



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

July 9, 2020

The Council of Park City, Summit County, Utah, met in open meeting on July 9, 2020, at 3:45 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Council Member Gerber moved to close the meeting to discuss property, personnel, and litigation at 3:45 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 5:00 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Park City Arts and Culture District Project Update:

David Everitt, Deputy City Manager, and Steve Swisher, GTS, the owner's representative for the Arts and Culture District project, presented this item. Everitt displayed the proposed design of the buildings. He reviewed the history leading up to this project. Upon project approval, master planning began and continued throughout 2018-2019. Many things were desired for this district, including opportunities for cultural activities, a vibrant pedestrian experience, a nice entry, a community living room, natural beauty of the surrounding mountains, and a place to live, work, create and play. The design would connect the district to other districts, be sustainable, and would accommodate public programs. He explained the different buildings and indicated there would be a food hall, a media arts building, a transit center, entrepreneurial spaces, and affordable housing.

Council Member Worel asked what role the design committee had in the creative process. Everitt indicated the committee was made up of experts in restaurant, children,

music, etc., and they played a part in determining what was going to happen on the site, how it would all fit together, and who would use it. Swisher stated a youth center was added to the plans, which created quite a bit of enthusiasm in the group.

Council Member Henney asked about the part the Arts and Culture District would play in connectivity and why the bridge over Bonanza Drive was eliminated from the plan. Everitt stated there were several commercial areas around town and the committee tried to think of how the Arts and Culture District could connect to the other areas. He noted the Park Avenue/Homestake Road transit stop was the most utilized stop in the region. Pedestrian paths from Park Avenue through Homestake to the District had been planned. UDOT would be making improvements to SR 248 and the intersection at Bonanza would be restriped and improved. The bridge concept was still being considered. Council Member Henney stated another busy transit stop was in Prospector, and asked if that stop could be evaluated as well. Everitt stated the process would evolve, but there was thought to putting a connector that would include the two major stops.

Everitt discussed funding for the project. The primary funding would be the 1% Transient Room Tax (TRT), and other funding included the future proceeds from the sale of property as well as funding from Transit, Affordable Housing, Walkability, a new Housing Authority rent revenue bond, and Capital Improvement funds. The City program space cost estimate was \$38.1 million, Affordable Housing \$18.4 million, and Transit \$8.7 million. He indicated most of the project cost would be in 2022 and 2023.

Everitt discussed the opportunities that the Arts and Culture District would bring to the community, including regional transit connections, active transportation between Iron Horse, Bonanza Park and Prospector area, the potential to install underground power lines, etc. He noted in the next year, staff would submit the Master Planned Development (MPD) application, award the contract for design services and demolition services, submit an RFP for a construction management firm, and conduct outreach. He stated it was a good time to develop with low finance rates and potentially lower construction costs.

Council Member Joyce stated there were many things in the project design that Council hadn't discussed, such as affordable housing and constructing a new transit center. He hoped to have a discussion with Council to firm up plans and funding before the demolition began. He suggested a phased building approach while TRT funds built up.

Council Member Henney reiterated there were many pedestrians in these areas today. The idea was to attract them to the Arts and Culture District, but the issue was having a connection over or under Bonanza. He wanted a way for pedestrians to connect to the district. Everitt agreed and noted this was a challenge with the project. Mayor Beerman also felt the walkability was very important. Council Member Worel asked about a

tunnel under Bonanza. Swisher stated utilities were situated in such a way that a tunnel could be constructed by the rail trail. A tunnel could be researched further down the street as well. Council Member Doilney favored the tunnel. He was excited to see the design and stated walkability was of utmost importance. Council Member Gerber was excited for the possibilities the area had in relation to housing, art, walkability, food and more, and was glad the public could get a first look. Mayor Beerman stated every one of the critical priorities would be addressed with this project, and he thought the community would be very engaged.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Mayor Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present via technology
None	Excused

II) RECOGNITION

1. Consideration to Approve Resolution 16-2020, a Resolution Recognizing Temple Har Shalom's 25th Anniversary and Proclaiming July 12, 2020 as Temple Har Shalom Day:

Minda Stockdale, Deputy City Recorder, introduced Fritz Edelstein and Bill Becker with Temple Har Shalom. Edelstein thanked the City for considering the proclamation and indicated the members of his congregation contributed and served so many entities in the community. Becker stated there were over 1,000 congregants consisting of 330 families, and they found Park City to be helpful and supportive to their organization. Council Member Worel stated she saw firsthand the work those with the temple did for the community. Dan Freifeld indicated he lived here since the 1980s and had seen the town and synagogue grow. He thanked Council for the honor of considering the proclamation.

Mayor Beerman asked how they were celebrating the 25th anniversary. Becker stated because of COVID, there would be a virtual celebration and an in-person celebration was being tentatively planned for February, 2021.

Council Member Gerber moved to approve Resolution 16-2020, a resolution recognizing Temple Har Shalom's 25th anniversary and proclaiming July 12, 2020 as Temple Har Shalom Day. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney stated he read many emails regarding the murals on Main Street and was anxious to be at the roundtable tomorrow where he would have a chance for more dialogue on this topic.

Council Member Gerber stated most of the emails against the murals were from those that did not live in the community. She thought this was a good way to make tourists aware of community values. She also appreciated the feedback from the Main Street businesses. Council Member Joyce appreciated input from both sides of the issues and hoped to have further conversations with those opposed to the issue and get them involved.

Council Member Worel stated social equity was important for her and she had been an advocate her entire life. She was excited for the conversations that were sparked because of the murals on Main Street, and noted Council was elected to represent all the community, not just the people who agreed with them. She regretted the Main Street merchants were not notified about the project and hoped that would improve in the future. She also hoped to bring the divergent voices together for further conversations.

