and health screenings for blood pressure; BMI; Depression and pre-diabetes; Sports performance offerings; Healthy school lunches and food demos.

Financial Considerations:

- Total estimated City Services Fees \$160,840 (\$152,789.60 in 2018). According to section 10 of the City Services Agreement, The Kimball Art Center is required to make an annual contribution to the City towards the cost of City Services in the amount of \$10,000, with City Services not to exceed \$180,000. Noted increases in Public Safety (addition of Thursday, August 1 Gala and Transportation Mitigation Park Avenue and Deer Valley Drive intersection) and the Special Event Application Fee (Level 5- \$640).

Alternatives for City Council to Consider

1. Recommendation:

Staff recommends City Council conduct a public hearing, review and approve the Level Five Special Event, Park City Kimball Arts Festival (PCKAF) Supplemental Plan to be held Thursday through Sunday, August 1 to 4, 2019, including estimated City Service Fee Reduction in the amount of \$160,840 based on the [City Services Agreement](#), findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney in accordance with [Park City Municipal Code 4A-2-4C](#).

Pros

- a. Kimball Arts Festival aligns with [City Council's top priority](#) of Arts and Culture providing a complete community that values economic diversity and arts and culture, and a thriving mountain community

2. Continue the Item Alternative: The City Council may continue the item for more information or discussion, thus postponing the findings and approval of the 2019 Supplemental Plan.

3. Modification Alternative:

City Council could review and ask staff to modify the supplemental plan adding details if necessary. Staff does not recommend any additional modifications.

Cons:

- a. Additional modifications will delay the approval of the PCKAF increase the amount of Staff time, resources and fees associated with the event.

Funding Source

Funding for the Park City Kimball Arts Festival City Services comes from the General Fund. Per the City Services Agreement, the Kimball will be invoiced \$10,000 for City Services. There is no cash payment to the Kimball Art Center for the event. The event approval also includes an estimated City Service Fee Reduction in the amount of \$160,840.

Attachments

Exhibit A	Background to Park City Kimball Arts Festival
Exhibit B	Analysis of the 2019 Park City Kimball Arts Festival
Exhibit C	2019 Park City Kimball Arts Festival Summary of Changes and Supplemental Plan
Exhibit D	2019 Park City Kimball Arts Festival Level Five Special Event Permit Findings, Conclusions and Conditions of Approval DRAFT

Exhibit A Background of Park City Kimball Arts Festival

Past Council Meetings

<u>Date</u>	<u>Item</u>
November 3, 2016	Kimball Arts Festival Contract Approval / Minutes (pg.14)
June 29, 2017	Kimball Arts Festival Supplemental Plan Approval (pg 159 - 183) / Minutes (pg. 12)
October 24, 2017	Kimball Arts Festival Debrief (pg. 31 – 49) / Minutes (pg 2 to 3)
July 19, 2018	2018 Park City Kimball Arts Festival Supplemental Plan Approval / Minutes (pg 13)
November 8, 2018	2018 Kimball Arts Festival Debrief (pg. 6 – 7) / minutes (pg 1 to 2)
May 2, 2019	Amendment to the Kimball Arts Festival (KAC) Supplemental Plan for use of Kimball Terrace as Venue (pg 268 to 303) / Minutes (page 12 to 13)

Event Timeline & Operations

The Park City Kimball Arts Festival & Gala will be held as follows:

Park City Kimball Arts Festival *The Art Starts Here* Gala:

- Thursday, August 1 from 6:00 to 9:30 p.m.
- Kimball Terrace Event Space, a full analysis and conditions of this approval can be found [here](#).
- The Kimball Art Center has requested an earlier set up starting on Wednesday between 9 a.m. and 5 p.m. Staff recommends approval of this request under the condition that Kimball Art Center provide a delivery plan of the event to be approved by staff no later than one week prior to the event.

Park City Kimball Arts Festival:

- Friday, August 2 from 5:00 to 9:00 p.m.
- Saturday, August 3 from 10:00 a.m. to 8:00 p.m.
- Sunday, August 4 from 10:00 a.m. to 6:00 p.m.

The footprint of the event includes:

- All of Main Street (and side streets),
- Swede Alley,
- Heber Avenue,
- Bob Wells Plaza,
- Flaggpole Parking Lot,
- Wasatch Brew Pub Parking Lot
- Nonexclusive use of Sand Ridge Parking Lots and China Bridge.
- 9th Street is to remain open for Transit Operations.
- Part of North Marsac lot is to remain the footprint for Park City Police, Fire, Sherriff, Emergency Management and other Public Safety Personnel. The other section will be used for Blue Permit holders.
- 7th Street will be utilized as the location for the Bike Valet.

Locations for Kids Activities, VIP, Volunteer, KAC and Staff Offices are as follows:

- Kids Activities – Town Lift Plaza
- Volunteer Lounge – Gateway Business Center with satellite location at the Rockwell Room
- Rockwell Room – Public art exhibition and Brushes & Brunch activity
- Media Lounge – Gateway Business Center
- KAC Staff Check In & Offices – Gateway Business Center
- VIP Lounge – Kimball Terrace Event Space, new for 2019.

Admission & Tickets

- For one year only, instead of offering Free Friday Night for Locals and to celebrate the 50th anniversary of the PCKAF, the Kimball is Freeing the Fest for all Summit County primary residents for the entire three-day event. This promotion is not offered to Summit County Second Homeowners due to financial and operational reasons. Kimball Art Center is encouraging primary residents to register for their wristbands ahead of time. Operational details of this offer are below:
 - Summit County residents will register for their free ticket [online](#) from July 15, 2019 to August 4, 2019. Residents will pick up their wristband at the Kimball Art Center on Kearns Blvd by August 4 with a valid, government-issued photo ID

proving Summit County residency is required to collect a wristband. If you are picking up for another member of your family, you must also bring their ID to retrieve their wristband.

- Wristbands will not be available for pick up at the Arts Festival on Main Street. Lost or stolen wristbands will not be replaced.
- By freeing the Festival for Summit County primary residents, Kimball Art Center estimates a revenue loss of \$30,000. The organization was able to make up for this loss in sponsorship money from businesses that were excited to be affiliated with a true locals' benefit.
- PCKAF continues to offer admission that includes the entire weekend and made changes to their admission and ticket prices as follows:
 - Kimball Art Center will utilize a new ticketing solution, eTix to help encourage advanced ticket purchasing. This will also help add integrity to data.
 - When purchasing in advance online, Adults \$12 (\$14 with eTix services fees), day of ticket purchase at gate will remain \$15 Kids (ages 6 to 17) will be \$6, as compared to \$5 in 2018. This is to cover service fees for eTix.
- PCKAF wristbands will have RFID chips which will improve the integrity of data. In particular, this will give the City and Kimball Art Center an accurate daily count of attendees.
- Main street employees will no longer receive an employee wrist band (due to RFID costs), but will receive a card to allow entrance through Festival to place of work.

Operations & Set Up for the Park City Kimball Arts Festival

- Operational Set Up begins on Wednesday, July 31. We will notice HPCA and surrounding residents of parking removals the week leading up to this event
- Operational Set Up in the Brew Pub Lot will begin on Wednesday, July 31 on the South side of the lot, entire lot on Thursday, August 1. This is new in 2019.
- Event Setup begins on Friday, August 2 at 3:00 a.m.
- Event Break Down will be complete by Sunday, August 4 at 11 p.m.
- Operational breakdown will be complete by Tuesday, August 6, 2019.

Transportation & Parking Plans

The Kimball Art Center and Park City Staff continue to work closely regarding Transportation and Parking Plans. In coordination with the Transportation Planning and Parking Services Department the Kimball Art Center has created a transportation and parking plan that is consistent with the work that is being implemented to reduce traffic in the City.

Parking has been secured for Park City School District, Park City Resort and Deer Valley at various times throughout the Festival. PCKAF and Staff are working to coordinate consistent messaging for residents and attendees regarding impacts and expectations. Transportation Plans will include:

- Bus Only Lane on Deer Valley Drive
- Free Parking at Park City School District and Resort Lots (times may vary)
- Ecker Hill Park and Ride – New in 2019.
- Paid Parking (\$20) at China Bridge Friday, Saturday and Sunday.
- Increased Public Safety Personnel at Key Intersections at Residential Access Points on Friday Night of the Festival.
- Bike Valet at 7th Street –the same as in 2018.
- As in years past, Transit will add additional Transit Operations on Swede Alley and 9th Street.
- Staff is working to develop Taxi, Ride Share and Hotel Shuttle drop off and pick up locations. These have not yet been finalized at the time of this report.

Exhibit B – Analysis of Park City Kimball Arts Festival Summary of Changes for 2019

- In addition, KAC continues to encourage all attendees to Carpool, Bus, Bike and Walk to the event.

Public Safety & Emergency Management

Due to the nature of protected information of Emergency and Security plans, this information is not included in the report. If Council wishes, they could request for this item to come back in a Closed Session.

- 2 problem solving officers will be added to the security management plan for the Thursday night The Art Starts Here Gala.
- 6 Transportation Mitigation Officers will be added to the mitigation plan located at the intersection of Park Avenue and Deer Valley Drive.
- The additional costs of these officers is listed in the financial considerations section.

Community Engagement & Notification Plans

The Kimball Art Center and Staff have worked to increase notifications regarding the event for both guests and residential impacts. The following is a list of Community Engagement & Notification plans for the event.

- Text Alert System – Text PCARTSFEST to 888777 to receive impact information
- HPCA Coordination & Information – City Staff attended May & June HPCA meetings to make them aware of changes this year. Staff will continue to update and coordinate with HPCA as the event approaches.
- City Hosted Impact Information – To be hosted on the City and Kimball Art Center's Website. Such information is geared to help residents understand impacts and mitigations during the event.
- Door to Door Merchant and Resident outreach
- Kimball Art Center has provided a direct contact list for coordination with the City's Community Engagement and Emergency Management Teams.
- Social Media, Radio, TV and Newspaper Marketing & Information – specifically to address using alternate modes of transportation

Environmental Sustainability

As part of their City Service Agreement, Kimball Art Center has a staff member in charge of managing waste for the event. In addition to offering recycling at their event, Kimball Art Center is taking steps to reduce environmental impacts at the 2019 Park City Kimball Arts Festival by:

New to 2019:

- PCKAF will no longer sell single use water bottles at concessions, or provide them to artists, vendors, volunteers or VIPs. PCKAF will sell reusable water bottles and have 4 re-fill water stations to provide water to attendees.
- All entrance gates will be powered by solar charging generators.
- All food vendors are required to use compostable serving materials
- Addition of a vegan food truck at the Food Truck Round-Up.

Same as in years past:

- The Kimball continues to promote alternative transportation options to the event.
- The Kimball staff will work with vendors to promote a no idling policy during set up and breakdown of the event.
- Require vendors (food and artists) to no longer use plastic bags, and to use recyclable serving materials. It is highly encouraged that packaging and serving materials be biodegradable.
- Proper disposal of waste water
- Tents will be weighted with cement blocks instead of water filled weights as available.

Exhibit B – Analysis of Park City Kimball Arts Festival Summary of Changes for 2019

- Kimball has encouraged their food vendors to no longer offer products in glass bottles or use Styrofoam.
- Offering a free Bike Valet
- Encouraged vendors to have materials printed on post-consumer recyclable materials.
- Many artists use repurposed or recycled materials in their work.

Signage

- New banner signage will be added to the Marriot Summit Watch/Town Lift pedestrian bridge and the stairs leading from Main Street to the Town Lift Plaza.

Sponsorship

Intermountain Park City Hospital is the Park City Kimball Arts Festival 2019 Title Sponsor, As the Title Sponsor, the following activities will be provided at the PCKAF: Sunscreen and Sanitizer Stations, Helmet and ATV safety in the kids area with handouts and stickers to personalize helmets, Women and Newborn interactive chalkboard, Select Health will have a Naloxone training and health screenings for blood pressure, BMI, Depression and pre-diabetes, sports performance offerings, healthy school lunches and food demos and more.

Financial Considerations

According to section 10 of the City Services Agreement, The Kimball Art Center is required to make an annual contribution to the City towards the cost of City Services in the amount of \$10,000, with City Services not to exceed \$180,000. A Chart of Anticipated City Service Fees is below, including a comparison of City Services between 2018 and 2019. Noted increases in Public Safety (addition of Thursday, August 1 Gala and Transportation Mitigation Park Avenue and Deer Valley Drive intersection) and the Special Event Application Fee (Level 5- \$640).

Exhibit B – Analysis of Park City Kimball Arts Festival Summary of Changes for 2019

Special Events Application Fee	Special Events	\$ 160.00	\$640.00
Building Permit	Building	\$ 1,254.00	\$2,000.00
Special Use of Public Parking (Parking Removal)	Parking Services	\$ 10,000.00	\$10,000.00
Increased Cleaning	Building Maintenance/ Parks	\$ 1,500.00	\$1,500.00
Transportation Operations	Transit	\$ 70,000.00	\$70,000.00
Banner Installation	Parks	\$ 800.00	\$800.00
Public Safety Personnel	Police	\$ 66,075.00	\$72,900.00
Equipment	Streets	\$ 3,000.00	\$3,000.00
Total Estimated City Service Cost		\$ 152,789.00	\$160,840.00

Event Coordination

A summary of events that occur on the same day as PCKAF are below. According to section [4A-2-5](#) of the municipal code, staff finds that these events will not duly interfere with each other. While this is a Peak Time Period, all of the events listed below are the same are returning events that existed on the 2018 Calendar. Please also note that the weekend after Arts Festival (August 9, 10 and 11) is the 'quiet weekend with no Park Silly Sunday Market, before Tour of Utah which is on August 17 & 18.

DATE	EVENT	A – Geographic Separation	B - Proposed Time & Duration	C – Anticipated Attendance
August 1	No other permitted events	NA	NA	NA
August 2	Deer Valley Music Festival	Deer Valley Snow Park Amphitheatre	6:00 p.m. to 10:00 p.m.	4,500 – anticipating sell out concert with increased transpo mitigation

Exhibit B – Analysis of Park City Kimball Arts Festival Summary of Changes for 2019

August 2	Sundance Summer Series	City Park	6:00 p.m. to 11:00 p.m.	300
August 3	Summer in the City Volleyball Tournament	City Park	7 a.m. to 9 p.m.	600 all day
August 3	Deer Valley Music Festival	Deer Valley Snow Park Amphitheatre	6:00 p.m. to 10:00 p.m.	4,500 - anticipating sell out concert with increased transpo mitigation
August 4	No other permitted events	NA	NA	NA



Canice Harte
Event Manager
Kimball Art Center
1401 Kearns Blvd.
Park City, UT 84060

June 14, 2019

Summary of Park City Kimball Arts Festival changes and updates, 2019.

- 1.) To celebrate the 50th anniversary of the Park City Kimball Arts Festival the event is free to all Summit County primary residents for the entire three-day event. This is possible due to the generous support of our sponsors.
- 2.) Park City Kimball Arts Festival title sponsor is Intermountain Park City Hospital. Zions Bank remains as presenting sponsor. Many additional sponsors renewed their partnerships, and new companies signed on to sponsor the Festival as well.
- 3.) The Art Starts Here Gala and Park City Kimball Arts Festival VIP Lounge are located in Kimball Terrace.
- 4.) A public exhibition celebrating the past, present and future of Kimball Art Center and the Festival will be held in the Rockwell Room (268 Main). This location will also act as a satellite artist lounge.
- 5.) Kimball Art Center will utilize a new ticketing solution, eTix. The intent is to improve the attendee experience.
- 6.) Park City Kimball Arts Festival wristbands will have RFID chips which will improve the integrity of data. In particular this will give Park City Municipal and Kimball Art Center an accurate daily count of attendees.
- 7.) Park City Kimball Arts Festival will no longer sell or provide single-use water bottles. Park City Kimball Arts Festival will sell reusable water bottles and has created four refillable water stations to provide free water to attendees.
- 8.) Food vendors are required to use compostable materials.
- 9.) All gates will be powered by solar charged generators.
- 10.) New signage will be added to Marriott / Town Lift bridge and stairs leading to Town Lift Plaza.

- 11.) Kimball Art Center introduces Brushes & Brunch, which will be held at Rockwell Room. This unique event allows award winning artists to mingle with prospective clients over crêpes and mimosas.

Kimball Art Center

In an incredible act of both courage and foresight, Bill Kimball opened the original Kimball Art Center in 1976, believing art would play a vital role in Park City's future. With little more than guts, determination, and creative vision, he transformed the town's garage and body shop into a community art center.

Prior to being a place for vehicles, the building was a place to park a horse. Miners would ride their horses into town and leave them at the stable while they headed into the mines on rail cars. Considering the building was located in the town's notorious red-light district and across the street from a brothel, it's safe to say the horses sometimes spent the night.

Mining was Park City's first chapter. The town's second phase, our famed skiing and recreation, has paved the way for our third mother lode — a vibrant arts and culture district that will enhance, enrich, and enlighten our community in perpetuity.

As one of Park City's oldest and most established nonprofits, Kimball Art Center has a long and proven history of providing residents, visitors, and second-homeowners with inspiration, education, and creation.

In partnership with the Park City School District, Kimball Art Center's education programs touch the lives of nearly every Park City student going through both public and private schools. Statewide, our outreach allows students K-12 to participate in immersive and high-quality art classes they would otherwise not receive in school. In addition, Kimball Art Center offers over 300 visual art classes each year, for all ages, skillsets, and interests.

To ensure our community has access to inspiring works of art, Kimball Art Center's gallery is free and open to the public. Exhibitions are distinct in both medium and range; working to showcase world-renowned artists, as well as emerging artistic talent. Kimball Art Center's curator draws on timely and relevant themes including environment, history, culture, and social challenges, to provide meaningful, thoughtful, and engaging exhibitions.

And each year Kimball Art Center hosts the Park City Kimball Arts Festival, which brings nearly 50,000 art enthusiasts to Main Street over the three-day event. Now one of the country's premier art festivals, the Park City Kimball Art Festival provides an estimated \$20 million economic boost to the state.

Profit and prominence aside, the annual Festival is one of many events Kimball Art Center presents to promote diversity, create social connection, expand creativity, and foster community pride.

Park City Kimball Arts Festival

Now in its 50th year, the Park City Kimball Arts Festival is not only one of the top ranked art festivals in the country, it's also Kimball Art Center's largest fundraiser. This three-day event allows Kimball Art Center to continue, and further, its goal to provide arts access, education, engagement and experience to everyone, all year long.

This year's Festival is presented by Intermountain Park City Hospital, and long-time partner Zions Bank. A number of additional new sponsors are also participating, allowing Kimball Art Center to "free the Fest" for Summit County locals.