Council Member Henney stated he, Mayor Beerman and Lynn Ware Peek went on a Walk and Talk on Lower Main and stated most of the merchants felt they were doing better than they estimated with COVID factored in and more than half were doing better year over year. He noted the Collie's Sports Bar and Grill manager was frustrated because they couldn't use the street as planned due to the mural. Council Member Henney also indicated he's been responding to emails sent to the Council and the majority of those were supportive of the murals. He looked forward to speaking more with those opposed to the murals.

Mayor Beerman stated Council would have a special meeting July 29th, at 3:00 p.m. to interview applicants for the Police Complaint Review Committee (PCRC) and the

Recreation Advisory Board (RAB). He indicated two of the mural artists would be at the roundtable tomorrow to talk about their mural messages and what it was like to be a minority. He also stated on July 4th, there was a memorial for the late Officer Rodney Shreurs, for his death in 1984 in the line of duty. Mayor Beerman indicated this was a crazy time for Police with the pandemic and anti-police sentiment. He was proud of the Police Department and noted the department was an example to other entities.

Mayor Beerman stated he asked the artists to repair the two murals that were defaced and asked for Council's opinion. Council Member Doilney described the opposition to the artwork and indicated he supported repairing the artwork. Council Member Joyce thought vandalizing art because people didn't agree with it was unacceptable. He supported the repairs. Council Member Worel said there were so many people who shared strong opposition to the murals. She looked forward to the roundtable tomorrow, but wanted community input regarding the art repairs. Council Member Henney supported the repairs and asked for an explanation on the process to getting the permit for this project. Council Member Gerber supported the repairs and encouraged locals to engage with the artists. Council Member Joyce asked that an email be sent to those who sent opposition emails informing them of the roundtable tomorrow and asking for feedback on the repairs. Mayor Beerman indicated he would send out the email. He commented that many believed the City supported the organization, "Black Lives Matter." He stated this was art, and noted the artist and the City did not sponsor or endorse the Black Lives Matter organization. Council Member Joyce stated most art was reviewed before being displayed and this project was different. Mayor Beerman stated the Summit Arts Council vetted the projects and artists. Council Member Joyce thought this issue could be vetted over the next week before repairing the art.

Matt Dias addressed Council Member Henney's question on the permit. He stated the City was programming low key activations during COVID, and this was one of those activations. On June 18th, a staff communications report was in the Council packet explaining efforts being made to address social equity. He knew this project had struck a nerve with many individuals. He also noted the art was not an event to bring in people from out of town, so outreach was not performed. With regard to funding for public art, the money was reallocated from the Park Silly Sunday Market. Mayor Beerman indicated this project was temporary and would be gone in a month. Council Member Doilney thought the repairs were needed before the art disappeared. Council Member Joyce requested not to make a final decision until after the roundtable tomorrow.

Staff Communications Reports:

1. Overview of Old Town Neighborhood Pilot Projects:

The Council had positive feedback for the efforts being made. Dias stated staff would continue promoting planters, paint, bollards, cones, and other traffic calming measures. Council Member Joyce asked for data such as car counts to show reductions. The

Council supported staff's efforts with the pilot projects. Council Member Henney asked about the Prospector Square project that had stalled in the past couple years, noting money was being spent on Main Street and the surrounding neighborhoods yet Prospector was still waiting for the City to complete the project. Dias stated it stalled because the landscaping bids came in way over budget. The City received an acceptable bid that would be awarded and the project would be completed by the end of the fall. Council Member Joyce requested more frequent staff communications reports on the pilot projects and other City ventures, and Council Member Gerber requested including the associated costs in those reports.

2. April 2020 Sales Tax Update - General Fund:

3. Car Free Main Street Sunday - Shop, Dine and Stroll Update:

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

Mayor Beerman opened the meeting for anyone who wished to submit written comments to the Council on items not included on the agenda.

Anthony Faillace via Zoom, stated he was a resident in Deer Valley and had an interest in the Huntsman Estates item on the agenda. He felt there should be a limitation on the square footage on the lots and house sizes to be compatible with the neighborhood.

Virginia Solomon: "I would like to voice my support, in fact, elation, at the public mural project on Main Street completed this weekend. Being silent in the face of injustice in effect means siding with oppression, and it is wonderful to see our town speak our values in declaring, boldly, that Black lives matter, that we value our BIPOC communities, and that we commit to redressing the histories and present of inequity that they face."

Helena Sideris: "I am unable to attend this week's virtual council meeting, but I wanted to take a moment to offer a few comments regarding the artwork on Park City's Main Street. Although I do not know the details or logistics of how the murals came to be, they bring a great sense of community and hope to our small mountain town. I am inspired every morning as I pull back my curtains and see these words of empowerment and justice written across Main Street. They are a catalyst for difficult conversations toward meaningful change for a more unified world. Simply: they are beautiful. I know there will be a lot of varying sentiments regarding the artwork, but make no mistake: these statements are not political. Equality is not a political stance. People will say otherwise and they will threaten with their power or their wealth, but at the end of the day, it is an opportunity for our town to express our values and our identity as we work

toward social equity in all aspects of our society. Because of this artwork on Main Street I will actively be spending more time and money at businesses in the area. Lastly, do we have any information on the artists? I would like to support their work as well."

Katherine Hughes: "Our country, and therefore our local Park City community, is in the midst of a critical and pivotal moment in addressing racial and social injustice. The goal of the recent art installations on Main Street is to "celebrate diversity in the community, and create a public space to foster understanding and conversations about race and social equity." Park City is not isolated from issues of social and racial inequity. These murals were a great step forward in our community recognizing this reality and taking a stand in showing our City's values. I would like to strongly voice my support of this project and the City's participation in expressing a commitment to social justice and equity in our community. Voices of support often go unheard and as such, voices of opposition dominate the conversation. I feel it is important that the council hear directly that, for all of the voices of opposition that have been circulating in the last several days, there are is tremendous support for this project and the city's efforts. Thank you for standing up and showing the world that Park City stands in solidarity at this moment in time!"

Tim Fellow: "Thank you to Park City Municipal leadership for commissioning the racial equity murals project on Main St. I'm saddened to hear that the Black Lives Matter mural painted by Aljay Fuimaono was defaced earlier this week. I want to express my support for Aljay and publicly state that his voice and artistic expression are welcome by me and many many others in our city and county. I hope that our city leaders and all of us as citizens of Park City / Summit County continue to be bold in our efforts to amplify voices of those who are under-represented as we work together to build a more inclusive community."

Mary Christa Smith: "Dear Mayor and Council. Thank you for your leadership in support of social equity and the role you played in working with the Arts Council to commission murals from Utah artists of color. I am so proud of our community and our values of equity and inclusion. I am grateful you all were willing to take a bold step and provide the space for expression by artists of color. Thank you for your support of the Park City Community Foundation as the convener as the social equity initiative. I think the responses to the mural illustrate we have a lot more work to do. I am saddened and disgusted that someone defaced one of the murals and I hope you will bring back the artist to repair the work. As a resident, I would love to participate in the repair process and show my solidarity."

Amy MacDonald: "I am writing in support of the recent creation and maintenance of the art murals on Main Street. In my experience, art is the most non-threatening medium we have to bring people together around major issues for critical conversations. As our national consciousness is growing so is the awareness of the ongoing social inequities

we have in our societies. Using art to highlight areas of importance, express messages and share hopes of equality and equitable treatment these murals lays the groundwork for critical conversations. With dialogue we can understand and address the root causes for social injustice and work to right the wrongs that continue. I support Park City Summit County Arts Council's efforts to provide a way and a medium for dialogue, expression and community building."

Naomi Smith: "Thank you very much to the Mayor and the Council for standing in solidarity with the BLM movement and acknowledging the social equity issues that we face in our community. I firmly appreciate the courage you all had to bring in artists of color to represent Park City by painting a mural along Main Street. I am upset that a member of the same community, building towards a more equal future, would dare change those values by defacing the piece of art representing a movement. I hope you will all take steps of action to ensure that we will get to see the full mural once again. Thank you again for believing in a socially equitable Park City for generations to come."

Sharon Backurz: "I applaud your courage and am one of the many—and I think in the majority— of Parkites that are so proud of your leadership for taking bold steps to address racial equity in our ridiculously privileged community. I also acknowledge and respect that our government is following through on strategic initiatives set forth by the community. As Vice Chair of The Arts Council Board of Directors I certainly have been following along, reading all the articles, statements and comments. Here is one that really resonated with me: *And here's the great thing - it doesn't need to stop being art! Let's leave it in place - vandalized and all. It's the literal scar in our community for all to see. Or keep it as a canvas for the artists and others to extend with messages of hope and understanding. When they go low, we go high. All those who would rather the cost have been spent on anything else other than something so visible - here's your return on the \$15k - it's the ongoing education program open to all. The self-lacerating hurt of a community laid bare.* My suggestion is to leave the vandalism in place and layer positivity on top of it. Continue the discussion! I don't think the vandals should be prosecuted or brought to light, I don't even care who they are. That is not important. They are clearly speaking for a very vocal sector of our community and that needs to be addressed. This is the exact right moment to tackle the issues our town has and lead by example. Do the clever thing and keep the momentum we've generated going by having the continued courage to stand by the artist's statements. As a human and a citizen of this town I wholeheartedly can't wait for a forum where the artists, our leadership and the community comes together to address these issues. Listen. Learn. Love. I also want to give props to Mayor Andy for his support of our police department. Well done on the radio today and also his guest editorial."

Sarah Ervin: "Dear Mayor and City Council: Our family and friends were elated to see the Main Street murals expressing Park City's values of solidarity and inclusion. Thank you for collaborating with the Arts Council to hire such talented and diverse artists to

create these beautiful messages. With all that is happening nationwide, we were incredibly proud to see Park City clearly and boldly stating support for social justice matters. We were equally appalled and saddened that anyone would seek to devalue these messages by defacing the Black Lives Matter mural. It is our sincere hope that the City Council will restore the BLM mural as soon as possible, and my family and I look forward to participating in ongoing efforts outlined by the Council and the Community Foundation to build a more socially equitable community."

Diego Zegarra: "It takes courage and decisiveness to act on our values. Action is what shows the world that we stand behind our words. I'm grateful for the City's leadership in the race equity murals that now adorn our beloved Main Street. I am certain that this will prove to be a good decision on all fronts, and see the divisiveness that has arisen as an opportunity. Where before it was veiled, individuals with fringe opinions are now feeling the need to express them. No challenge or problem can be addressed without first recognizing it, and at this moment, we cannot look away from it. Let's work together on addressing these challenges with love, education, and compassion. Thank you to those who act on their beliefs and speak out against injustice."

Katherine Wright: "I am a resident of Park City, and I'm writing to commend you on the Main Street Mural project. My family and I visited Main Street on Sunday because we wanted the opportunity to see the murals. They are powerful, beautiful, and important. We walked all of Main Street - twice - because we enjoyed so much meeting the artists and bumping into friends. But most importantly, the art was a platform to talk to my young children about race and justice. Art is meant to inspire and provoke conversation and it did both for me and my family. As you know, I also serve as Executive Director of Park City Community Foundation. In the past three months, we've had more people - restaurant owners, board members, community members - reach out and ask how they can learn about anti-racism. We've had broad support for our shared social equity work since its inception, however, people are more dedicated now than ever. They are ready to dig in to become a more inclusive community. I share their dedication. This moment has proven how much work there is to be done, and I'm thrilled that as my elected leaders, you are committed. Thank you! I applaud your leadership."

Bryan Markkanen: "It was discouraging and sadly expected that someone found a mural with a meaningful message, so offensive that they had to vandalize a work of art and desecrate a message meant to spark discussion about confronting some of our ghosts from the past. It only highlights the need to keep involved in these discussions, and flesh them out in different ways. I would hope that this could be re-installed by the artist with additional support from the City. I also hope there are more presentations of art and other means to open dialogues in efforts for this community (and country) to become a more cohesive and empathetic place. I thank the City and Arts councils for moving forward with this decision and support any means to remedy the vandalism."