More than 1,000 artist applications were received for this year's Festival — a new record! Of those applications, 225 artists were selected via a blind jury and invited to participate. Invited artists hail from 33 states and three countries.

Funds raised from the event help provide:

- Scholarships for low-income children to participate in art classes and camps
- Art education and curriculum in public schools
- After-school art programs in area elementary schools
- Hands-on instructions for teenagers dedicated to the study and practice of the visual arts
- Cross-curriculum lesson plans integrating art into core subjects
- Access to free and thought-provoking exhibitions

2019 Art Starts Here Gala

The Art Starts Here gala is an innovative and inspiring event that highlights the importance of the arts and the critical role Kimball Art Center plays in fostering our cultural community.

Live auction items include one-of-a-kind experiences — like a chance to mingle with the New York Rangers in the locker room and attend the post-game press conference, jet off to Argentina and Uruguay and stay in some of South America's most exclusive resorts, and custom artwork by award-winning artist Dolan Geiman.

In tandem with the Festival, the gala is a critical fundraiser for Kimball Art Center and an opportunity to celebrate creativity and community.

Event Schedule – 2019

	Date	Day	Start	Finish
Gala	August 1	Thursday	6:00 PM	9:00 PM
Festival	August 2	Friday	5:00 PM	9:00 PM
Festival	August 3	Saturday	10:00 AM	8:00 PM
Festival	August 4	Sunday	10:00 AM	6:00 PM

Admission

	Type	Adults 18+	Kids 6-17	Kids <5
Gala	Ticket	\$350	-	-
Festival (advance purchase)	3-Day Pass	\$12	\$6	Free
Festival (day of)	3-Day Pass	\$15	\$6	Free
Summit County Primary Residents	3-Day Pass	Free	Free	Free

Festival Leadership Team

	Title	Phone	Email
Jory Macomber	Executive Director	435-649-8882	Jory.Macomber@kimballartcenter.org
Amy Roberts	Sr. Director Marketing	435-649-8882	amy.roberts@kimballartcenter.org
Canice Harte	Event Manager	435-649-8882	canice.harte@kimballartcenter.org
Hannah Palmer	Artist Relations	435-649-8882	hannah.Palmer@kimballartcenter.org
Chris Crowley	Operations	801-718-4628	clcrowley@gmail.com

Parking

Parking operations are divided into artist/Kimball Art Center staff parking and public parking. All parking lots are manned by Festival staff to ensure efficient parking and to monitor numbers. China Bridge paid parking is managed by PCMC.

Free parking lots are located at Intermountain Park City Hospital, Deer Valley Resort, and Park City Mountain.

In addition to servicing their regular routes, Park City Transit provides free bus service from these dedicated parking areas. Kimball Art Center encourage locals and visitors alike to take advantage of this convenient mode of transportation, as well as promotes walking or biking to the Festival. Kimball Art Center actively discourages attendees from driving a personal vehicle and attempting to park near the Festival.

The Park City Kimball Arts Festival is a fully accessible event. All of our parking areas provide accessible parking. In addition, we provide a complimentary Festival golf cart shuttle to those who need assistance during the Festival. Please feel free to contact us with any questions at (435-649-8882)

Reserved Parking

	User	Available	Demand
Flag Pole Lot - Oversized	Artist	57	57
Galleria Lot - Oversized	Artist	9	9
Historic Wall Lot 0 Oversized	Artist	60	60
Bob Wells Plaza	Operations	9	9
China Bridge L1	Operations	N/A	15
China Bridge L2	Artist	86	86
China Bridge L3	Artist	91	91
China Bridge Roof - Oversized	Artist	78	78
Brew Pub - Oversized	Festival	15	15

Public Parking

	Type	Park & Ride	Cost	Available
DVR Lot 6	Public	Yes	Free	200
PCM Silver King	Public	Yes	Free	200
I				
PCM Canyons	Public	Yes	Free	N/A
China Bridge Lot	Public	No	Yes	PCMC
PC High School	Public	Yes	Free	N/A

Transportation & Traffic

Many of the streets in Old Town will be open to residents with access passes only. These streets will be monitored by police and Festival staff.

The Festival team is working closely with Park City Municipal event staff, Park City Transit, Park City police and satellite parking providers in order to develop a comprehensive traffic, transportation and parking plan.

Park City Kimball Arts Festival Site Plan

Over 225 artists from around the country will converge along Main Street beginning at 3:00 AM on Friday, August 1st in preparation for opening at 5:00 PM.

Appendix I: Park City Kimball Arts Festival Site Plan

Park City Kimball Arts Festival Operations

The Park City Kimball Arts Festival requires a complex and well-defined plan to set-up and operate within the size restrictions of Main Street. Set up for the Arts Festival begins on Monday July 29, 2019 in off-street locations. This initial set-up should have little to no impact on Main Street.

Set begins in earnest on Wednesday July 31, 2019-up. Striking begins Sunday at 6:01 PM with Main Street open by 11:00 PM. The entire Festival is clear by 5 PM Monday, August 4th.

Appendix I: Park City Kimball Arts Festival Operations Schedule

Park City Kimball Arts Festival Event Offices

Kimball Art Center is partnering with the following companies for event space:

- VIP Lounge: Kimball Terrace
- Volunteer Lounge: Gateway – Suite 202
- Artist Lounges: Gateway – Suite 201 and Rockwell Room, 268 Main St.

- Staff Offices: Gateway – Suite 201

Additional Festival Activities

In addition to the art, cuisine, and music, an array of Festival events and activities are planned for a fully immersive creative experience. They include:

- Kids' art area
- Brushes and brunch
- VIP Lounge
- Festival After Dark
- Gallery Stroll
- Studio on Main

Details and ticketing information is available at: ParkCityKimballArtsFestival.org/events

Festival Food and Drink

Kimball Art Center is partnering with a wide variety of food, concessions, and beverage vendors. Food trucks, spirit gardens, and refillable water stations will be strategically located throughout the Festival footprint.

Environmental Impact Reduction

Kimball Art Center will no longer sell single use water bottles. Kimball Art Center has transitioned to reusable water bottles and will provide four hydration stations. Each station has four water spouts

Kimball Art Center will also use solar rechargeable battery generators at all gate locations.

Park City Kimball Arts Festival Waste & Recycling Plan

The PCKAF utilizes two contractors and PC Municipal services and resources to maintain our waste and recycling programs- Recycling for the Arts Festival will focus on cardboard, metals, plastics and wood.

- Recycling: Curb-It Recycling
- Waste: Questa Services
- Temporary Waste Bins at existing and temporary waste locations
- Temporary Recycling Bins at existing and temporary waste locations
- Temporary Dumpsters: (2) 30yd temporary dumpsters at Historic Wall Lot and Swede Alley Cut Out, (2) 8yd dumpsters, 40yd compactor

Waste and Recycling operations will take place during all event hours. Contractors will be responsible for monitoring volumes and waste stream classifications.

Waste & Recycling Reports will be developed following the Festival.

See Appendix III: Waste & Recycling Plan

Insurance Requirements for the 2019 Park City Kimball Arts Festival

Liability Insurance Amount:

- General Liability of \$2,000,000 per occurrence/ \$4,000,000 aggregate.
- Auto Liability of \$2,000,000 combined single limit for bodily injury and property damage per accident.
- Liquor Liability of \$1,000,000/\$2,000,000.
- Proof of Workers Compensation with regard to statutory limits of \$500,000 per accident. (Please note the City does not have to be listed as additional insured on this policy specifically.)
- Kimball Art Center shall require any **hired security** to provide a policy of general liability and auto liability insurance and name both Kimball Art Center and Park City Municipal Corporation as additional insureds on the policy limits set forth above.
- Kimball Art Center shall provide proof that it requires any **hired security** to provide a proof of Workers Compensation insurance in the amount that is required above. (Please note the City does not have to be listed as additional insured on this policy specifically.)

Description of Operations/Special Items Box must include:

Park City Municipal Corporation is hereby named an additional insure with respect to liability arising out of or in connection with KAC's activities under the Service Agreement and further indemnify the City from liability occurring at the event, except for any claim arising out of the sole negligence or intentional torts of the City or its employees. It is suggested that the insurer have AM Best Financial Strength rating of at least A:VII.

Certificate Holder:

Park City Municipal Corporation PO Box 1480 Park City, UT 84060 Please email certificates to the Park City Special Events Coordinator as follows: Jenny Diersen jenny.diersen@parkcity.org Any change of these requirements must be approved prior to approval of permit by both the Special Events Coordinator and the City Attorney's Office. Event Permits are void until Certificate of Insurance has been provided and accepted as outlined in the conditions of approval on the Special Event Permit.

Integrated Event Operations Timeline 2019

Park City Kimball Arts Festival
Integrated Event Schedule

2019

6/13/19

Date	Activity	Start	End	Location	Sub Location	Notes
Monday, July 29, 2019	Street Booth Marking	6:00	17:00	Main Street/Feeders		Main Street marking - no impact
Monday, July 29, 2019	Gala Set Up NOT	8:00	18:00	Kimball Terrace	Heber Ave.	KAC Gala Set Up
Monday, July 29, 2019	OPS Prep - KAC Offices	8:00	17:00	Gateway		Gateway and Off Street Install & Prep
Monday, July 29, 2019	Street Cleaning OK	8:00	17:00	Main Street		OK for street cleaning
Tuesday, July 30, 2019	Street Booth Marking	6:00	17:00	Main Street/Feeders		Main Street marking - no impact
Tuesday, July 30, 2019	Gala Set Up	8:00	18:00	Kimball Terrace	Heber Ave.	KAC Gala Set Up
Tuesday, July 30, 2019	OPS Prep	8:00	17:00	Off Street		Off Street Install & Prep
Tuesday, July 30, 2019	Street Cleaning OK	8:00	17:00	Main Street		OK for street cleaning
Wednesday, July 31, 2019	OPS Install - Bob Wells Plaza + Parking Area	6:00	17:00	Bob Wells Plaza	BWP Parking	Bob Wells Plaza and parking area
Wednesday, July 31, 2019	Street Booth Marking	6:00	17:00	Main Street/Feeders		Main Street marking - no impact
Wednesday, July 31, 2019	Festival Operations	7:00	17:00	All Areas		Off Street Install & Prep
Wednesday, July 31, 2019	Brew Pub South Parking Lot Closed	7:00	24hr	Brew Pub	South	Stage, tents & OPS install
Wednesday, July 31, 2019	Gala Set Up	8:00	18:00	Kimball Terrace	Heber Ave.	KAC Gala Set Up
Wednesday, July 31, 2019	Tent/FF&E Install	8:00	17:00	Off Street		Off Street Locations
Thursday, August 1, 2019	Street Booth Marking	6:00	17:00	Main Street/Feeders		Main Street marking - no impact
Thursday, August 1, 2019	Brew Pub Parking Lot Closed	7:00	24hr	Brew Pub	All	Stage, tents & OPS install
Thursday, August 1, 2019	Festival Operations	7:00	17:00	All Areas		OPS Set
Thursday, August 1, 2019	Tent/FF&E Install & Staging	7:00	17:00	Off Street		Off Street + BP, 5th, 7th, other locations
Thursday, August 1, 2019	Tent/FF&E Install & Staging	7:00	17:00	Town Lift Plaza		Kids areas set up
Thursday, August 1, 2019	Stage Operations Trucks	7:00	17:00	All Areas		Operations Trucks Staged - various locations
Thursday, August 1, 2019	Tent/FF&E Install & Staging	7:00	17:00	All Areas		Equipment Staging on Heber/Feeder Streets
Thursday, August 1, 2019	Tent/FF&E Install & Staging	7:00	17:00	Main Street		Tent/FF&E staging @ reserved parking areas
Thursday, August 1, 2019	Satellite Parking Lot Set Up	7:00	17:00	All Areas		DVR, PCM, PCHS
Thursday, August 1, 2019	Gala Set Up	7:00	17:00	Kimball Terrace	Heber Ave.	
Thursday, August 1, 2019	Event Art Starts Here Gala	18:00	21:00	Kimball Terrace	Heber Ave.	Valer Parking @ Heber Ave.
Friday, August 2, 2019	Main Street CLOSED	3:00	24hr	Main Street	All	Closed through Sunday 8/4 @23:00
Friday, August 2, 2019	Heber + Feeder Streets CLOSED	3:00	24hr	Heber	Sweede to 9th	Closed through Sunday 8/4 @23:00
Friday, August 2, 2019	Main Street Delivery Window - FRIDAY	3:00	6:00	Main Street	All Feeders	All traffic NORTH-BOUND ONLY
Friday, August 2, 2019	Festival Operations	3:00	21:00	All Areas		All Areas
Friday, August 2, 2019	Artist Early Move In - Main Street	3:00	7:00	Main Street		PER SCHEDULE - North-bound traffic ONLY
Friday, August 2, 2019	Parking Operations: Artist Parking	3:00	24 hrs	Sweede Alley	FP, GA, HW, CB, BP	Artist Parking Permit Areas Only
Friday, August 2, 2019	Trash Pick Up - NO ACCESS TO MAIN	5:00	8:00	Sweede Alley	All	No Trash Pick Up on Main Street
Friday, August 2, 2019	Artist Move In - Marshaling Yard Ops	6:00	17:00	DVR	Lot 6	ARTIST MARSHALING ONLY
Friday, August 2, 2019	Artist Move In - Main Street	7:00	17:00	Main Street		PER SCHEDULE - North-bound traffic ONLY

Park City Kimball Arts Festival
Integrated Event Schedule

2019

6/13/19

Date	Activity	Start	End	Location	Sub Location	Notes
Friday, August 2, 2019	Old Town Permit Access	7:00	21:00	Old Town		
Friday, August 2, 2019	Swede Alley Permit Access	7:00	21:00	Swede Alley		Request left-turn lane coverage. DV Drive @ Swede
Friday, August 2, 2019	Parking Operations: DVR	NA	NA	DVR	Lot 6	No PCKAF parking Friday night
Friday, August 2, 2019	Parking Operations: PCH	16:00	21:00	PCH	TBD	TBD - Awaiting confirmation from PCHS
Friday, August 2, 2019	Parking Operations: PCM	16:00	21:00	PCM	Surface lots	
Friday, August 2, 2019	Public Parking: China Bridge	?	?	China Bridge	Marsac Entrance Only	FEE PARKING - No public access to CB via Swede Alley
Friday, August 2, 2019	Main Street Plant Watering	NA	NA	Main Street	All	Request: No plant watering on Friday
Friday, August 2, 2019	EVENT: Park City Kimball Arts Festival	17:00	21:00	Main Street		EVENT: Park City Kimball Arts Festival
Saturday, August 3, 2019	Main Street CLOSED	24 hrs	24 hrs	Main Street	Swede to 9th	Closed through Sunday 8/4 @23:00
Saturday, August 3, 2019	Heber + Feeder Streets CLOSED	24 hrs	24 hrs	Heber	Park to Main	Closed through Sunday 8/4 @23:00
Saturday, August 3, 2019	Swede Alley Delivery Window - NO MAIN St. ACCESS	5:00	9:00	Swede Alley	Swede Alley	NO DELIVERIES ON MAIN, HEBER or FEEDER STREETS
Saturday, August 3, 2019	Trash Pick Up - NO ACCESS TO MAIN	5:00	8:00	Swede Alley		No Trash Pick Up on Main Street
Saturday, August 3, 2019	Main Street Plant Watering	5:00	8:00	Swede Alley		No Trash Pick Up on Main Street
Saturday, August 3, 2019	Main Street Plant Watering	5:00	8:00	Swede Alley		No Trash Pick Up on Main Street
Saturday, August 3, 2019	Festival Operations	6:00	20:00	All Areas		Early plant watering Sat/Sun
Saturday, August 3, 2019	Artist Move In/Restock	6:00	8:00	Main Street		Festival Operations
Saturday, August 3, 2019	Old Town Permit Access	8:00	20:00	Old Town		NO UNAUTHORIZED VEHICLES ON MAIN STREET
Saturday, August 3, 2019	Swede Alley Permit Access	8:00	20:00	Swede Alley		
Saturday, August 3, 2019	Parking Operations: Artist Parking	24 hrs	24 hrs	Swede Alley	FP, GA, HW, CB, BP	Artist Parking Permit Areas Only
Saturday, August 3, 2019	Parking Operations: DVR	9:00	20:00	DVR	Lot 6	Limited parking Saturday night
Saturday, August 3, 2019	Parking Operations: PCH	9:00	20:00	PCHS	TBD	TBD - Awaiting confirmation from PCHS
Saturday, August 3, 2019	Parking Operations: PCM	9:00	20:00	PCM	Surface lots	
Saturday, August 3, 2019	Public Parking: China Bridge	9:00	20:00	China Bridge	Marsac Entrance Only	FEE PARKING - No public access to CB via Swede Alley
Saturday, August 3, 2019	EVENT: Park City Kimball Arts Festival	10:00	20:00	Main Street		EVENT: Park City Kimball Arts Festival
Sunday, August 4, 2019	Main Street CLOSED	24 hrs	24 hrs	Main Street	Swede to 9th	Closed through Sunday 8/4 @23:00
Sunday, August 4, 2019	Heber + Feeder Streets CLOSED	24 hrs	24 hrs	Heber	Park to Main	Closed through Sunday 8/4 @23:00
Sunday, August 4, 2019	Swede Alley Delivery Window - NO MAIN St. ACCESS	5:00	9:00	Swede Alley	Swede Alley	NO DELIVERIES ON MAIN, HEBER or FEEDER STREETS
Sunday, August 4, 2019	Trash Pick Up - NO ACCESS TO MAIN	5:00	8:00	Swede Alley		No Trash Pick Up on Main Street
Sunday, August 4, 2019	Main Street Plant Watering	5:00	7:00	Main Street		Early plant watering Sat/Sun
Sunday, August 4, 2019	Festival Operations	6:00	20:00	All Areas		Festival Operations
Sunday, August 4, 2019	Artist Move In/Restock	6:00	8:00	Main Street		NO UNAUTHORIZED VEHICLES ON MAIN STREET
Sunday, August 4, 2019	Old Town Permit Access	8:00	18:00	Old Town		
Sunday, August 4, 2019	Swede Alley Permit Access	8:00	21:00	Swede Alley		NO PUBLIC ACCESS TO SWEDE ALLEY UNTIL 8/4 @21:00
Sunday, August 4, 2019	Parking Operations: Artist Parking	24 hrs	24 hrs	Swede Alley	FP, GA, HW, CB, BP	12:00 AM
Sunday, August 4, 2019	Parking Operations: DVR	9:00	18:00	DVR		Limited parking Saturday night
Sunday, August 4, 2019	Parking Operations: PCH	9:00	18:00	PCHS	TBD	TBD - Awaiting confirmation from PCHS
Sunday, August 4, 2019	Parking Operations: PCM	9:00	18:00	PCM	Surface lots	12:00 AM
Sunday, August 4, 2019	Public Parking: China Bridge	9:00	20:00	China Bridge	Marsac Entrance Only	FEE PARKING - No public access to CB via Swede Alley