Kitty Northrop Friedman: "As a member of the community who works in Park City limits, I am deeply proud of our City leadership's decision and thank you for offering visible city space to celebrate art and share the incredibly important messages about equity and race conveyed in the beautiful murals. As leaders of our City, you made an important contribution to this dialogue by giving space for a public declaration of our community's values. I am deeply saddened that a mural has been defaced with an attempt to erase the import of the Black Lives Matter message. I stand in support of our City Council and Mayor's leadership with hopes that we will continue to make space and prompt public conversations about race and equity in an effort to live more fully into our aspirational vision."

Juliann Fritz: "I am thankful for the leadership and support of the City Council and the mayor to celebrate diversity and host Utah artists who creativity shined a spotlight on issues facing us today – locally and globally. The mural art project on Main St. is an important program that's helping the community have conversations, come together, and see that social equity is needed more now than ever. I was saddened to hear people upset with this creative expression. And, oh, so terribly disappointed with the vandalism of it. This is not the Park City I know and love! This community is better than that. We welcome the world. Please continue to support expression through the arts and may we all embrace positive dialogue, celebrate diversity, create equality, and continue to make our spot in the world better for it."

Beth Holzman: "I am proud to call Summit County and Park City my home based on the leadership the Council and PCMC have shown during these challenging times. Initiatives like creating a pedestrian space to support economic recovery, prioritizing resident and visitor health with the mask mandate, and the beautiful mural project on Main St that shows the importance of equity and inclusion are all examples of our local government living the 2020 Vision. Commitments to supporting local businesses, protecting public health, and creating community resilience for all residents are not just empty words here - they are being backed up by action, which I hope will continue as our community has much more work to do to achieve these goals. I heard the artist's mural that was disrespectfully vandalized is willing to repair it - I strongly support this!!"

Sarah MacCarthy: "Thank you to the mayor and City Council for taking a stand on the injustices that exist within our system. I was very proud to see that Park City stepped up to the occasion and took a stand on the current issues affecting our country. Thank you to Park City Municipal, Summit County Arts Council and all the amazing artists that took part in the exhibition of art last Saturday. I do believe that the majority of our community supports these efforts and we can't let the voices of the minority overtake the important antiracist messages that are being communicated. Let's all stand up and be allies. Now is the time!"

Mary Wright: "I want to applaud City Council and the Arts Council for the murals on Main Street. My husband and I made a special trip to see them on Sunday and were impressed with the number of people enjoying a beautiful summer evening, no cars, plenty of social distancing and masks. The murals show our community's commitment to social equity. The fact that one was defaced shows how much work needs to be done to educate everyone to the needs of all. Please continue the good work and know you have the support of many."

Heather Currie: "Sincerest thanks to Park City for listening to our community's call for bold action in last year's Vision 2020 gatherings. Hundreds of community members who are invested in Park City's future took the time to attend these gatherings and offer their input. There was a strong call for bold change surrounding each critical pillar. Arts, culture and equity are among these critical pillars. I am disappointed that someone chose to vandalize sanctioned art in the dark, rather than show up and engage in the very community conversations these murals encourage and invite. Because this person was not bold enough to make their own art in the light of day, but rather anonymously destroyed another's, it is safe to say they do not represent our collective community values. I have yet to personally encounter someone who wasn't moved by the art on Main Street. I strongly urge Park City to continue on this path of standing boldly for inclusivity and equity through art and other community projects."

Christine Coleman: "I was so proud to be a Parkite when I learned about the mural project and offer my sincere thanks to the city council for its decision to commission art focused on racial equity and social justice. I think this project reflects the values of a vast majority of our residents, and I hope the "Black Lives Matter" mural is repaired after the hate crime that defaced it. Park City needs to be a place where ALL people can feel included and the vocal minority against this project have clearly shown why many people don't feel included or comfortable in our town. Thank you for your courage to raise these issues and be part of the conversation to make positive change happen in our city and country."

Abby McNulty: "Thank you City Council for your leadership and collaboration with the Summit County Arts Council. The murals on Main Street are an expression of important values - inclusion and diversity. Your leadership in these challenging times, on these challenging issues, is greatly valued and needed."

Hector Mercado: "I'm a Utah resident who liked to visit Park City; at least one Saturday or Sunday a month we would bring friends and family to visit and spend money in your area. We used to stay in the many rental properties around your town and visit Kimball Junction, your downtown area and other places in the vicinity. We loved to visit your city until last Monday. We, and our friends visiting from California, were very disappointed to see Main Street covered with graffiti. The decision to allow such destruction/defacing of public property was not a smart one. We're appalled for the disregard of your visitor's

stand or opinion of such a political heated issue such as the Marxist group disguised behind the name of "Black Lives Matter". Basically, what you are communicating to the few people that are coming to your town is - "...screw your political stand or opinion; here in Park City (including all our Public employees) we support BLM." One would think that during these tough economic times that you as a Park City leader/official would do everything and anything possible to attract EVERYONE to your city. And most importantly, to have them come back again and again. In my opinion (and I hope I'm wrong) that may not happen. Well, I hope that your decisions work great for all of you. As of me and my family, and friends visiting from out of town we will spend our money somewhere else."

Ileana Anderson: "After reading the Park Record comments about the vandalism to the BLM mural, I felt disappointed. There are still some in this town who refuse to acknowledge that racism is pervasive. However, there are many more of us who want this town to be more inclusive. As white allies, our voices need to be louder. I also saw a lot of comments about being color blind. Being color blind is a privilege for white people. We will not solve anything by being color blind. I hope to see even more murals that make people uncomfortable, so we can start to make Park City a more inclusive and inviting place."

Juliana Duran: "I'm proud of my home town officials for their work in supporting local artists while elevating the voices of those disenfranchised in our community and around our country. I fully support this work and look forward to getting involved in future community mural projects in Park City alongside talented artists, peers, and communities of color. Thank you for making a bold statement and starting a meaningful and hopefully constructive dialogue around race, and the role that art plays in our lives as a form of expression."

Ellen Silver: "I am grateful for the city's leadership and initiative in addressing justice and social equity in the community. The collaboration with local artists to achieve the mural project is an important step. While the vandalism was upsetting and disappointing; I am hopeful that there will be opportunity for open and honest dialogue moving forward. Thank you for encouraging this conversation."

Michelle Deininger: "I want to thank the city for giving the mural artists freedom to create work that addresses a major moment in current society. Even in our rarefied air, there is no point in pretending that the protests over George Floyd's murder aren't occurring and sparking frank dialogue and overdue change around the world. People are certainly free to dislike messages such as "Black Lives Matter," though that does make one wonder if the dislike stems from a belief that Black lives do not matter, or that Black lives matter less, or that Black people should not speak freely about injustice and inequality. To those who say politics have no place on Main Street, have you seen Banksy's piece? Do you know anything about Banksy? It's hard to get more political than that. Art is very

frequently political and borne of its time. It may provoke, offend and disturb. But censorship is not an American value. Those who say "I have nothing against black people but I don't want any of this BLM stuff on my nice fancy street" are willfully looking away from others' suffering, and not adhering to the simplest of moral principles: Do unto others as you would have them do unto you. And those who vandalize commissioned artwork on our city's streets have committed a crime as well as tried to silence and censor messages of equality that are protected by the First Amendment."

Carolyn Wawra: "Inclusion, Diversity, Equity, Kindness, and Belonging are aspects of the Park City Community. I support the art created on Main Street showcasing our values and am proud to call this community my home. Thank you to the bold leadership of Mayor Beerman and City Council."

Chelsea Steinbach: "The art on Main Street is one of the best things the City has done to promote solidarity, unity and justice, and it's wonderful to see the City take a stance on the important issues that are happening right here in our community. Park City is known for its colorful downtown and local artists. Being able to showcase that with public art is exactly what Park City needs!"

Mayor Beerman closed the public input portion of the meeting.

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from June 11, 18, and 25, 2020:

Council Member Gerber referred to the June 11 minutes, Page 15, Line 21, and requested the word "skillset" be changed to "resources."

Council Member Gerber moved to approve the City Council Meeting minutes from June 11, 18, and 25, 2020 as amended. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

ABSTAINED: Council Member Doilney from June 25, 2020 minutes

VI) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute the First Amendment to the Design Professional Service Agreement in a Form Approved by the City Attorney's Office with IGES, Inc., for the Design of a Soil Management Facility at the "Gordo" Property, Located at the Richardson Flat Intersection and SR-248, in an Amount not to Exceed \$105,000:

Council Member Worel asked if there were health hazards on the blowing contaminated dirt. Matt Twombly, Project Manager, stated an evaluation by the Department on Environmental Quality would be done as part of the designing and permitting process. He noted there were different rules for soil dumping.

2. Request to Approve Lease Addendum Five in a Form Approved by the City Attorney, with the Utah Department of Alcohol and Beverage Control (DABC) for Tenant Space Located at 460 Swede Alley, Unit 100:

3. Request to Approve the Chimayo Outdoor Dining Deck Lease, Located at 368 Main Street, with Barking Frog LLC in a Form Approved by the City Attorney:

Matt Dias indicated the owner withdrew the application, so this item should be tabled.

Council Member Joyce moved to approve Consent Agenda Items One and Two, and table Consent Agenda Item Three. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VII) OLD BUSINESS

1. Consideration to Approve Ordinance 2020-31, an Ordinance Approving the Huntsman Estates Subdivision Plat Located at 5000 Royal Street, Park City, Utah:

Alex Ananth, Planner, Rory Murphy, developer, and Greg Cropper, the applicant's attorney, presented this item. Ananth clarified there were no house size limits in the Deer Valley MPD, but Council could impose limitations on this subdivision if they chose. She displayed a chart with average house sizes in the surrounding areas. She noted the lots had limits of disturbance (LOD) ranging from 9,000 to 25,000 square feet and 88% of the subdivision would be open space. Ananth indicated a forest assessment was submitted and arborists would provide a tree preservation plan for each lot. Staff recommended not setting a house size limit for this subdivision, but if Council did set a limit, she recommended a generous limit.

Murphy stated the most significant language was in the Deer Valley MPD and he felt it was very clear. There were many large houses in Deer Valley and he thought this subdivision was compliant with the community. He didn't think it was fair to impose restrictions on this subdivision when the other subdivisions didn't have house size limits. He also noted the visual impact would be minimal because of the many trees in the area.

Mayor Beerman opened the public hearing.

Clive Bush: ""Finding of Facts #25 The traffic impacts for this 15-lot Subdivision are expected to be well within the capacity of Royal Street"... Are we to take from this that they will be forced to use Royal St ONLY? This is eerily reminiscent of the 20 year old MPD promises that have been craftily "worked around" to the detriment of Old Town residents."

Rick Barros: "My comments concern the Huntsman property application to be heard July 9. I am the president of American Flag HOA. We are concerned about the wildfire danger posed by the Huntsman property. The applicant's arborist report does not adequately address the dead trees standing or lying on the ground. Please see the more recent photos attached to the Wildfire Risk Assessment report on page 26 which I submitted prepared by a wildfire expert. Please also see the email I sent yesterday."

Barros also commented via Zoom that American Flag Subdivision sat over the property and lighting was a concern to them. The Stein Eriksen lighting disturbed the neighbors in his subdivision. He suggested including directional lighting restrictions. He was also concerned about fires in the area because of so many dead trees. He submitted a risk management plan and it included a more accurate description than the arborist report. He wanted language that would protect all of them.

Mayor Beerman closed the public hearing.

Council Member Worel stated the Planning Commission addressed the concerns she heard, noting Condition of Approval (COA) 15 required a van for the subdivision and limited its access to Royal Street, with a specific restriction to not access Hillside Avenue. Directional lighting was required in COA 8 and the trees were addressed in COA 9.