Park City Kimball Arts Festival

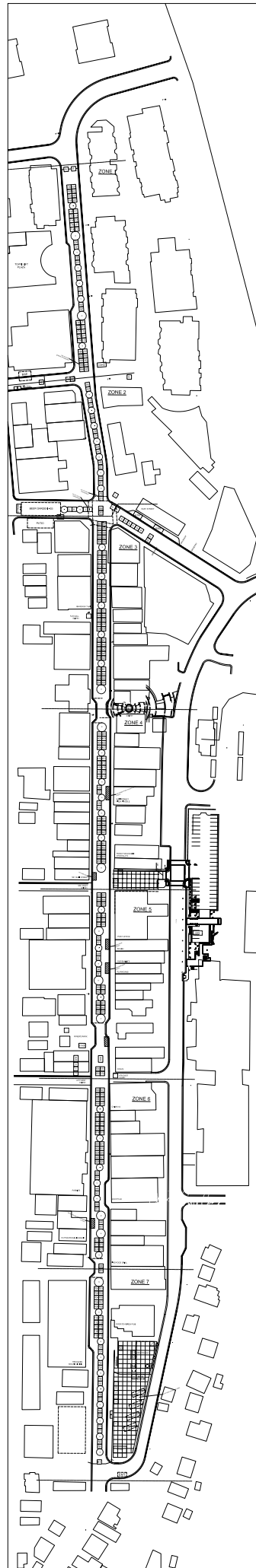
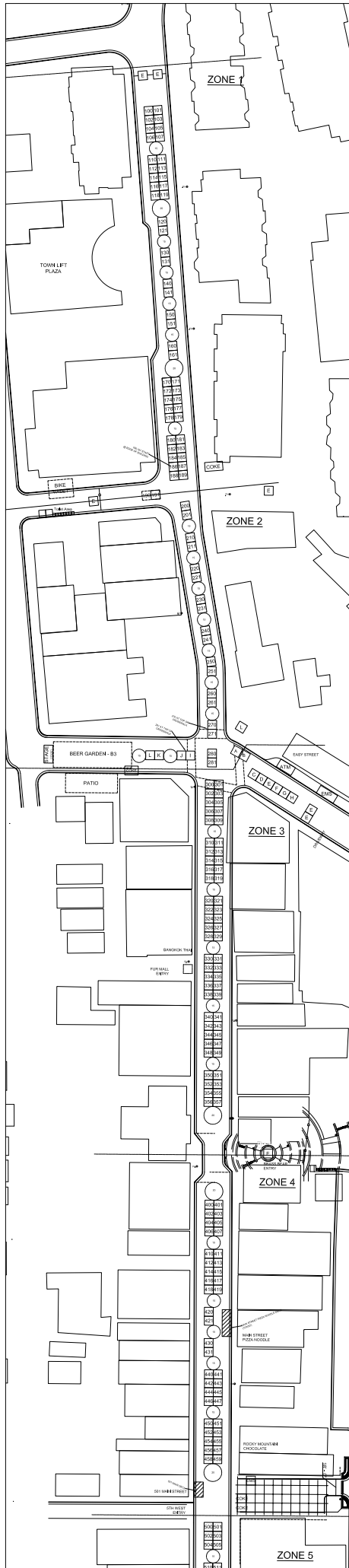
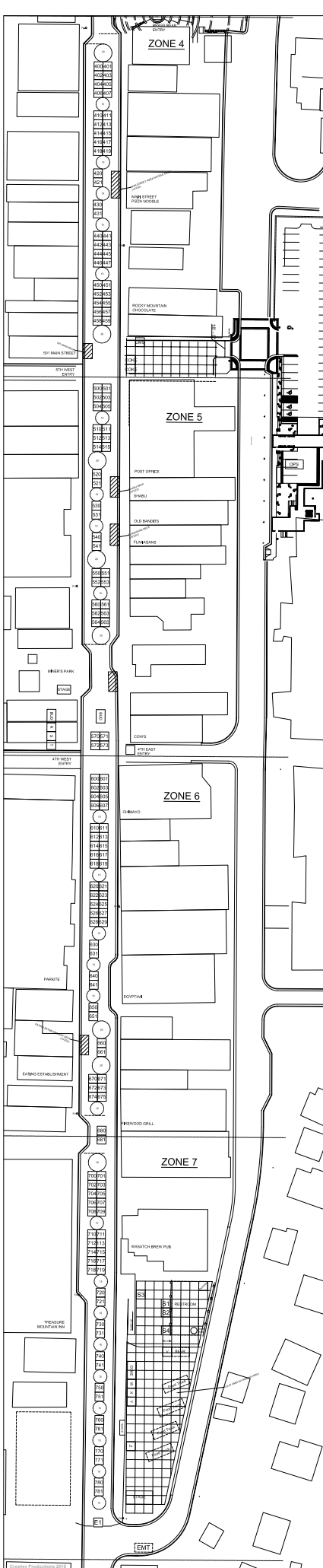
2019

6/13/19

Integrated Event Schedule

Date	Activity	Start	End	Location	Sub Location	Notes
Sunday, August 4, 2019	EVENT: Park City Kimball Arts Festival	10:00	18:00	Main Street		EVENT: Park City Kimball Arts Festival
Sunday, August 4, 2019	Artist Move Out	18:00	23:00	All Areas		PER OPS SCHEDULE - North-bound traffic ONLY
Sunday, August 4, 2019	OPS: Festival Strike	18:00	23:00	All Areas		Per OPS Schedule
Sunday, August 4, 2019	OPS: Festival Strike Diamond	18:00	23:00	All Areas		Per OPS Schedule Diamond
Sunday, August 4, 2019	Main Street OPEN	23:00	-	Main Street	Swede to 9th	Main Street Open
Sunday, August 4, 2019	Heber + Feeder Streets OPEN	23:00	-	Heber	All Feeders	Heber Ave. Open
Monday, August 5, 2019	Standard Delivery Window Open			Main Street	All	Standard Delivery Window Open
Monday, August 5, 2019	OPS: Festival Strike	8:00	17:00	All Areas		
Monday, August 5, 2019	OPS: Festival Strike Diamond	8:00	17:00	Brew Pub	All	
Monday, August 5, 2019	Festival Operations - Strike	8:00	17:00	Town Lift Plaza		
Monday, August 5, 2019	Festival Operations Strike - All Areas	8:00	17:00	All Areas		
Monday, August 5, 2019	Operations Compound - Bob Wells Plaza	8:00	17:00	BWP + Parking		
Monday, August 5, 2019	Strike Parking Lots - Diamond Tent Strike	8:00	17:00	All Areas		DVR, PCM, PCH
Monday, August 5, 2019	OPS Complete	17:00	-	All Areas		Finfol

2019 PCKAF Site Plan



MAIN STREET

 2019 PARK CITY KIMBALL ARTS FESTIVAL

NORTHERN PARK CITY KIMBALL ARTS FESTIVAL

 PARK CITY KIMBALL ARTS FESTIVAL



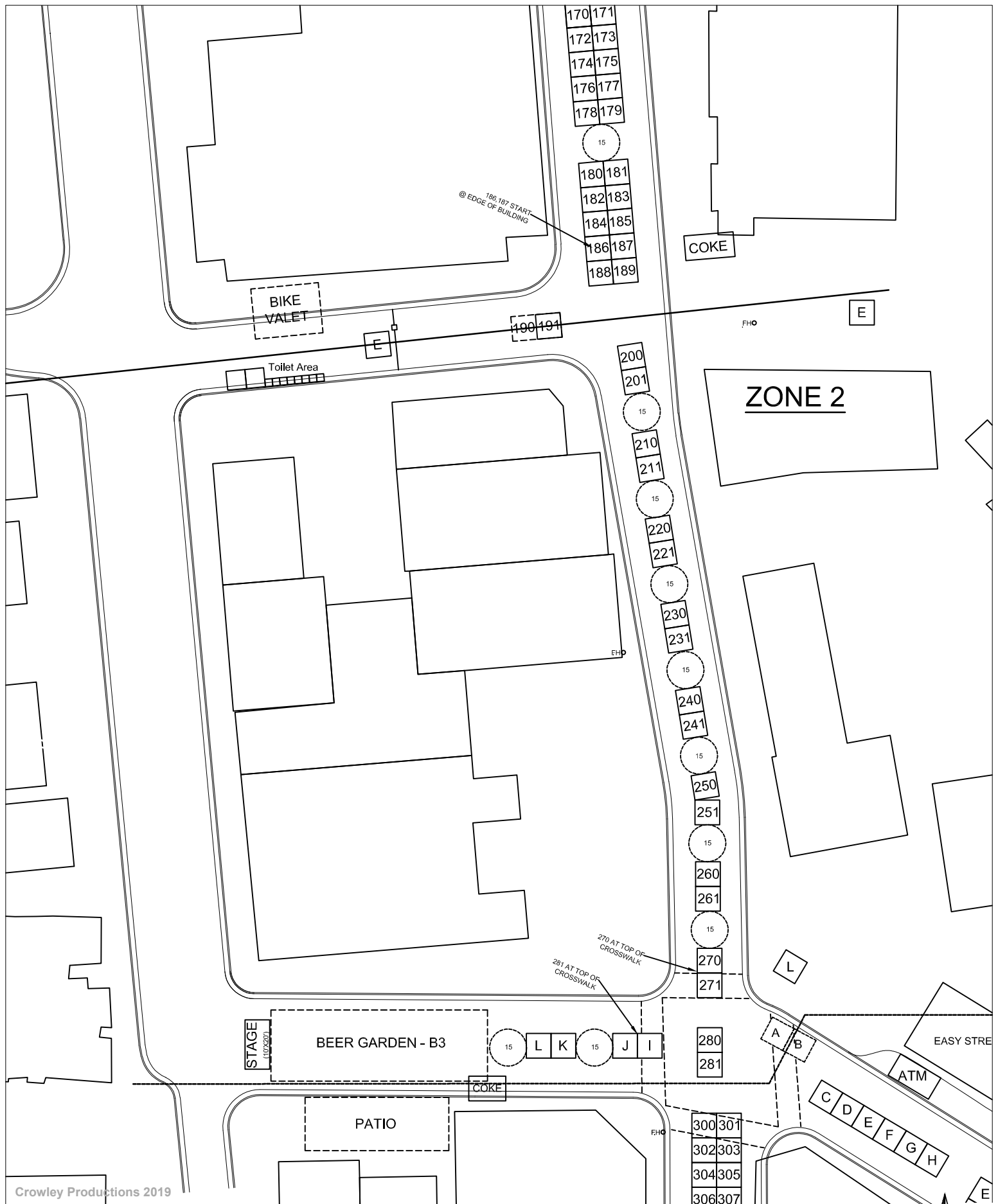
Crowley Productions 2019

*Accuracy based on plan provided by
Park City Planning Department

MAIN STREET ZONE 1

2019 PARK CITY KIMBALL ARTS FESTIVAL

Scale : 1"=50'-0"

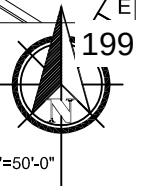


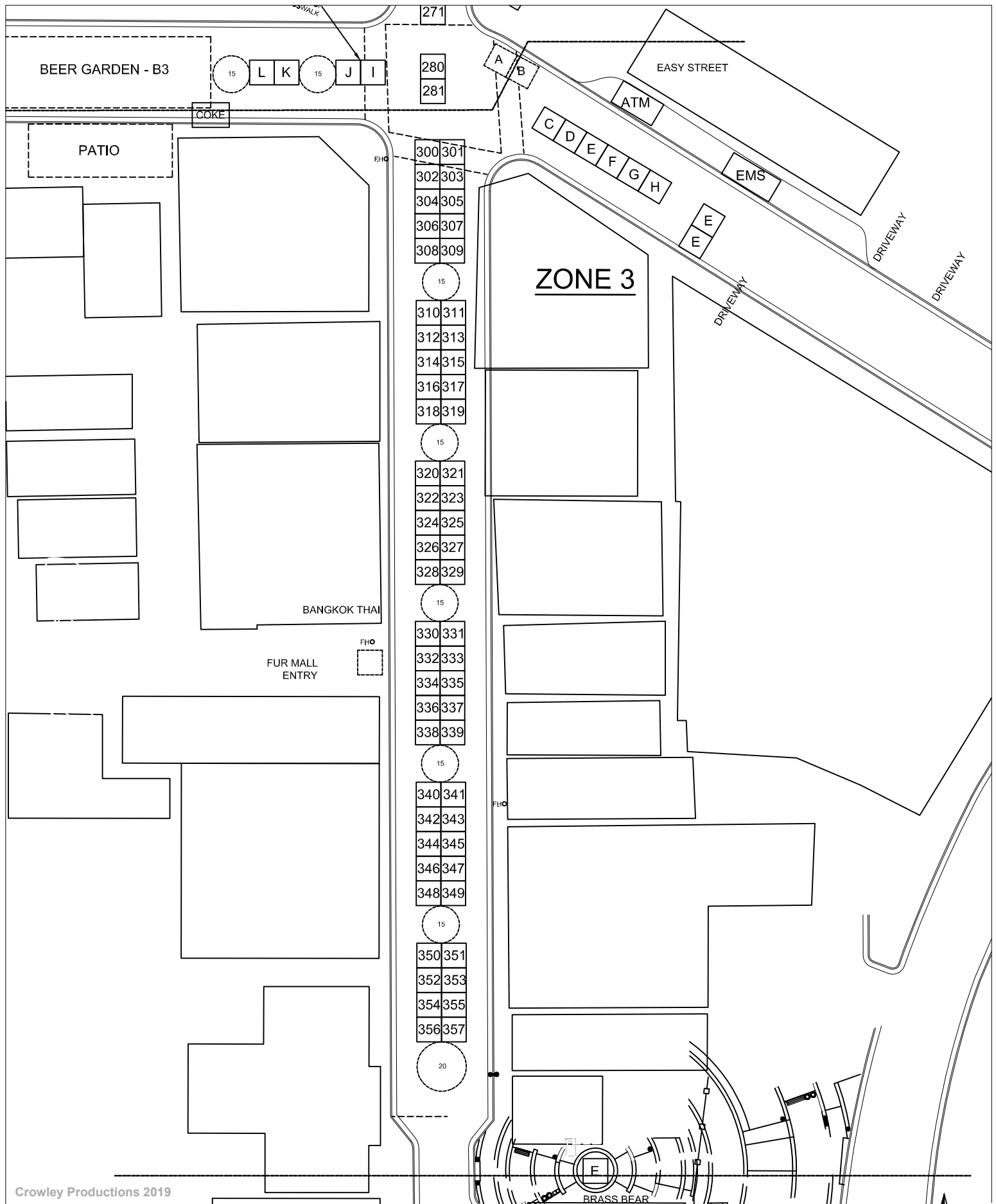
MAIN STREET ZONE 2

2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department

Scale : 1"=50'-0"