Council Member Gerber stated the average house size was approximately 7,000 square feet. Murphy indicated the planned unit developments (PUD) skewed the average because they were smaller units. Ananth confirmed that chart included the homes immediately surrounding the subdivision. Murphy's chart was more comprehensive. Council Member Gerber thought moving forward the City needed to do better with planning house sizes since resources were limited.

Council Member Doilney felt staff's recommendations were on point and the developer shouldn't be punished. If the rules changed, they should be changed for everyone, and not for one applicant. He thought there needed to be a greater conversation, but not with this application. Murphy stated house size limits needed to be discussed and he supported that, but he was bound to the applicant, who wanted to follow the Land Management Code as written.

Council Member Henney stated most people in that area chose to build 7,000-10,000 square foot homes, and asked if most people would continue within that size. Murphy stated people wanted big homes, but when they received the cost estimate, they usually pared down the size. Council Member Henney stated he was concerned with the potential owner who would want to have the biggest home in the area. He favored a house size cap.

Mayor Beerman asked Murphy if he would be comfortable with a certain house size limit. Murphy stated his client was not in favor of any limit and indicated he felt the law was clear. He wanted to be considered under the current rules.

Mark Harrington, City Attorney, stated the comments had been focused on broad policies of equity and resource issues, and those needed to be discussed at a later date. The fact that the Deer Valley MPD stated there would be no house size restrictions did not limit the Council from limiting the house size for this subdivision. The original site had small building pads, which kept the homes between 7,000 and 10,000 square feet. This proposed subdivision didn't have building pads and had large LODs, and it would be appropriate to add building pads on the lots if house size was a concern, but decisions needed to be made based on code.

Council Member Joyce indicated this subdivision would have 88% open space when the subdivision was fully developed. The visual impact was minimal so there was no justification for limiting house size in this case. Council Member Henney asked about the other subdivisions having small building pads. Council Member Joyce stated those had many more lots in the subdivisions, so that was the developer's choice. Council Member Doilney supported the project, but indicated he wanted to have a general discussion on house size in the future. Council Member Worel felt this plat met code.

Council Member Worel moved to approve Ordinance 2020-31, an ordinance approving the Huntsman Estates Subdivision Plat located at 5000 Royal Street, Park City, Utah, with the amendment to waive the preliminary plat requirement. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Henney, Joyce, and Worel

NAY: Council Member Gerber

2. Consideration to Authorize the City Manager to Sign Addendum #1 to the Professional Services Agreement for Arts and Culture District Owner's Representative Services Between Park City Municipal Corporation and GTS Development, LLC, through February 28, 2021, in an Amount Not to Exceed \$820,385.00, for a Total Amount of \$1,069,384.96:

David Everitt, Deputy City Manager, stated this contract would cover eight months of additional work, and noted the City wouldn't be required to pay for work not done if the project stopped or stalled.

Council Member Worel favored an incremental approach to the project. She requested a breakdown of the costs. Everitt stated there was a placeholder in the budget for owner's representative services and architect fees. In all, he expected it would be \$3.5 million for this service. Council Member Joyce asked for a spreadsheet showing the timeline with the phases and associated cost estimates, so Council could see which phase was being approved as it came to Council.

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

Council Member Doilney moved to authorize the City Manager to sign Addendum #1 to the professional services agreement for Arts and Culture District Owner's Representative Services between Park City Municipal Corporation and GTS Development, LLC, through February 28, 2021, in an amount not to exceed \$820,385.00, for a total amount of \$1,069,384.96. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VIII) NEW BUSINESS

1. Consideration to Approve Ordinance 2020-32, an Ordinance Approving the 802 Empire Avenue Subdivision, Located at 802 Empire Avenue, Park City, Utah:

Alex Ananth, Planner, presented this item with the property owner, Tom Peek. This was a proposed two-lot subdivision from a combination of seven undevelopable lots. The access off of Empire Avenue was preferred because of the narrowness of Crescent Tram. She noted there was a potential stairway from Empire Avenue to the pedestrian path on Crescent Tram and this subdivision would not preclude the stairway. The abutting property owner's attorney requested further discussion on the stairway and that Council consider designating a specific location for the future stairway as part of the subdivision approval tonight.

Council Member Henney asked why the abutting property was concerned with the staircase. Ananth stated they wanted to make sure a future stairway would not interfere with their existing driveway.

Council Member Gerber asked how the vacated part of Empire Avenue worked. Ananth thought many property owners owned the land, including the street. Martina Nelson, surveyor, stated the City vacated the right-of-way because of where the adjacent landowner homes and driveways were located. Council Member Gerber asked if there was a problem with inconsistency for allowing private use of public rights-of-way. Nelson stated that was used as private property for decades, so it became a prescriptive easement. Council Member Gerber felt this was an example for a future discussion on amending the Land Management Code, noting the City was not recouping any of that land value. Nelson stated the City requested the homes access onto Empire Avenue instead of Crescent Tram and offered to help the applicant get a CUP for that purpose. Ananth added the City could take away an encroachment agreement at any time and the owner would have to remove any improvements from that property.

Council Member Doilney stated it was unlikely the City would take back the encroachment permit in this case. He also stated the stairway looked very close to where the cars turned around in the driveway, and he hoped to specify the stairway location tonight. Ananth noted there were some COAs that addressed working with the City on a pedestrian staircase.

Mayor Beerman opened the public hearing.

Nick Frost: "Dear Council Members, Thank you for allowing me to weigh-in on this matter. I represent Rick Kienzle, who lives adjacent to the proposed 802 Empire Subdivision. I provided you with a letter earlier today regarding Mr. Kienzle's concerns related to the designation of the potential future public stairway. While I will not belabor the points I raised in the letter once again here, I do want to underscore Mr. Kienzle's hope that you will take some time to investigate and designate the location of the future possible location of the public stairs, should the City decide to construct them at some point in the future. Mr. Kienzle equally hopes that you will recognize the proactive steps that Mr. Peek and Mr. Kienzle have taken by coming together in good faith and designating a logical and sensible location for the public stairway, should the City decide to construct the stairway in the future. Mr. Peek's and Mr. Kienzle's intent is to avoid potential future disputes between the two neighbors, future property owners, and more significantly, disputes and lawsuits between the property owners and the City, if and when the stairs are constructed. Of course, Mr. Peek's and Mr. Kienzle's agreement has little to no effect unless the City also participates in these discussions and elects a location. Please note that Mr. Kienzle is not proposing that the City construct the stairways now, or even at all. Rather, Mr. Kienzle is requesting that the City recognize and appreciate the steps that are being taken to avoid future problems and lawsuits, and that the City join these efforts and exercise its planning powers to solidify the location now, as part of the current proposal. Again, the hope is that a little

bit of effort and decision making now will prevent substantial disputes down the road. As always, thank you for your time.”
Mayor Beerman closed the public hearing.

Council Member Joyce favored the stairs and stated the drawings were not adequate. He requested the stairs be drawn to have it on the record. Peek indicated he had a lot of drawings, but they weren't required so he didn't submit them. He supported having the stairs. Council Member Joyce asked if the stairs could be engineered before approving the plat. After some discussion, Harrington stated without engineering, staff did not want to commit the use of property. He noted the stairs were outside the scope of this application since they were not part of the proposed subdivision. Council Member Joyce asked if the language in the COAs was sufficient. Harrington stated the encroachment agreement could be subject to the stairs.

Council Member Joyce moved to approve Ordinance 2020-32, an ordinance approving the 802 Empire Avenue Subdivision, located at 802 Empire Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance 2020-33, an Ordinance Approving the Alpine Retreat @ Park City Unit 1, Amended Condominium Plat, Located at 1274 Park Avenue, Park City, Utah:

Rebecca Ward, Land Use Planner, and Loren Pierce, applicant, presented this item. Ward indicated the applicant wanted an addition to the condo for a garage with a bedroom over it. This plat approval would bring the unit into compliance with regard to the parking requirement. Pierce stated he used to own the entire subdivision and this was the only unit that had only two bedrooms. He had planned to expand this unit from the beginning.

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

Council Member Gerber moved to approve Ordinance 2020-33, an ordinance approving the Alpine Retreat @ Park City Unit 1, Amended Condominium Plat, located at 1274 Park Avenue, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Approve Ordinance 2020-34, an Ordinance Amending Park City Land Management Code Sections 15-1-12(C), Notice, and 15-1-18(F), Form of Appeals:

Rebecca Ward, Land Use Planner, stated this amendment would streamline the public notice process. Currently, applicants submitted preaddressed stamped envelopes for the notices and staff mailed the notices. She displayed a sample postcard for the proposed notices and stated the applicant would pay \$1 per address to cover the associated cost.

Mayor Beerman thought this was a great improvement in the noticing process. Council Member Joyce asked if QR codes would be included on the postcard. Ward stated staff was working on that and they would be on the postcards as well as on the property notice to give details about the project.

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

Council Member Worel moved to approve Ordinance 2020-34, an ordinance amending Park City Land Management Code Sections 15-1-12(C), Notice, and 15-1-18(F), Form of Appeals. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Consideration to Approve Ordinance 2020-35, an Ordinance Amending the Municipal Code of Park City, Utah, Title 11, Sections 11-21-1 The 2006 Utah Wildland-Urban Interface Code, 11-21-2 Land Subject to Utah Wildland-Urban Interface Code, 11-21-3, Violations; Title 14 Section 14-1-5 Regulations for Planting Trees and Landscaping in the City's Right-of-Way; and Land Management Code Title 15 Sections 15-2.21-3 Sensitive Lands Overlay Zone, 15-5-1 Architectural Review Policy and Purpose, 15-5-5 Architectural Design Guidelines, 15-6-6 Master Planned Development Required Findings and Conclusions of Law, 15-8-2 Annexation General Requirements, 15-15-1 Definitions, and 15-15-2 List of Defined Terms:

Dave Thacker, Building Official, stated the proposed amendments had been worked on for several years. City staff had collaborated with staff in the County to make sure the amendments were uniform across the County. Liz Jackson, Planner, reviewed the topics covered by the amendments, including administration, enforcement, definitions, home hardening, vegetation management, acceptance of existing plans, plant list and landscaping plans, applicability to the Sensitive Lands Overlay Zone, and Master Planned Developments and Annexations. She indicated Planning performed outreach and received good feedback on the amendments.

Heinrich Deters, Open Space Manager, stated funds were allocated each fall to clear open space adjacent to residential properties. Staff also used Nordic trails as fire breaks. Treasure Hill had a different funding source so that property cleanup was prioritized as funding allowed.

Jackson read a public comment from Steve Issowitz with Deer Valley Resort regarding their fire suppression efforts. She also read a comment from Tom Gadek who was concerned with egress access in the event of a fire.

Jackson indicated the Planning Commission recommended that the City get a Community Wildfire Protection Plan. Mike McComb, Emergency Manager, stated the City had a plan from 2013 and it was up for renewal.

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

Council Member Joyce was happy the City was working on these requirements. He thought some of the City code contradicted the Wildland Urban Interface Code, especially the landscape requirements. Thacker stated language was added to the code for the building official to look at LODs on a case-by-case basis. He wanted to make sure the intent of the code was met while maintaining a beautiful City. Council Member Joyce was concerned with the City operating on a case-by-case basis, and thought that could be subjective. Thacker thought language could be added to create some uniform standards for the LMC with regard to vegetation.