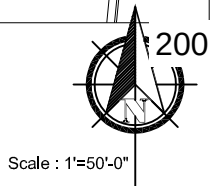


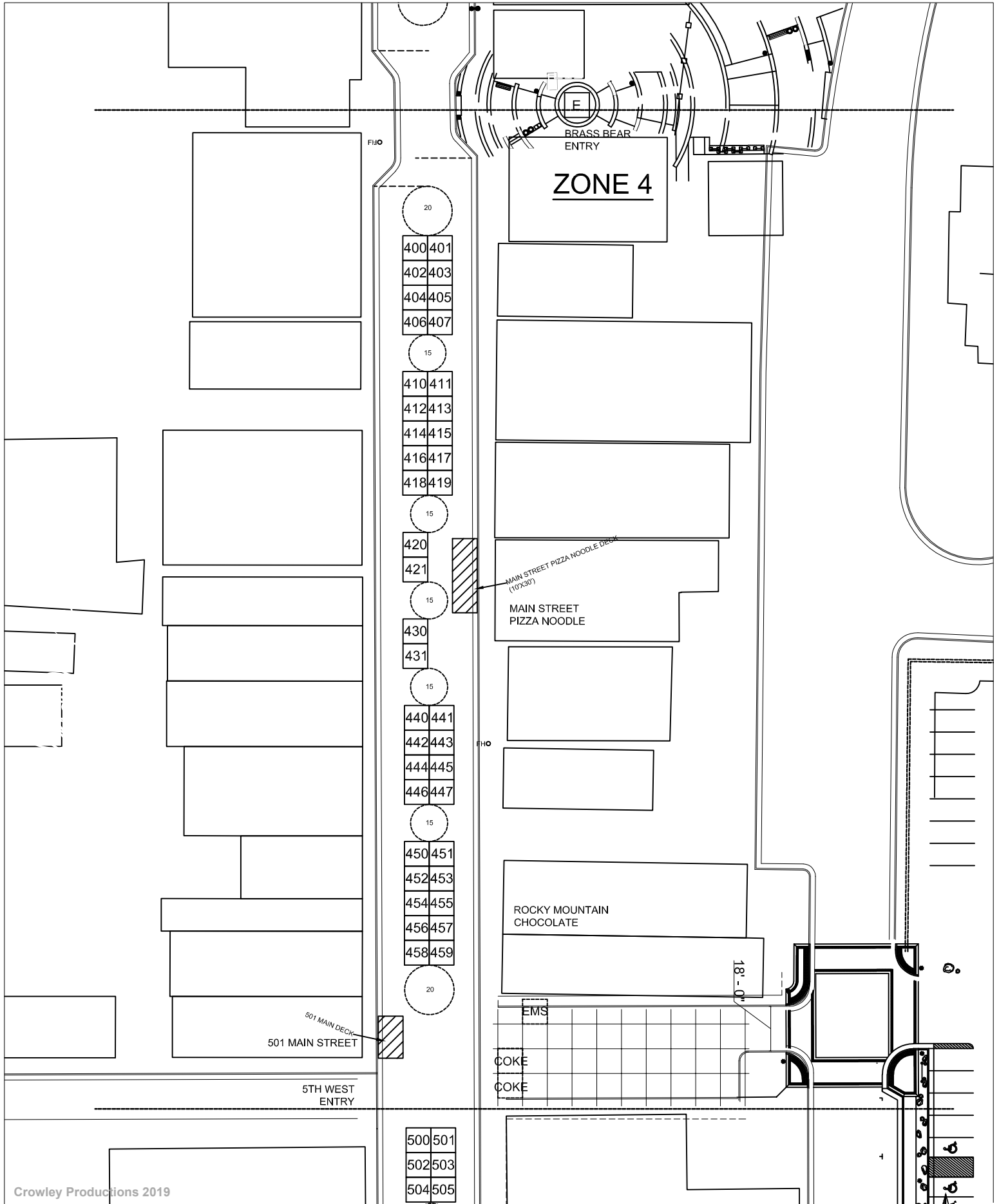
Crowley Productions 2019

MAIN STREET ZONE 3

2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department





Crowley Productions 2019

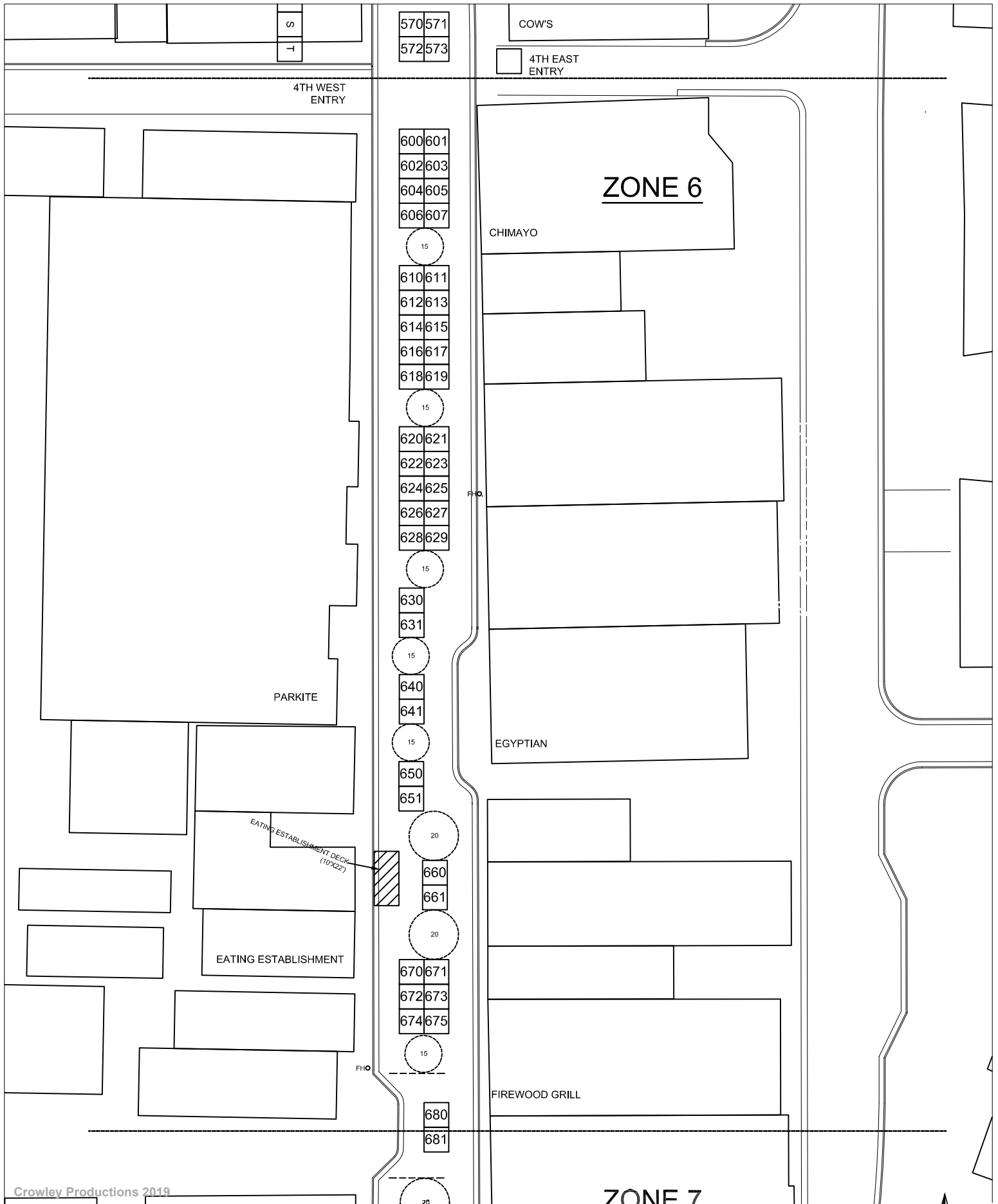
MAIN STREET ZONE 4

2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department

Scale : 1"=50'-0"

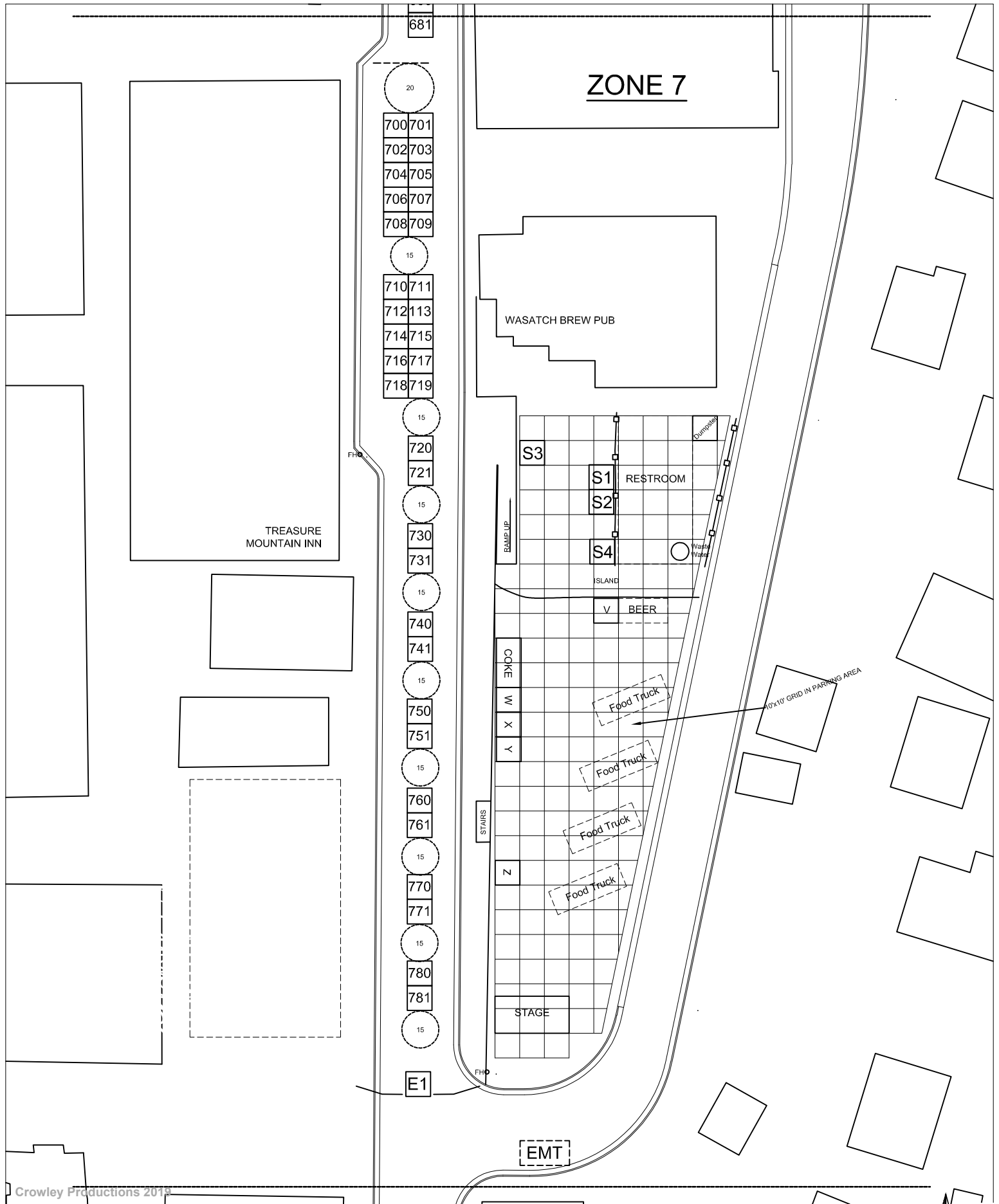




MAIN STREET ZONE 6

2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department

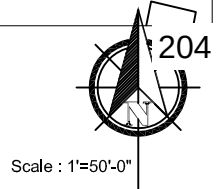


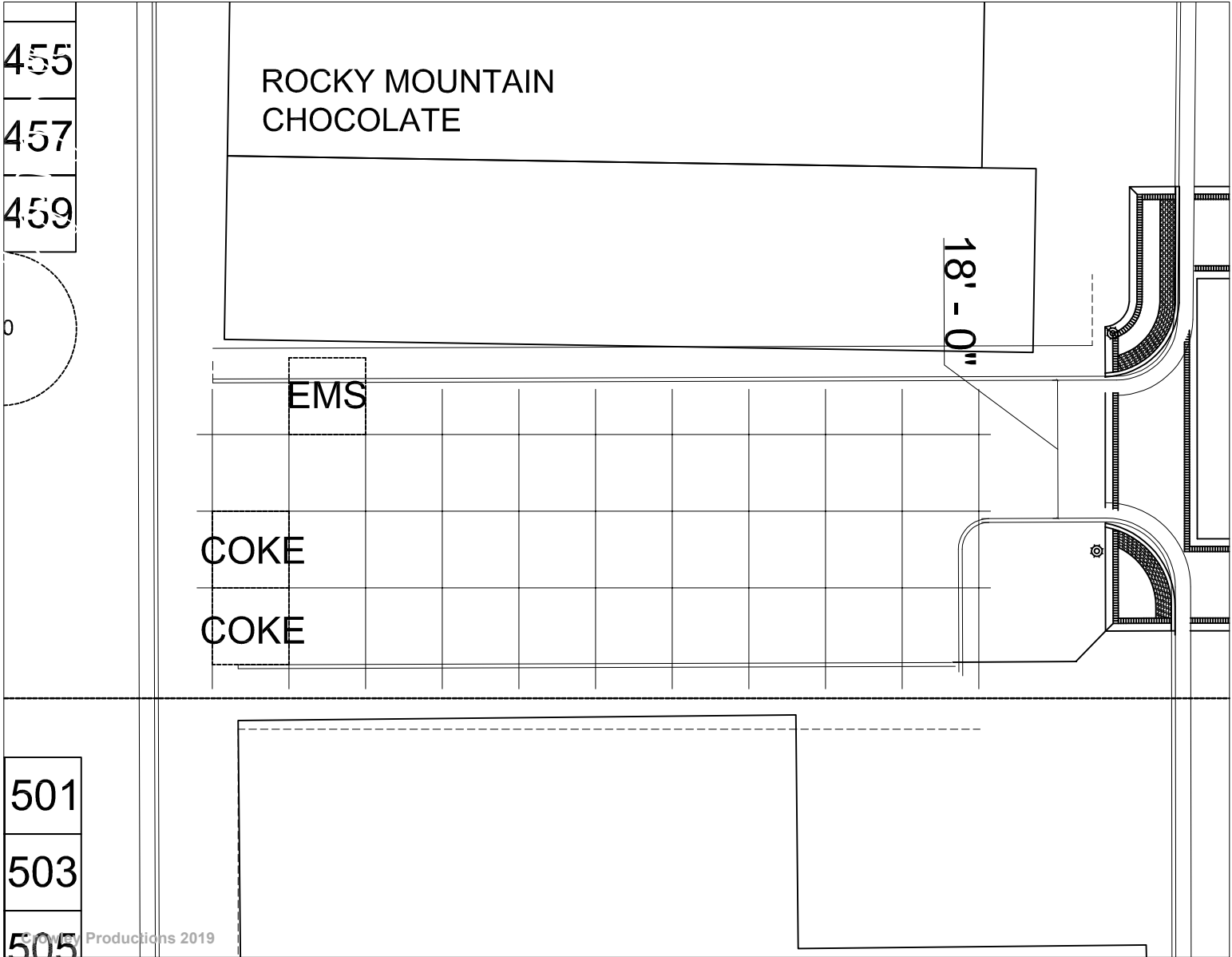
Crowley Productions 2019

*Accuracy based on plan provided by
Park City Planning Department

MAIN STREET ZONE 7

2019 PARK CITY KIMBALL ARTS FESTIVAL

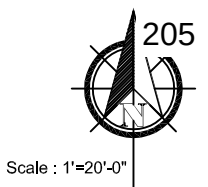




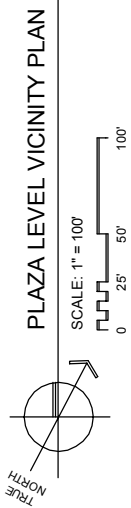
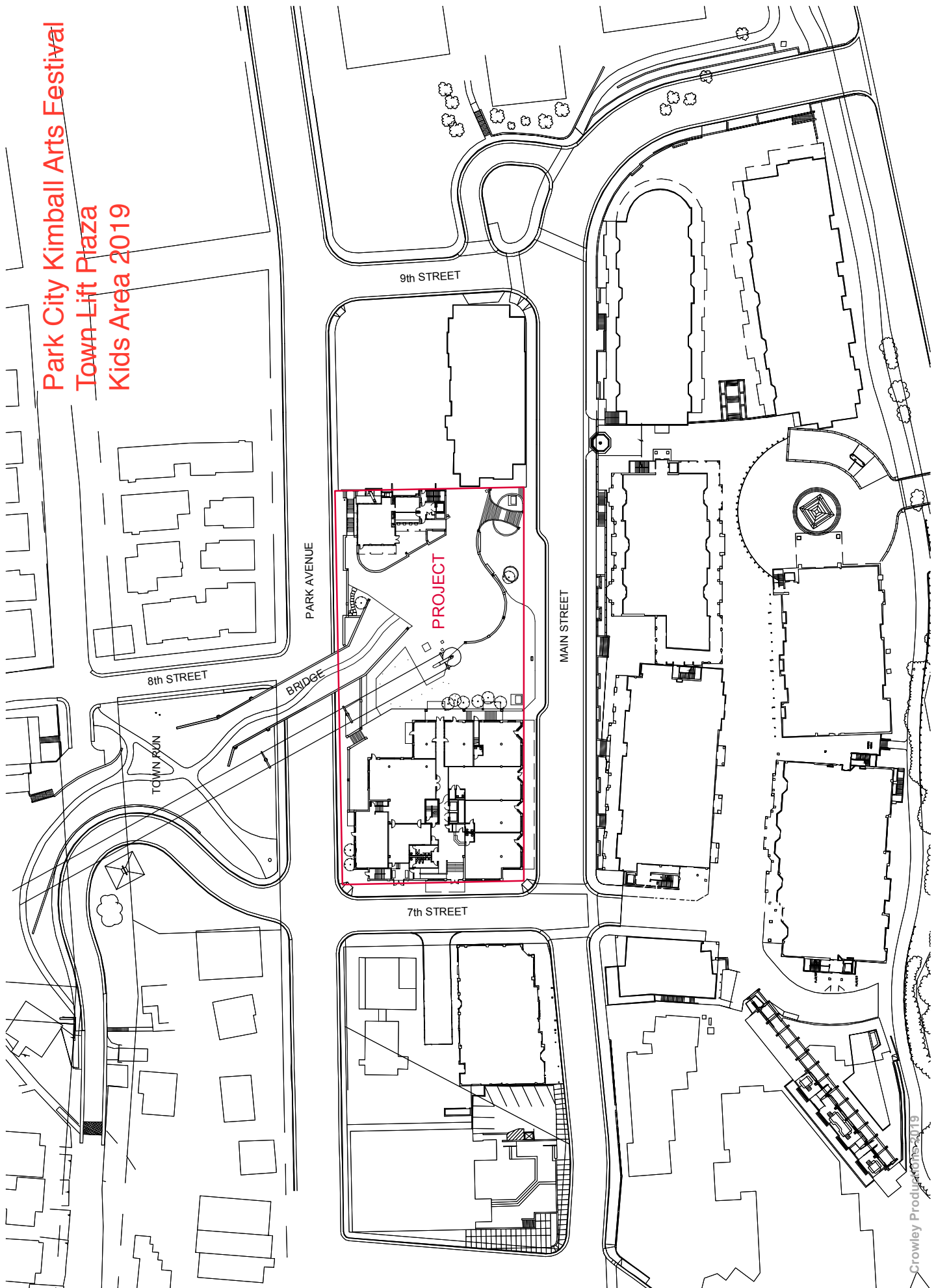
MAIN STREET ZONE Post Office

2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department



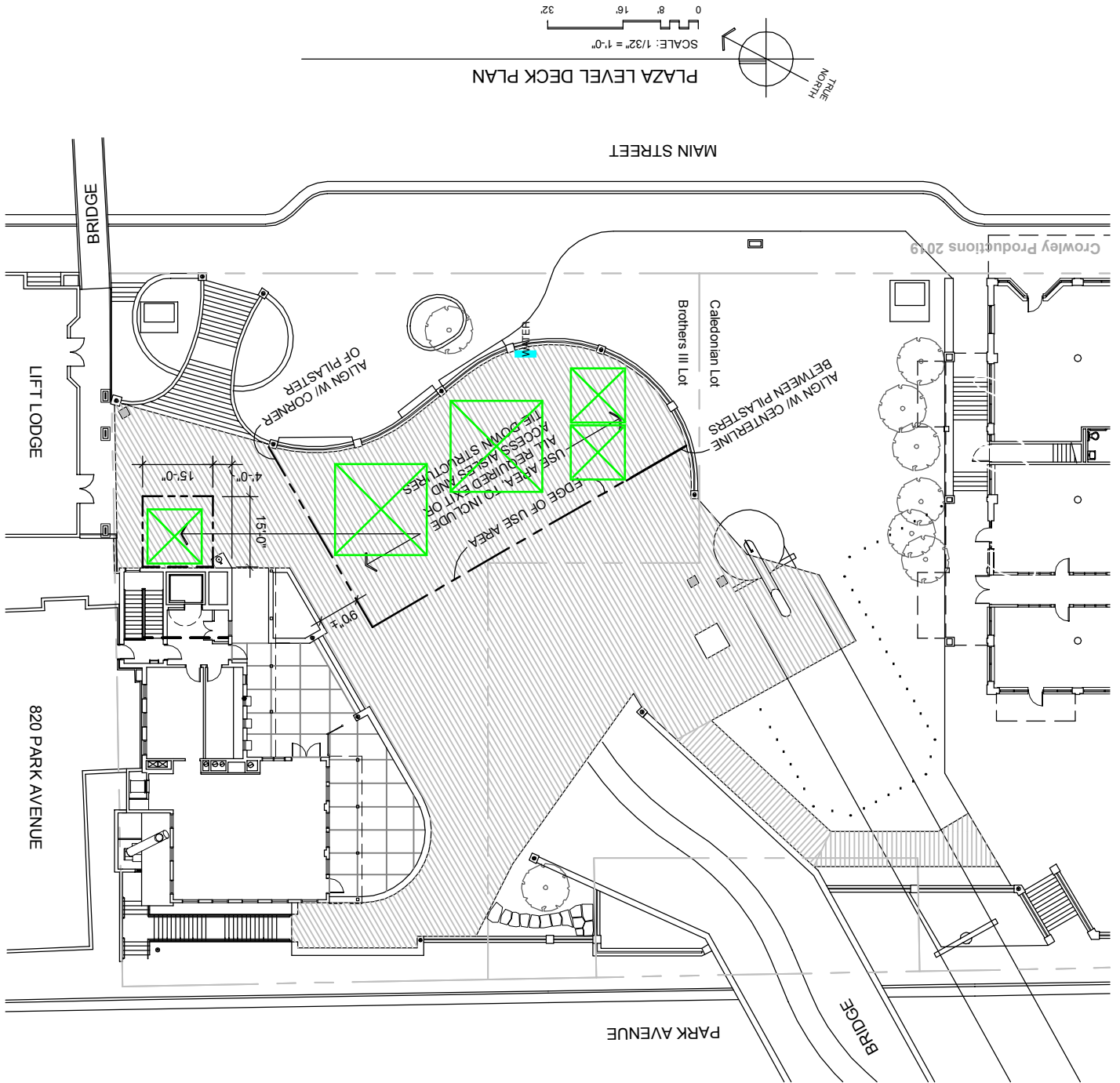
Park City Kimball Arts Festival Town Lift Plaza Kids Area 2019