Council Member Worel moved to approve Ordinance 2020-35, an ordinance amending the Municipal Code of Park City, Utah, Title 11, Sections 11-21-1 The 2006 Utah Wildland-Urban Interface Code, 11-21-2 Land Subject to Utah Wildland-Urban Interface Code, 11-21-3, Violations; Title 14 Section 14-1-5 Regulations for Planting Trees and Landscaping in the City's Right-of-Way; and Land Management Code Title 15 Sections 15-2.21-3 Sensitive Lands Overlay Zone, 15-5-1 Architectural Review Policy and Purpose, 15-5-5 Architectural Design Guidelines, 15-6-6 Master Planned Development Required Findings and Conclusions of Law, 15-8-2 Annexation General Requirements, 15-15-1 Definitions, and 15-15-2 List of Defined Terms. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

5. Consideration to Authorize the City Manager and Mayor to Enter into Sales Contracts, in a Form Approved by the City Attorney's Office, with Qualified

Buyers for Affordable Housing Units Located at 1353 Park Avenue, 1350 Woodside Avenue and 1835 Three Kings Drive, #25-10:

Rhoda Stauffer, Affordable Housing Specialist, presented this item and stated there were three qualified buyers for the City's affordable housing units.

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

Council Member Worel moved to authorize the City Manager and Mayor to enter into sales contracts, in a form approved by the City Attorney's Office, with qualified buyers for affordable housing units located at 1353 Park Avenue, 1350 Woodside Avenue and 1835 Three Kings Drive, #25-10. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

IX) ADJOURNMENT

X) PARK CITY REDEVELOPMENT AGENCY

I) ROLL CALL

Attendee Name	Status
Chair Andy Mayor Beerman Board Member Becca Gerber Board Member Max Doilney Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present via technology
None	Absent

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

Chair Beerman opened the meeting for anyone who wished to submit written comments to the Council on items not included on the agenda. No comments were submitted. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Authorize the City Manager and Mayor to Enter into Sales Contracts, in a Form Approved by the City Attorney's Office, with Qualified Buyers for Affordable Housing Units Located at 1353 Park Avenue, 1350 Woodside Avenue and 1835 Three Kings Drive, #25-10:

Rhoda Stauffer, Affordable Housing Specialist, presented this item and stated there were three qualified buyers for the City's affordable housing units.

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

Board Member Doilney moved to authorize the City Manager and Mayor to enter into sales contracts, in a form approved by the City Attorney's Office, with qualified buyers for affordable housing units located at 1353 Park Avenue, 1350 Woodside Avenue and 1835 Three Kings Drive, #25-10. Board Member Worel seconded the motion.

RESULT: APPROVED

AYES: Board Members Doilney, Gerber, Henney, Joyce, and Worel

IV) ADJOURNMENT

The City Council meeting was reopened, and Council Member Gerber moved to close the meeting to discuss property and litigation at 10:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 10:20 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

XI) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Park City Arts and Culture District

Council Briefing - July 9, 2020



Early 2010s

The Gateway study (draft)

“Bonanza Park has been identified as ‘the locals’ place to live and work’”

Form-based zoning explored and ultimately rejected

Community visioning and strategic planning – (Vision Park City 2009)

Increased development pressures in Bonanza Park

Bonanza Park - The Evolution of Place



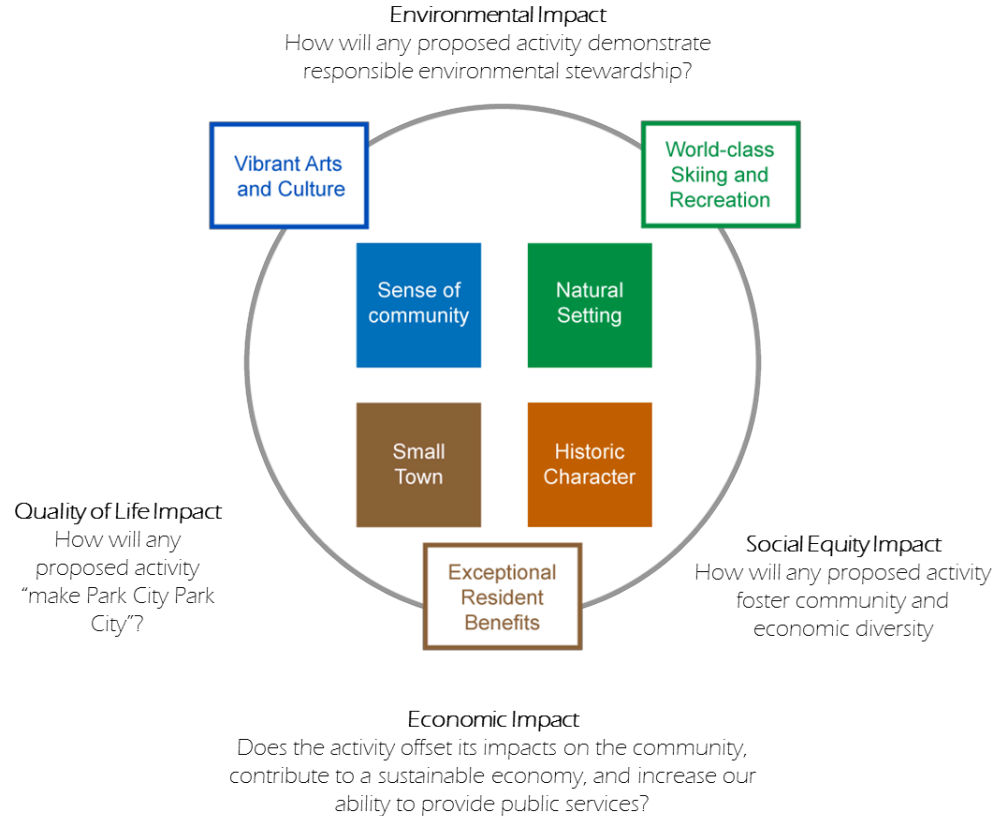
The Planning Department
Park City Municipal Corporation
January 2012





Keeping Park City “Park City”

sense of community | natural setting | small town | historic character



2017!

The Partners signed letters of intent with the City

City enacted 1% Transient Room Tax

City purchases Bonanza Park properties

Cultural Facilities and District Feasibility Study published

Lake | Flato Architects selected to master plan District and design City facilities



2018-2019

Master planning