PLAZA LEVEL VICINITY PLAN

Crowley Productions 2019

Park City Kimball Arts Festival Town Lift Plaza Kids Area 2019



Equipment From Elix
 POS Setups- 1 laptop, 1 cc mag swipe, 1 rfid associator, no printer needed
 Mobile Box Office iPad
 Motorola scanner

Equipment From Stark
 Famouso RFID RFID Scanner
 Equipment from Kimball

Additional RFID Scanners
 16. Rockwell Room-1
 17. VIP Room-1
 18. Food Truck-1

19. Kimball Arts Center (Box Office)
 2 POS
 2 motorolas

Marriott Gate
 1 POS
 1 RFID Scanners
 1 motorola

Heber Main Gate
 3 POS
 2 RFID Scanners
 3 motorola

Studio on Main Gate
 1 POS
 1 RFID Scanners
 1 motorola

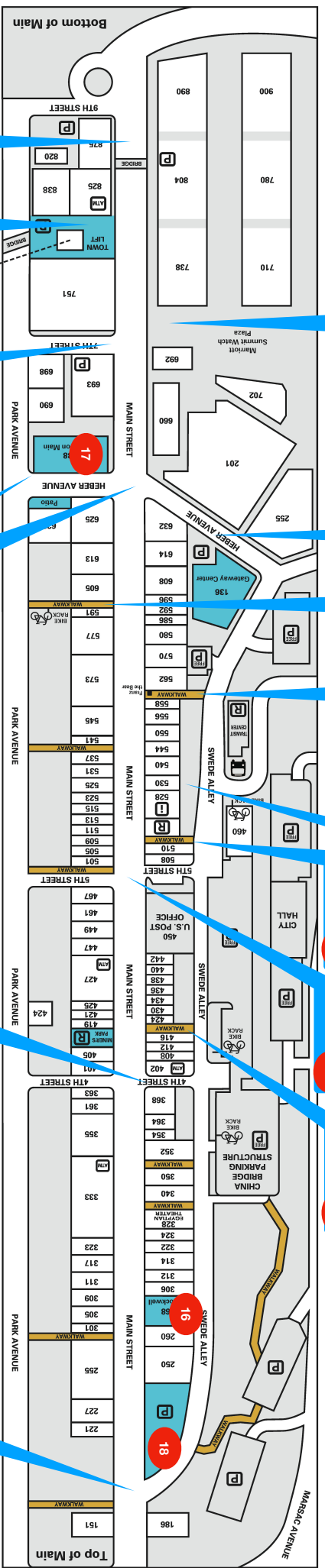
Brass Bear Gate
 2 POS
 2 RFID Scanners
 2 motorola

Pizza&Noodle Gate
 1 POS
 1 RFID Scanners
 1 motorola

Dolly's Gate
 1 POS
 1 RFID Scanners
 1 motorola

Post Office Gate
 1 POS
 1 RFID Scanners
 1 motorola

Tenigo Gate
 1 POS
 1 RFID Scanners
 1 motorola



Lower Main Gate
 4 POS (no printers)
 3 RFID Scanners
 4 motorolas

Kids Area
 2 POS
 1 RFID Scanners
 1 motorola

Caledonian Gate
 1 POS
 1 RFID Scanners
 1 motorola

Info Tent
 1 POS w/ticket printer(epsion)
 1 RFID Scanners
 1 motorola

Heber Stage Gate
 1 POS
 1 RFID Scanners
 1 motorola

Cow's Gate
 1 POS
 1 RFID Scanners
 1 motorola

Top of Main Gate
 1 POS
 1 RFID Scanners
 1 motorola

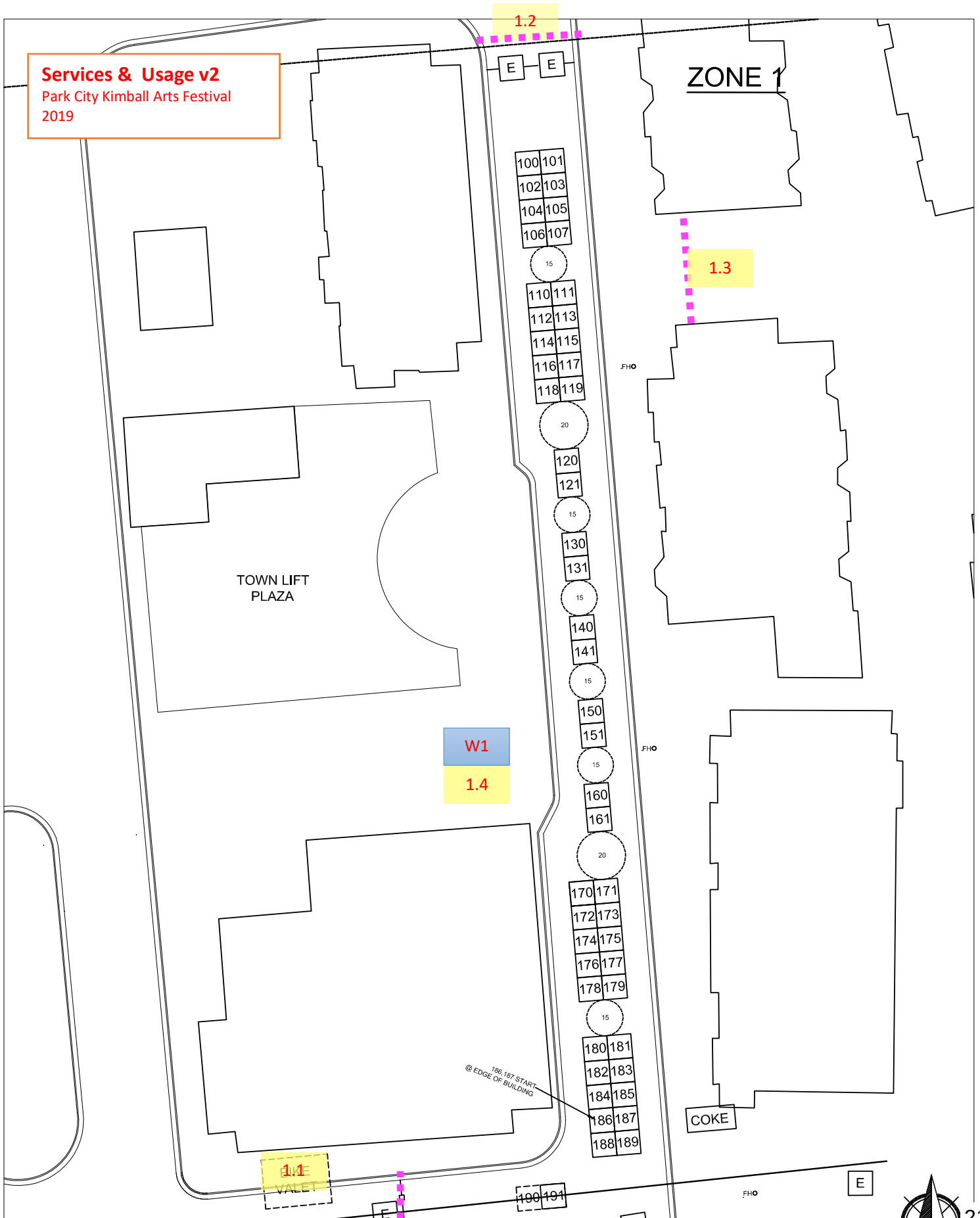
Days of Operation
 August 2 Friday - 5p-9p (4 hrs)
 August 3 Saturday - 10a-8p (10 hrs)
 August 4 Sunday - 10a-6p (8hrs)

TOTAL EQUIPMENT NEEDS
 Total POS Setups - 22 (2 are already there) in operation
 Mobile Box Office Units - 2 set-ups (no printers needed)
 Total Motorolas - 22 (3 are already there) + 8 for on charge = 30
 Total RFID Scanners - 22 + 8 on charge = 30

Services & Operations Schedule & Map

Zone	Element	Key	Location	Sub-Location	Start	End	Time	Notes
1	POMC - Transit Stop 9th	1.1	Main Street	9th Street	Friday, August 2, 2019	17:00	Sunday, August 4, 2019	19:00
1	Event Operations - Bike Valet	1.2	7th Street	Park Ave.	Friday, August 2, 2019	17:00	Sunday, August 4, 2019	19:00
1	Marriott Parking - CLOSED	1.3	Main Street	Marriott Garage	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
1	Event Operations - Water Station 1	1.4	Town Lift		Friday, August 2, 2019	17:00	Monday, August 5, 2019	17:00
2	Media Parking A	2.1	Park Ave.	East Curb	Friday, August 2, 2019	7:00	Sunday, August 4, 2019	19:00
2	Media Parking B	2.2	Park Ave.	West Curb	Friday, August 2, 2019	7:00	Sunday, August 4, 2019	19:00
2	Event Operations - KAC Stage - Musician Loading	2.3	Heber Ave.	Park Ave.	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
2	Event Operations - NO PARKING	2.4	Heber Ave.	North Curb - ALL	Thursday, August 1, 2019	7:00	Sunday, August 4, 2019	23:00
2	Event Operations - Restrooms	2.5	7th Street	South Curb	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
2	POMC - Trash Blvd	2.6	7th Street	South Curb	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
2	Event Operations - Water Station 2	2.7	Heber Ave.	Patio	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
3	Event Operations - NO PARKING	3.1	Heber Ave.	South Curb Cut	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
3	Event Operations - NO PARKING	3.2	Heber Ave.	South Curb - All	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
3	Event Operations - NO PARKING	3.3	Heber Ave.	North Curb - All	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
3	Event Operations - ARTIST PARKING - Permit Only - GA	3.4	Galleria Lot	Galleria Lot	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
3	POMC Transit Stop - Sweede Alley	3.5	Sweede Alley	West Curb	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
3	Event Operations - ARTIST PARKING - Permit Only - Flag Pole Lot	3.6	Flag Pole Lot	Sweede Alley	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
4	POMC - Transit Stop - Sweede Alley	4.1	Sweede Alley	West Curb	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
4	POMC - Accessible Parking	4.2	Sweede Alley	West Curb	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
4	Event Operations - ARTIST PARKING - Permit Only - Historic Wall Lot	4.3	HW Lot	HW Lot	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
4	Event Operations - Artist Recycling Area	4.4	BWP Parking	BWP Parking	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
4	Event Operations - 5th Street W./Post Office - NO PARKING	4.5	5th Street E	Sweede Alley	Thursday, August 1, 2019	7:00	Sunday, August 4, 2019	23:00
4	Event Operations - NO PARKING	4.6	Sweede Alley	West Curb	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
4	Event Operations - NO PARKING	4.7	5th Street W	Park Ave.	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
4	POMC - 30 yd Roll Off Trash Container - Historic Wall Lot	4.8	HW Lot	E Wall	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
4	POMC - Trash Compactor - Compactor Shed - Existing	4.9	Compactor Shed	Sweede Alley	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
5	Event Operations - Restrooms	5.1	Sweede Alley	West Curb + pad	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
5	Event Operations - NO PARKING	5.2	Sweede Alley	East Curb	Wednesday, July 31, 2019	7:00	Monday, August 5, 2019	17:00
5	Event Operations - NO PARKING - Bob Wells Plaza/Parking	5.3	Bob Wells Plaza	BWP Parking	Wednesday, July 31, 2019	7:00	Monday, August 5, 2019	17:00
5	Event Operations - ARTIST PARKING - Permit Only - China Bridge Parking Lot	5.4	China Bridge Lot	L1, L2, L3, S Roof	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
5	Event Operations - NO PARKING	5.5	4th Street E	+ curb lane	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
5	Event Operations - Miners Stage - Musician Loading	5.6	4th Street W	+ curb lane	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
5	Event Operations - NO PARKING	5.7	4th Street W	+ curb lane	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
5	Event Operations - Water Station 3	5.8	Miners Park		Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
6	Event Operations - ARTIST PARKING - Permit Only - China Bridge Parking Lot	6.1	China Bridge Lot	L1, L2, L3, S Roof	Friday, August 2, 2019	3:00	Sunday, August 4, 2019	23:00
6	Event Operations - Recycling Trailer - Curb It	6.2	Sweede Alley	E Curb Cut	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
6	POMC - 30 yd Roll Off Trash Container - Sweede Alley	6.3	Sweede Alley	E Curb Cut	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
6	POMC - 8 yd Tilt Up - Existing - Sweede Alley	6.4	Sweede Alley	E Curb Cut	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
7	Event Operations - NO PARKING - Brew Pub Parking Lot	7.1	Brew Pub Lot	North	Wednesday, July 31, 2019	7:00	Monday, August 5, 2019	17:00
7	Event Operations - NO PARKING - Brew Pub Parking Lot	7.2	Brew Pub Lot	South	Wednesday, July 31, 2019	7:00	Monday, August 5, 2019	17:00
7	Event Operations - Water Station 4	7.3	Brew Pub Lot	North	Wednesday, July 31, 2019	7:00	Monday, August 5, 2019	17:00
7	POMC - 8 yd Tilt Up - Existing - Brew Pub	7.4	Brew Pub Lot	South	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
7	Event Operations - Restrooms	7.5	Brew Pub Lot	North	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
7	Event Operations - Gray Water & Waste Containers	7.6	Brew Pub Lot	North	Thursday, August 1, 2019	7:00	Monday, August 5, 2019	17:00
8	Main Street - OPS Staging - Reserve Parking Spaces	8.1	Main Street	per orders	Thursday, August 1, 2019	7:00	Sunday, August 4, 2019	23:00

Services & Usage v2
Park City Kimball Arts Festival
2019



MAIN STREET ZONE 1

2019 PARK CITY KIMBALL ARTS FESTIVAL

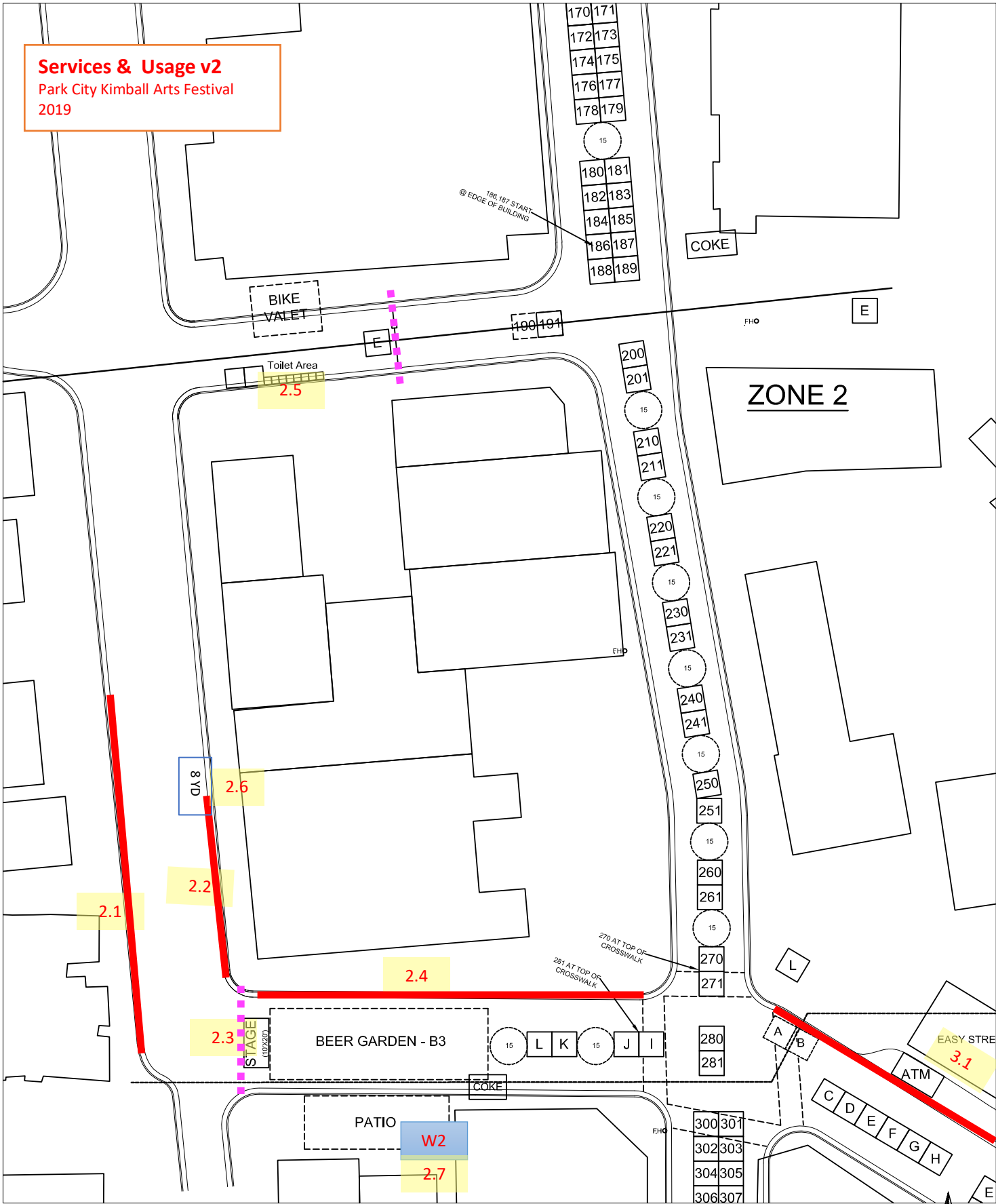
*Accuracy based on plan provided by
Park City Planning Department

Scale : 1"=50'-0"



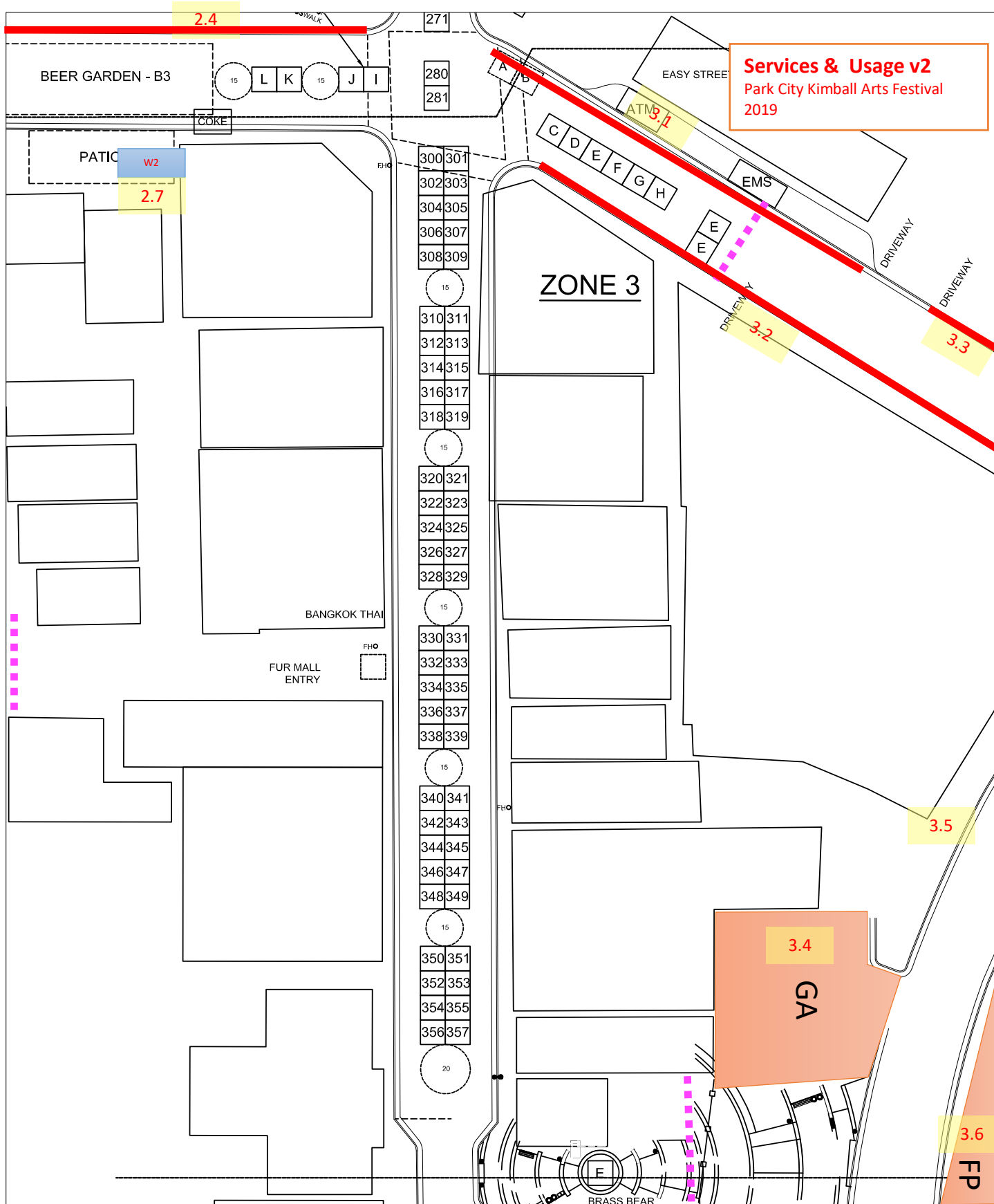
Services & Usage v2

Park City Kimball Arts Festival
2019



MAIN STREET ZONE 2

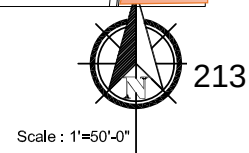
2019 PARK CITY KIMBALL ARTS FESTIVAL



MAIN STREET ZONE 3

2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department



Services & Usage v2
Park City Kimball Arts Festival
2019

BRASS BEAR ENTRY

ZONE 4

4.9

4.1

4.2

4.3

4.8

4.5

4.7

4.6

5.1

5.2

4.4

5.0

5.3

5.4

5.5

5.6

5.7

5.8

5.9

5.10

5.11

5.12

5.13

5.14

5.15

5.16

5.17

5.18

5.19

5.20

5.21

5.22

5.23

5.24

5.25

5.26

5.27

5.28

5.29

5.30

5.31

5.32

5.33

5.34

5.35

5.36

5.37

5.38

5.39

5.40

5.41

5.42

5.43

5.44

5.45

5.46

5.47

5.48

5.49

5.50

5.51

5.52

5.53

5.54

5.55

5.56

5.57

5.58

5.59

5.60

5.61

5.62

5.63

5.64

5.65

5.66

5.67

5.68

5.69

5.70

5.71

5.72

5.73

5.74

5.75

5.76

5.77

5.78

5.79

5.80

5.81

5.82

5.83

5.84

5.85

5.86

5.87

5.88

5.89

5.90

5.91

5.92

5.93

5.94

5.95

5.96

5.97

5.98

5.99

6.00

6.01

6.02

6.03

6.04

6.05

6.06

6.07

6.08

6.09

6.10

6.11

6.12

6.13

6.14

6.15

6.16

6.17

6.18

6.19

6.20

6.21

6.22

6.23

6.24

6.25

6.26

6.27

6.28

6.29

6.30

6.31

6.32

6.33

6.34

6.35

6.36

6.37

6.38

6.39

6.40

6.41

6.42

6.43

6.44

6.45

6.46

6.47

6.48

6.49

6.50

6.51

6.52

6.53

6.54

6.55

6.56

6.57

6.58

6.59

6.60

6.61

6.62

6.63

6.64

6.65

6.66

6.67

6.68

6.69

6.70

6.71

6.72

6.73

6.74

6.75

6.76

6.77

6.78

6.79

6.80

6.81

6.82

6.83

6.84

6.85

6.86

6.87

6.88

6.89

6.90

6.91

6.92

6.93

6.94

6.95

6.96

6.97

6.98

6.99

7.00

7.01

7.02

7.03

7.04

7.05

7.06

7.07

7.08

7.09

7.10

7.11

7.12

7.13

7.14

7.15

7.16

7.17

7.18

7.19

7.20

7.21

7.22

7.23

7.24

7.25

7.26

7.27

7.28

7.29

7.30

7.31

7.32

7.33

7.34

7.35

7.36

7.37

7.38

7.39

7.40

7.41

7.42

7.43

7.44

7.45

7.46

7.47

7.48

7.49

7.50

7.51

7.52

7.53

7.54

7.55

7.56

7.57

7.58

7.59

7.60

7.61

7.62

7.63

7.64

7.65

7.66

7.67

7.68

7.69

7.70

7.71

7.72

7.73

7.74

7.75

7.76

7.77

7.78

7.79

7.80

7.81

7.82

7.83

7.84

7.85

7.86

7.87

7.88

7.89

7.90

7.91

7.92

7.93

7.94

7.95

7.96

7.97

7.98

7.99

8.00

8.01

8.02

8.03

8.04

8.05

8.06

8.07

8.08

8.09

8.10

8.11

8.12

8.13

8.14

8.15

8.16

8.17

8.18

8.19

8.20

8.21

8.22

8.23

8.24

8.25

8.26

8.27

8.28

8.29

8.30

8.31

8.32

8.33

8.34

8.35

8.36

8.37

8.38

8.39

8.40

8.41

8.42

8.43

8.44

8.45

8.46

8.47

8.48

8.49

8.50

8.51

8.52

8.53

8.54

8.55

8.56

8.57

8.58

8.59

8.60

8.61

8.62

8.63

8.64

8.65

8.66

8.67

8.68

8.69

8.70

8.71

8.72

8.73

8.74

8.75

8.76

8.77

8.78

8.79

8.80

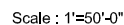
8.81

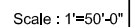
8.82

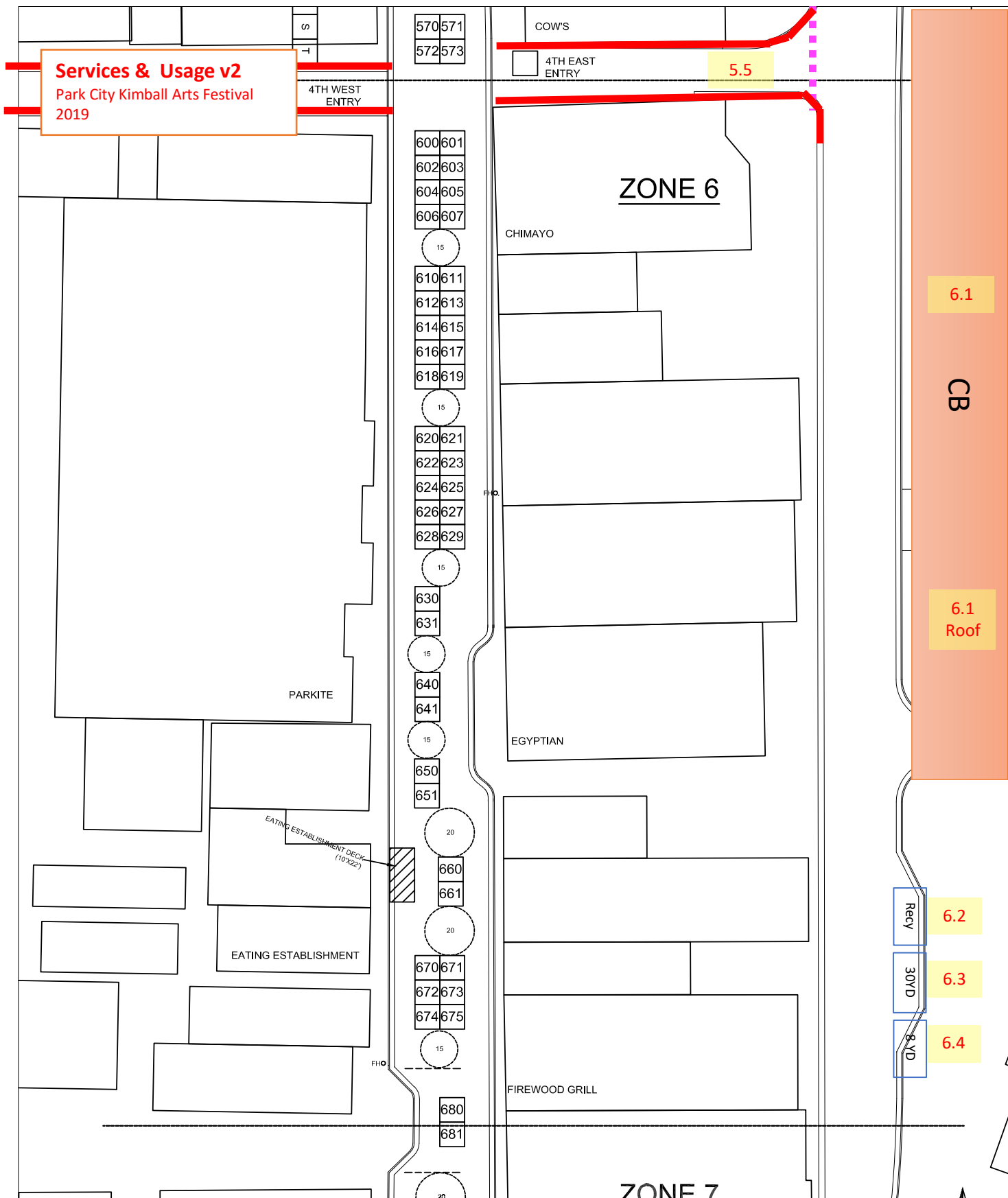
8.83

MAIN STREET ZONE 4

2019 PARK CITY KIMBALL ARTS FESTIVAL







MAIN STREET ZONE 6

2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department

Services & Usage v2
Park City Kimball Arts Festival
2019

ZONE 7

WASATCH BREW PUB

TREASURE
MOUNTAIN INN

7.3

W4

7.5

S1

RESTROOM

7.1

S2

S4

7.6

ISLAND

V

BEER

COKE

W

X

Y

7.2

Food Truck

Food Truck

Food Truck

Food Truck

Z

7.4

STAGE

EMT

10'x10' GRID IN PARKING AREA



217

Scale : 1"=50'-0"

MAIN STREET ZONE 7
2019 PARK CITY KIMBALL ARTS FESTIVAL

*Accuracy based on plan provided by
Park City Planning Department

PCMC Services Request

Park City Kemball Arts Festival
PCMC Equipment Request & Schedule

2019

6/10/19

Item	Quantity	Drop Location	Sub	Start		End	Time	Notes
8Yard Dumpster - Park/Davazas Temporary	1	Park Ave.	East Curb	Thursday, August 1, 2019	8:00	Monday, August 5, 2019	17:00	East curb line across from Davanza's driveway
8Yard Dumpster - Brew Pub Existing	1	Brew Pub Lot	South corner	Thursday, August 1, 2019	8:00	Monday, August 5, 2019	17:00	Existing - dump by 8/3
40 Yard Compactor - Swede Alley Existing	1	Swede Alley	Compactor Shed	Thursday, August 1, 2019	8:00	Monday, August 5, 2019	17:00	
30 Yard Roll-Off Dumpster - Historic Wall Temporary	1	Historic Wall Lot	East wall	Thursday, August 1, 2019	8:00	Monday, August 5, 2019	17:00	
30 Yard Roll-Off Dumpster - Swede Alley Temporary	1	Swede Alley	East curb cut	Thursday, August 1, 2019	8:00	Monday, August 5, 2019	17:00	Recycling Only
Water Meter & Key	1	Bob Wells Plaza	OPS Compund	Wednesday, July 31, 2019	8:00	Monday, August 5, 2019	17:00	Fire Hydrant Key & water meter
Bike Rack Barricade	80	Brew Pub Lot	North	Wednesday, July 31, 2019	8:00	Monday, August 5, 2019	17:00	8' & 6' bike rack style, metal barricade
Orange Traffic Cones (36")	100	Brew Pub Lot	North	Wednesday, July 31, 2019	8:00	Monday, August 5, 2019	17:00	36" orange traffic cones
Toro Utility Cart - Parks	1	Bob Wells Plaza	OPS Compund	Friday, August 2, 2019	8:00	Monday, August 5, 2019	17:00	Compact utility cart for trash pick up Main St.
VMS Signs - Per PCMC Traffic Management Plan	All	Various						Per PCMC Traffic Management Plan
Main Street Plant Watering	1	Main Street	Feeder Streets	Friday, August 2, 2019	0:00	Friday, August 2, 2019	0:00	Request: No watering on Friday
Main Street Plant Watering	1	Main Street	Feeder Streets	Saturday, August 3, 2019	5:00	Saturday, August 3, 2019	7:00	Early Plant Watering
Main Street Plant Watering	1	Main Street	Feeder Streets	Sunday, August 4, 2019	5:00	Sunday, August 4, 2019	7:00	Early Plant Watering
Street Cleaning - No Main/Heber cleaning after Wednesday	1	Main Street	Feeder Streets	Wednesday, July 31, 2019	17:00	Sunday, August 4, 2019	23:00	Request no street cleaning after Wednesday
Street Repair - No Main/Heber Repairs after Tuesday	1	Main Street	Feeder Streets	Tuesday, July 30, 2019	17:00	Sunday, August 4, 2019	23:00	Request no street repairs after Tuesday
Town Lift Plaza Bridge - Banner Hanging	1	Main Street	Bridge	Tuesday, July 30, 2019	17:00	Monday, August 5, 2019	17:00	Hang banners on Town Lift Bridge @ Main Street

PCKAF Satellite Parking

Park City Kimball Arts Festival **2019**

Public Parking

Date	Owner	Activity	Start	End	Location	Sub Location	Notes
Thursday, August 1, 2019	PCKAF	Set-Up Satellite Parking Lots	7:00	17:00	All Areas	Lot 6	DVR, PCM, PCHS
Friday, August 2, 2019	PCKAF	Artist Move In - Marshaling Yard Ops	6:00	16:00	DVR	Lot 6	Artist move-in
Friday, August 2, 2019	DVR	DVR Concert Parking	15:00	20:00	DVR	Lot 6	DVR Concert Parking
Friday, August 2, 2019	PCKAF	Parking Operations: PCH	16:00	21:00	PCH	Surface Parking	FREE PCKAF Public Parking
Friday, August 2, 2019	PCKAF	Parking Operations: PCM	16:00	21:00	PCM	Main, First Time, Silver King	FREE PCKAF Public Parking
Friday, August 2, 2019	PCMC	China Bridge Paid Parking	8:00	0:00	China Bridge	Marsac Entrance	Paid parking
Friday, August 2, 2019	PCKAF	EVENT: Park City Kimball Arts Festival	17:00	21:00	Main Street		EVENT: Park City Kimball Arts Festival
Saturday, August 3, 2019	PCKAF	Parking Operations: DVR	9:00	15:00	DVR	Lot 6	FREE PCKAF Public Parking
Saturday, August 3, 2019	DVR	DVR Concert Parking	15:00	20:00	DVR	Lot 6	DVR Concert Parking
Saturday, August 3, 2019	PCKAF	Parking Operations: PCHS	9:00	20:00	PCHS	Surface Parking	FREE PCKAF Public Parking
Saturday, August 3, 2019	PCKAF	Parking Operations: PCM	9:00	20:00	PCM	Main, First Time, Silver King	FREE PCKAF Public Parking
Saturday, August 3, 2019	PCKAF	China Bridge Paid Parking	8:00	0:00	China Bridge	Marsac Entrance	Paid parking
Saturday, August 3, 2019	PCKAF	EVENT: Park City Kimball Arts Festival	10:00	20:00	Main Street		EVENT: Park City Kimball Arts Festival
Sunday, August 4, 2019	PCKAF	Parking Operations: DVR	9:00	18:00	DVR	Lot 6	FREE PCKAF Public Parking
Sunday, August 4, 2019	PCKAF	Parking Operations: PCHS	9:00	18:00	PCHS	Surface Parking	FREE PCKAF Public Parking
Sunday, August 4, 2019	PCKAF	Parking Operations: PCM	9:00	18:00	PCM	Main, First Time, Silver King	FREE PCKAF Public Parking
Sunday, August 4, 2019	PCMC	China Bridge Paid Parking	8:00	0:00	China Bridge	Marsac Entrance	Paid parking
Sunday, August 4, 2019	PCKAF	EVENT: Park City Kimball Arts Festival	10:00	18:00	Main Street		EVENT: Park City Kimball Arts Festival
Monday, August 5, 2019	PCKAF	Strike Satellite Parking Lots - Diamond	8:00	17:00	All Areas		DVR, PCM, PCHS

Crowley Productions 2019

PCKAF Recycling Plan

Appendix VI: Waste/ Recycling Site Plan

Overview

The Park City Kimball Arts Festival has been committed to providing sustainable event solutions for over 10 years- In addition to our standard practice of waste recycling and diversion, the PCKAF has adopted a number of sustainable practices to reduce our overall carbon footprint including:

- Reduce, recycle & reuse policy-
- Encourage public transportation, carpooling, bike, walk and other alternate means of transportation-
- Collect, recycle, reduce and divert waste streams-
- No gasoline or diesel generators-
- No power distribution to booths-
- Reduced smoke-generating food vendors-
- Encouraging recyclable and reuse of all packing materials-
- Working with artists, vendors and contractors to reduce waste-
- Working with PCMC to offer recycling opportunities throughout the event-
- Encouraging the use of carpooling, walking, biking, public transportation and other alternative forms of transportation-
- Proper waste water, grease and liquids disposal-
- Encourage self-contained culinary water and waste-water containment-
- Reuse signage and other festival materials-
- Reduce waste generating operations-
- Encourage sustainability best-practices-

Recycling

The PCKAF utilizes Curb It Recycling as our recycling partner- We have maintained our relationship with Curb It for over 10 years and have achieved great success in collecting and diverting numerous waste streams-

Waste

The PCKAF utilizes Questa Services for our waste removal, the same company utilized by PCMC- PCKAF has coordinated cooperation between waste, recycling and our clients-

2018 Goal

Working with PCMC and our recycling and waste contractors, our goals include collecting additional baseline sustainability data, implementing new sustainability programs and further developing attainable targets for the future-

Special Events and Sustainability Staff are working with the Kimball Art Center to create a baseline for Environmental Sustainability Reporting- Staff will report waste diversion rate baseline information during the debrief of the festival-

Targeted Sustainability Programs

- Eliminate the use of disposable plastic bags-
- Promote alternative transportation options to the event-
- Limit idling during set-up and break down-
- Encourage artists and vendors to use sustainable and compostable packaging-
- Discourage glass and Styrofoam-
- Use recycled materials for PCKAF volunteer/staff t-shirts and other materials-
- Encourage the use of recyclable, reusable or otherwise sustainable materials for vendor bags, packaging and other uses-
- Offer a free Bike Valet at 7th Street-
- Increase use of "Artist Packaging Donation & Reuse Center" at the Operations Compound (used packaging and containers can be donated for reuse by others)-
- Increase use of refillable water stations-
- Donate outdated/used signage and other materials for art programs and reuse-
- Encourage use of post-consumer materials collateral-

Recycling & Waste Diversion Baseline

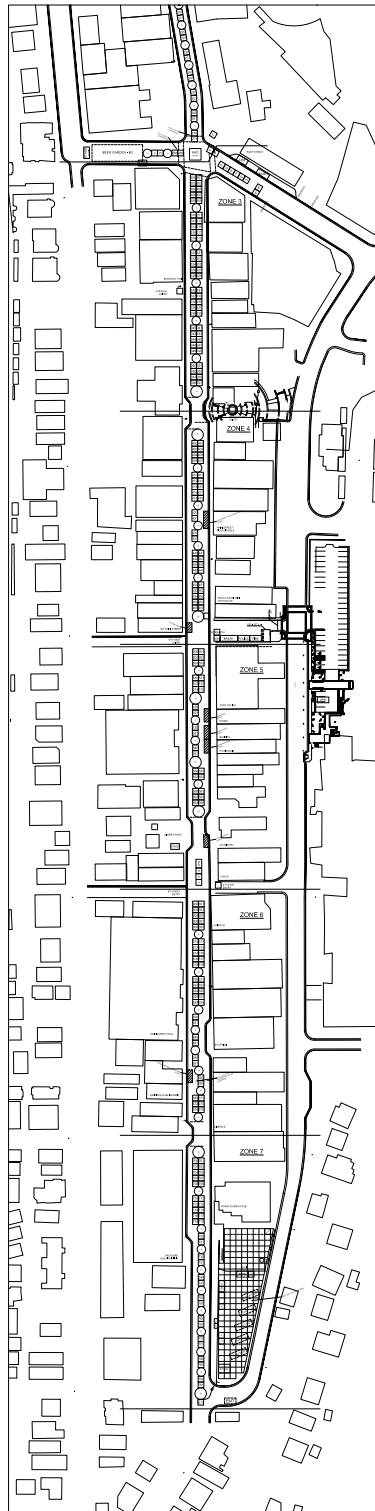
	Type	Measurement
Transportation (bus)	Bus	Count
Transportation (bike)	Bike	Count
Transportation (alternative)	All	TBD
Plastic Containers	Plastic	Volume
Cardboard/Paper	All	Volume
Packaging Diversion	All	Volume
Packaging Reuse Program	All	Count
Signage Reuse	All	Reusable
Waste (wet/non-recyclable)	Dumpsters	Weight
Waste (gray water)	Container	Volume
Waste (grease/oil)	Container	Volume
Wood Products/Pallets	Wood	Weight/Count
Electricity	Electric	Metered
Alternative Power Opportunities	All	Count
Other Sustainability Efforts	TBD	TBD

Sustainability Operations

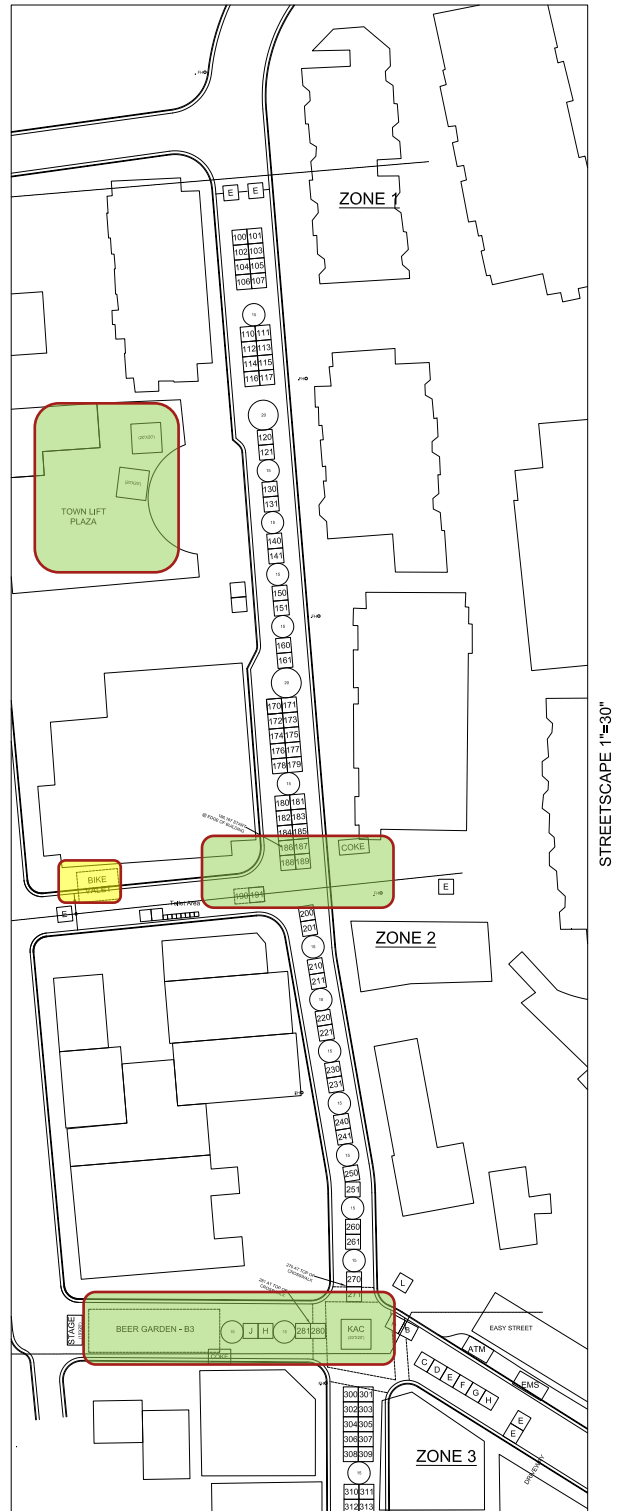
Working with PCMC and our recycling and waste contractors, PCKAF will focus on providing numerous physical and programmatic opportunities to reduce, recycle and reuse throughout the event- Examples include:

- Directed efforts to collect and divert waste streams during key operational phases such as Move-In and Move-Out.
- Directed efforts to collect and divert waste streams in key "Sustainability Zones"-
- Targeted and concentrated recycling container placement in high-traffic areas including food & beverage locations.
- Coordination with PCMC, waste and recycling contractors.
- Artist and vendor outreach and notification of PCKAF sustainability efforts.
- Sustainability Services: Artist Packaging Donation & Reuse Center @ Operations Compound.
- Sustainability Services: Direct artist recyclables and packaging collection programs.
- Collect waste liquids including gray-water, grease and oils.
- Reduce use of 2-stroke gas powered machinery.
- Public sustainability messaging and signage.
- Transportation and parking staff support, reduce idling, reduce vehicle traffic.

Sustainability Operations Priority Zones

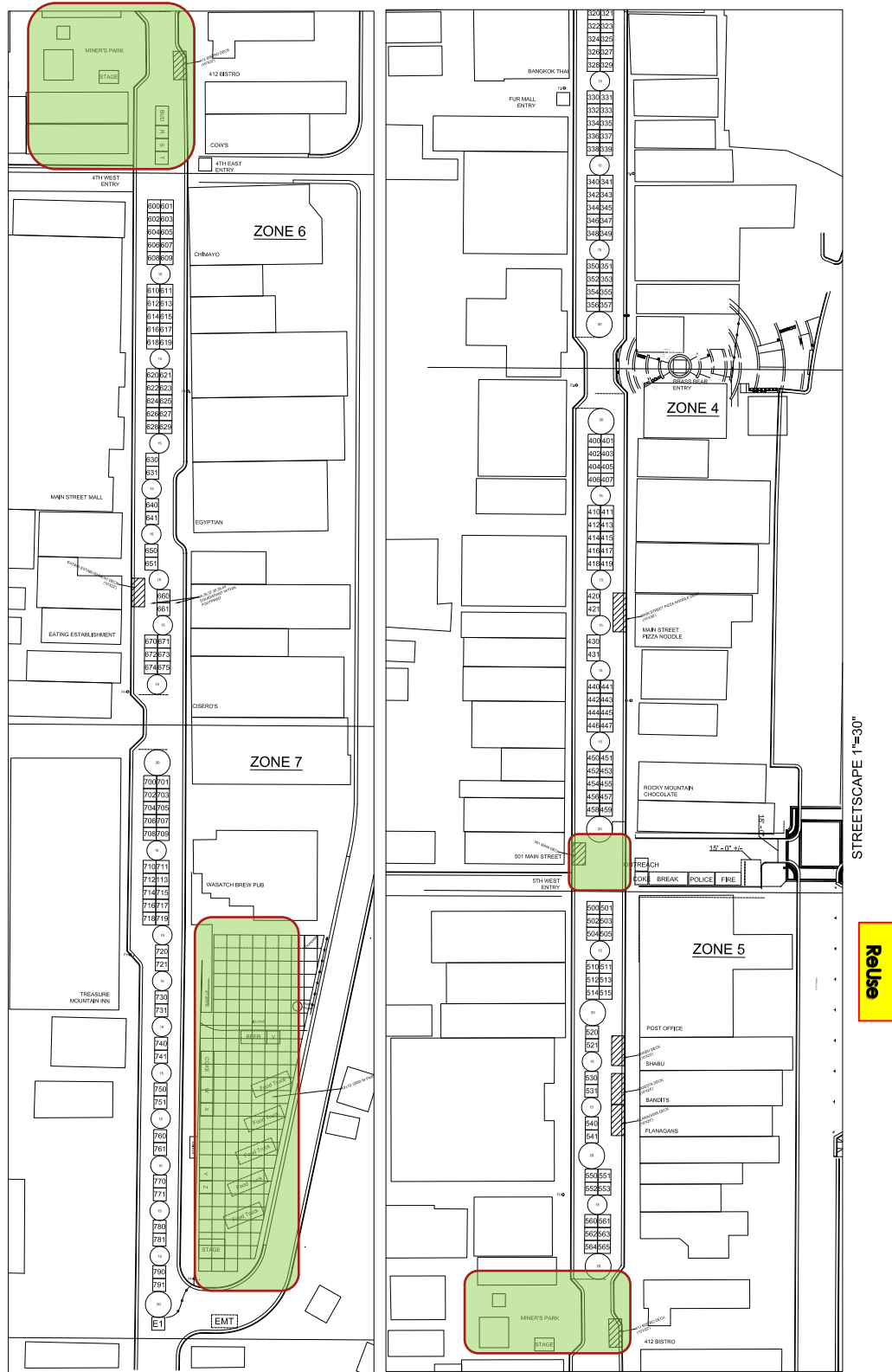


Sustainability Zone



Sustainability Service

Sustainability Operations Priority Zones



Sustainability Zone

Sustainability Service

PCKF Emergency Operations Plan

Emergency Plan

Park City Kimball Arts Festival Emergency Response Plan

General Staff Safety & Emergency Procedures

- a. Always consider your personal safety during emergency situations-
- b. Do not risk injury or inclusion in an emergency event-
- c. Remain calm-
- d. Use plain language to describe the situation and location-
- e. Alert Festival Operations of all emergency situations-
 - For **SERIOUS** emergency situations, call **911**
 - For **NON_EMERGENCY** situations, please **report to your Supervisor and Operations immediately**- If unavailable, please call Summit County Dispatch at 435-615-3600.
- f. Assess situation thoroughly before taking action-
- g. Do not perform rescue actions or medical procedures unless you have proper training-
- h. Consider the safety of the public and yourself while assessing the situation-
- i. If unsure of correct course of action, call 911 immediately-
- j. Following an emergency event, fill out an Incident Report-

Important Phone Numbers

- a. **Emergency**
 - **Emergency** **911**
- b. **Response Agencies (non-emergency)**
 - Summit County Dispatch 435-615-3600
 - Park City Police 435-615-5500
 - Park City Fire Department 435-649-0653
 - Park City Emergency Management 435-640-2222
 - Summit County Sheriff 435-615-3600
 - Summit County Health Department 435-333-1500
 - Summit County Animal Control 435-615-3985
 - Park City Medical Center: 435-658-7000
- c. **Kimball Art Center**
 - Kimball Art Center (KAC) 435-649-8882
 - Amy Roberts, KAC Event Director 435-649-8882
 - Hannah Palmer, Artist Relations 435-649-8882
 - Chris Crowley, Operations Director 801-718-4628

1. GENERAL EMERGENCY PROTOCOL

- Assess your personal safety. Assess the safety of those around you.
- **If your personal safety is threatened or you sense immediate public danger, leave the area at once. Call 911.**
- If you determine there is **no immediate danger**, alert your supervisor, KAC Staff, KAC Operations or response agency personnel nearby.
- After alerting someone and only if the situation is safe, attempt to keep public out of the area, render assistance as necessary and take note of circumstances related to the issue.
- **EMERGENCY: immediate public danger – call 911.**
- **NON EMERGENCY:** Alert supervisor, police on-site or call **Summit County Dispatch 435-615-3600.**
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report.

2. Animal Nuisance

- Assess the situation for safety.
- Report situation immediately. Emergency or Non-Emergency
- **Summit County Animal Control: 435-615-3985.**
- Do not attempt to apprehend animal.
- Alert nearby guests of danger.
- Leave area if imminent threat.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

3. Auto Collision/Heavy Equipment Accident

- Assess the situation for safety.
- Report situation immediately. Emergency or Non-Emergency
- Be aware of leaking hazardous fluids, gas and oil.
- Render aid only if it is safe.
- Festival staff should cordon off area affected.
- Do not attempt to move or disturb the scene until response personnel arrive.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

4. Chemical Spill/Toxic Hazard

- Assess the situation for safety.
- Report situation immediately. Emergency or Non-Emergency
- If spill determined to be unsafe, call 911 and leave the area.
- Alert nearby public to avoid the area.
- Stay **UP-WIND** if possible.
- **Be aware of hazardous materials, fluids, gases, oils, smoke, fire, chemical reactions or unconscious victims. Call 911 and leave the area immediately if detected.**
- Look for HAZMAT placards. Leave the area immediately if detected.
- Render aid only if it is safe. Unconscious victims should not be attended to without proper personal protection equipment.
- Do not attempt to move or disturb the scene until response personnel arrive.
- Do not attempt to determine HAZMAT spill by touch, taste or smell.
- If safe, Operations will use Chemical Spill Kit to clean up spill.
- Festival staff will cordon off area affected.
- If determined to be hazardous materials beyond routine clean-up, call 911.
- All festival activities in affected area will be suspended until clean-up is complete.
- Emergency situations will require closure of a much larger area up to and including closure of the Festival per direction by the Incident Commander.
- Do not initiate an evacuation unless directed by the Incident Commander or the situation requires immediate action due to imminent threat or death.
- If directed and safe, alert Artists and guests of threat.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

5. Civil Disturbance/Protest

- Assess the situation for safety.
- Report Issue immediately. Emergency or Non-Emergency
- Do not engage or discuss with persons involved with issue. Do not attempt to stop or impede the disturbance.
- If necessary, festival activities will be suspended until threat level decreases.
- If directed, alert Artists of closure.
- Move out suspended until threat level decreases-
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

6. Criminal Activity

- Assess the situation for safety.
- Report Issue immediately. Emergency or Non-Emergency
- Alert Park City Police Department, PCKAF Operations or PCKAF Security on-site.
- Do not intervene.
- Theft: Report to Supervisor and PCKAF Operations immediately.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

7. Disorderly Conduct

- Assess the situation for safety.
- Report Issue immediately. Emergency or Non-Emergency.
- Do not attempt to apprehend, stop or otherwise engage the disorderly person(s).
- Do not ask disorderly person to leave – PCKAF Operations or police will assume that responsibility as necessary.
- If safe, alert nearby artists and public to be aware of the disorderly behavior. Do this quietly and professionally. Try not to attract the attention of the disorderly person as this may aggravate them further.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

8. Earthquake

- Take cover as quickly as possible.
- Be aware of surrounding dangers including building collapse, falling debris, gas leaks, powerlines and electrical dangers, water leaks/flooding, broken glass, ground subsidence, fissures and liquefaction as well as moving vehicles.
- Assess the situation for safety.
- Report serious emergencies immediately to 911 (note, circuits may be overloaded or unavailable).
- All festival activities in affected area will be suspended until further notice.
- Render assistance to victims only if safe.
- Emergency situations may require closure of the Festival per direction of the Incident Commander.
- Stay clear of the Incident Command Post unless requested.
- **Do not initiate an evacuation** unless directed by the Incident Commander or the situation requires immediate action due to imminent threat or death.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.
- All festival activities will be suspended until threat level decreases.
- If directed and safe, alert Artists and guests of threat.
- Move out suspended until threat level decreases.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

9. Lightning/Electrical Storm

- Take cover as quickly as possible.
- Assess the situation for safety.
- Immediately Report serious emergencies to 911.
- All festival activities in affected area will be suspended until further notice.
- Render assistance to victims only if safe.
- Emergency situations may require closure of the Festival per direction of the Incident Commander.
- **Do not initiate an evacuation** unless directed by the Incident Commander or the situation requires immediate action due to imminent threat or death.

- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.
- If directed and safe, alert Artists and guests of threat.
- Move out suspended until threat level decreases.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

10. Evacuation

Do not initiate an evacuation unless directed by the Incident Commander or PCKAF Operations Director.

- **Do not initiate an evacuation** unless directed by the Incident Commander or the situation requires immediate action due to imminent threat or death.
- If an evacuation is necessary, please standby for instructions and Police, Fire, Operations and Security staff are in place and ready to safely execute the evacuation.
- Provide assistance for evacuation as directed. Participation is voluntary.
- Ensure the evacuation route and the intended area of refuge are safe.
- Position staff to assist patrons with evacuation.
- Calmly alert patrons and artists of need to evacuate.
- Ensure area is clear before evacuating staff.
- If safe, position staff to prevent patrons from re-entering evacuated area.
- Assist public as necessary.
- Continue to monitor safety of Area of Refuge. Alert emergency response personnel of additional threats and dangers.
- Avoid mixing vehicle traffic and pedestrians is possible.
- All activities are suspended until threat level decreases.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

11. Fire

- Assess the situation for safety.
- Immediately Report serious emergencies to 911.
- Do not attempt to extinguish the fire unless you are trained to do so.
- Do not attempt a structure rescue unless you are trained and equipped to do so.
- Be aware of incoming response vehicles – including vehicles entering the Festival use areas. Alert public of these vehicles. Clear space as necessary.
- Festival staff & security to provide assistance to public.
- If safe, Festival staff should cordon off area affected.
- All festival activities will be suspended until threat level decreases.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

12. Flood:

- Assess the situation for safety.

- Immediately Report serious emergencies to 911.
- If heavy rain, always assume the possibility of a flash-flood.
- If directed, alert artists of impending danger.
- Do not attempt to cross or divert fast moving water regardless of depth. Be aware of debris and other hazards.
- Do not attempt a water rescue unless you are trained and equipped to do so.
- Be aware of incoming response vehicles including vehicles entering the Festival use areas. Alert public of these vehicles. Clear space as necessary.
- Festival staff & security to provide assistance to public.
- If safe, Festival staff should cordon off area affected.
- Do not move artist booths or product to locations that will impede public exiting.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

13. High Winds:

- Assess the situation for safety.
- Immediately Report serious emergencies to 911.
- If directed, alert artists of impending danger. Artists should secure booths if directed.
- Be aware of flying debris and other hazards such as trees, powerlines and other dangerous issues.
- Festival staff & security to provide assistance to public as needed.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

14. Medical Emergency

- Assess the situation for safety.
- Immediately report serious emergencies to 911.
- Perform life-saving techniques if necessary.
- Look for medical alerting devices or other indicators of a medical issue.
- Provide clearance for the victim and access for EMT/Medical personnel.
- Provide assistance as requested.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

15. Power Outage

- Assess the situation for safety.
- Immediately report serious emergencies to 911 (downed powerlines, etc.)
- Alert your Supervisor or PCKAF Operations.
- General outage: event continues. No artist booths effected.
- Emergency situation related outage: Refer to incident instructions.
- Music program suspended until further notice.
- Food service requiring electricity suspended until further notice.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

16. Rain/Downpour:

- Assess the situation for safety.
- Immediately Report serious emergencies to 911.
- The Festival will continue rain or shine unless the situation dictates other emergency response actions.
- If directed, alert artists of impending danger. Artists should secure booths if directed.
- Be aware of flash-floods, debris and other hazards such as trees, powerlines and high-winds.
- Festival staff & security to provide assistance to public as needed.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.

17. Structural Collapse

- Do not enter a collapsed structure.
- Assess the situation for safety.
- Report serious emergencies immediately to 911 (note, circuits may be overloaded or unavailable).
- Be aware of surrounding dangers including further building collapse, falling debris, gas leaks, downed powerlines and electrical dangers, water leaks/flooding, broken glass and other collapse related dangers.
- Do not attempt a collapse rescue unless you are trained and equipped to do so.
- Do not remove collapse-debris unless directed by the Incident Commander.
- All festival activities in affected area will be suspended until further notice.
- Emergency situations may require closure of the Festival per direction of the Incident Commander.
- **Do not initiate an evacuation** unless directed by the Incident Commander or the situation requires immediate action due to imminent threat or death.
- All festival activities will be suspended until threat level decreases.
- If directed and safe, alert Artists and guests of threat.
- Take note of the situation, time and circumstances. Fill out a PCKAF Incident Report after the situation is neutralized.
-

18. Active Shooter or Similar Threat

<<pending LE instruction>>

19. Other Emergencies

- Assess the situation-
- If determined serious, call 911-
- Otherwise, follow logical course of action-

Emergency Numbers

All Emergencies	911
Park City Police	615-5500
Park City Fire	(435) 649-0653
Utah Highway Patrol	435-647-7718
Park City Public Works	435-615-5300
Park City Snow Removal	435-615-5308
Summit County Health Department	435-615-3910
Summit County Sheriff	435-615-3600
Summit County Animal Control	435-615-3985
Park City Clinic	435-649-7640
University Healthcare (Redstone)	435 -658-9200
Intermountain Healthcare (PC Hospital)	(435) 658-7000
Park City Special Events	435-615-5150
Utah Power	1-888-221-7070
Questar Gas	435-654-3600 or 435-649-0670
PCKAF – Amy Roberts – Marketing Director	435-649-8882
PCKAF – Hannah Palmer, Artist Relations	435-649-8882
PCKAF – Chris Crowley, PCKAF Operations	801-718-4628 (c)
PCKAF – Randy Mayne, CMG Security	801-824-3421 (c)



Exhibit D – PCKAF Level Five Special Event Permit DRAFT

SPECIAL EVENT PERMIT

Type of Permit: Level One Level Two Level Three Level Four X Level Five
Event Name: 2019 Park City Kimball Arts Festival
Event Date(s): Thursday through Sunday, August 1 through 4, 2019
Event Time(s): Set up to begin at 6 a.m. (August 2, 2019)
Event to be held 6:00 a.m. to 9:00 p.m. as indicated below
Breakdown complete by midnight (August 4, 2019)
Event Location: Main Street, Heber Avenue and Swede Alley
Permittee: Kimball Art Center
Contact Person: Canice Harte, canice.harte@kimballartcenter.org
Approved By: Special Events Coordinator X City Council of Park City
Approval Date: July 11, 2019

The Park City City Council has approved the Level Five Special Event Permit for the Park City Kimball Arts Festival as part of the current City Services Agreement that was executed on November 3, 2016. The Park City Kimball Arts Festival is to be held on Main Street, Heber Avenue and Swede Alley on August 2 through 4, 2019. This Level Five Special Event Permit has been issued under the authority described within the Park City Municipal Code Section 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Park City Kimball Arts Festival will operate during the following 2019 dates:
Thursday, August 1 through 4, 2018
Thursday – 4:00 p.m. to 9:00 p.m.
Friday – 5:00 p.m. to 9:00 p.m.
Saturday – 10:00 a.m. to 8:00 p.m.
Sunday – 10:00 a.m. to 6:00 p.m.
2. Main Street shall be reopened to traffic and parking by 11:00 p.m. or sooner when possible on Sunday, August 4, 2019. The permittee will organize load-in and load-out for each vendor, as well as, ensure that traffic in the area continues to move during this high traffic time. The permittee is responsible for working to establish and follow parking plans. The permittee will have volunteers as well as the help of Park City Police Department to ensure that efficiency of traffic, transportation and public safety.
3. The permittee has secured permission from the school district to allow the use of their parking areas at the Schools around Kearns Blvd. (Hwy. 248) throughout the event. The permittee has also secured parking at with Vail Resorts and Deer Valley Resorts. The permittee will use the City's current transit schedule for attendees that use these lots. Increased transit has been scheduled during the event through the City's Transit Department.
4. The permittee has worked with Park City Parking Services Department on exclusive use of City parking lots for vendors.
5. The permittee has established a weather and emergency plan and will train staff and volunteers to the requirements of the plans. The permittee has established these plans to maximize the safety event attendees, volunteers, staff, the general public. There are no weather dates for the event, but the permittee is aware that weather could interfere with the possibility of the event's proposed activities. In the case that the event were to be cancelled



due to dangerous weather conditions, they would notify the general public as well as participants in the event. The permittee understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel or postpone the event at anytime due weather or emergency conditions.

6. The events associated with the Park City Kimball Arts Festival will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
7. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
8. A summary of events that occur on the same day as PCKAF are below. According to section [4A-2-5](#) of the municipal code, staff finds that these events will not duly interfere with each other. While this is a Peak Time Period, all of the events listed below are the same are returning events that existed on the 2018 Calendar. Please also note that the weekend after Arts Festival (August 9, 10 and 11) is the 'quiet weekend with no Park Silly Sunday Market, before Tour of Utah which is on August 17 & 18.

DATE	EVENT	A – Geographic Separation	B - Proposed Time & Duration	C – Anticipated Attendance
August 1	No other permitted events	NA	NA	NA
August 2	Deer Valley Music Festival	Deer Valley Snow Park Amphitheatre	6:00 p.m. to 10:00 p.m.	4,500 – anticipating sell out concert with increased transpo mitigation
August 2	Sundance Summer Series	City Park	6:00 p.m. to 11:00 p.m.	300
August 2	Sundance Summer Series	City Park	6:00 p.m. to 11:00 p.m.	300
August 3	Summer in the City Volleyball Tournament	City Park	7 a.m. to 9 p.m.	600 all day
August 3	Deer Valley Music Festival	Deer Valley Snow Park Amphitheatre	6:00 p.m. to 10:00 p.m.	4,500 - anticipating sell out concert



				with increased transpo mitigation
August 4	No other permitted events	NA	NA	NA

9. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
10. The Permittee has worked with City Staff and applicable departments to address all event concerns. The Permittee demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a permit, or both.
11. Staff finds Park City Kimball Arts Festival is consistent with the measures as outlined in the City Services Agreement as entered into on December 16, 2017 and supports Council's goal of creating a complete community that values economic diversity, arts and culture, and a thriving mountain community. This event creates a community gathering place, encourages and supports the Historic Main Street Alliance, Park City Businesses and encourages local and regional tourism and supports continued Main Street vibrancy.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4A-2-1.

Conditions of Approval:

1. The permittee, unless otherwise affirmatively agreed in writing, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the Permittee.
2. The permittee, is required to provide supplemental documents including a Transportation and traffic control plan, Contingency plans, Site Identification and Private Property Use Permission, detailed map showing specifics of event operations as described in section 4A-2-11. Such documents shall be reviewed and approved with conditions administratively by the Special Events Manager in coordination with from the Chief of Police, Transportation Manager, Chief Building Official and Economic Development Manager.
3. The permittee is required to provide a sufficient number of traffic controllers, signs and other equipment as required by City, not limited to barriers, fencing, traffic devices, monitors for crowd control and safety, overnight security and such measures as directed by City, County or State Staff in order to ensure that any safety, health, or sanitation equipment, services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety and the environment, adequate offsite parking and traffic circulation in the vicinity of the event and other services or facilities as necessary to ensure compliance with City ordinances in a plan approved by the Transportation Director, Chief of Police and Chief Building Official in accordance with the Transportation Demand Management Plan, Park City Risk Assessment and International Building and Fire Code.



4. The permittee will organize load-in and load-out for each vendor, as well as, ensure that traffic in the area continues to move during this high traffic time. The permittee is responsible for working to establish and follow parking plans. The permittee will have volunteers as well as the help of Park City Police Department to ensure that efficiency of traffic, transportation and public safety.
5. The permittee is required to submit a waste and recycling plan which will be reviewed and approved in accordance with the PCMC Event Sustainability Standards. Kimball Art Center shall report sustainability statistics in the debrief of the event.
6. In accordance with the Transportation Demand Management Plan, the permittee is required to distinguish a transportation and parking plan, including obtaining private property permission or executing lease agreements for such public property use, that utilizes available public parking and can accommodate the anticipated attendance numbers. Parking for shall be identified, managed and secured for ADA, VIP, Staff and Volunteers, and Drop and Go/Taxi/For-Hire Lot, as well as Transit Services provided and managed by the permittee. Offsite parking areas for spectators are required with Transit Service secured by the permittee at the Park City School District and/or Resort properties and the permittee must provide such proof of permission to the City. Such plans shall be reviewed and approved by the Chief of Police and Transportation Planning Manager. Access to area businesses, public facilities and residential homes must be maintained at all times.
7. The permittee has requested an exemption to the noise ordinance 6-3-11, As according to section 6-3-11 of the Municipal Code, relief from noise restrictions in chapter 6 of the municipal code on basis of section 6-3-11(B)(3) in which the permittee is preforming an activity that there is no reasonable alternative and a relief from restriction has been granted by the Chief of Police including that the noise from the stationary source of sound shall not exceed a ninetieth percentile sound pressure level (L90) of:
 - a. Thursday, August 1 from 4 p.m. to 9 p.m. for the Gala on the Kimball Terrace roof top patio at a level of 80 dBA from non-amplified noise and music. No amplified noise is permitted from the Kimball Terrace roof top patio.
 - b. Friday to Sunday, August 2 to 4 90 dBA during the daily operations of the Festival as listed in the beginning of this permit. No amplified noise is permitted from the Kimball Roof Top Patio during this time.

Any sound outside of these timeframes as listed above shall be kept to the noise levels as outlined in section 6-3-9 of the Municipal Code. The permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses and public facilities. If a complaint is received by Park City Police Department, the police department will investigate the complaint from the source of the complaint. If asked by the Park City Special Event staff or Police Department, the permittee shall turn noise down to mitigate concerns of noise from surrounding residents, businesses or public facilities. The permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise exemption as outlined above.

8. The permittee is responsible for assisting the City in an outreach and communication plan, including event engagement and outreach plan before the plans are considered by Council, an event notice and outreach plan with direct primary and secondary contacts for City, Kimball Art Center and Kimball Terrace staff leading up to the Festival for final reminder of impacts and review of debrief for Gala and Festival operations in a form to be approved by the Special Events Manager to surrounding businesses and residents. Debrief specifically addressing the



operations and successful mitigation of the Kimball Terrace is required to for the permittee to be allowed consideration of use of the space for future Gala or Festivals.

9. The permittee shall provide with a final plan for the Park City Kimball Arts Festival and Gala, which includes final site plans, transportation, security/public safety and parking management plans including details of the operations for venues as required by the Economic Development Manager, Chief of Police and Transportation Planning Manager no later than 10 days before the event.
10. The permittee, is required to provide waiver and release of damages and indemnification insurance coverage in an amount as required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. The permittee shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees as described in section 4A-2-10 and 4A-2-4(F).
11. All plans for tents, stages and other temporary structures as well as flammable materials shall be submitted and approved by the Building Department no later than June 15, or no less than one week prior to the first day of set up for each venue. Tents, stages or other temporary structures are not permitted on the Kimball Terrace for either the Kimball Arts Festival or Gala.
12. The permittee is responsible for securing all City, County and State permit approvals required for this event shall be secured by no later than 10 days in advance of the start of the event.
13. The permittee is responsible for maintaining a staff and volunteers plan. Such plan shall be provided to the Special Events Manager and Economic Development Manager.
14. The permittee's use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
15. All third party approvals including the Park City School District, Summit County and State of Utah, permit approvals required for this event shall be secured by 30 days in advance of the event and submitted to Park City Municipal Corporation.
16. The Permittee will provide an official Kimball Art Center Venue and Sponsor list and sign plan for the event. Kimball Art Center shall have use of the areas as outlined in the site plans.
17. All handouts, flyers, banners and other signage, shall comply with the Park City Municipal sign code and be approved by the Planning Department.
18. The 2019 Sundance Film Festival will operate for ten (10) days, Sundance Institute reserves the right to review and make recommendations regarding the approval of any other Special Event Permit during this time.
19. Kimball Art Center estimates overall attendance of the Kimball Arts Festival and Gala in 2019 in Park City will be 50,000. Sundance shall modify operations as directed by Staff to address any substantive change in conditions created by the growth in attendance to the event with regards to maintaining public safety, traffic and transportation impacts to the City.
20. Estimated City Service fees for the Park City Kimball Arts Festival & Gala in 2019 are \$156,869.60. As per section 10.3 of the City Services Agreement, the Kimball Art Center is responsible for paying \$10,000.00 towards the cost of City Services. Final financial reporting in City Service fees shall be reported in the debrief.
21. Kimball Art Center will address any requirements from the Chief Building Official, and Public Safety Personnel regarding placement of emergency staff and equipment. Kimball Art Center will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management and Park City Fire District.
22. The Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management Departments have the right to cancel the event upon any condition, violation or



- weather that jeopardizes the life, safety or property of the residents or visitors of Park City.
23. The approval identification provided with the approval of this permit must be in possession of the permittee at all times while on location and must be made available for inspection when requested by City authorities or the public. The permittee is responsible for providing a schedule of events, and access to any site for purposes of Code Enforcement or Public Safety as outlined by Park City Municipal Code 4A-2-4.

PASSED AND APPROVED this Thursday, the 11th day of July, 2019.

PARK CITY MUNICIPAL CORPORATION

City Manager, Diane Foster

Attest:

, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney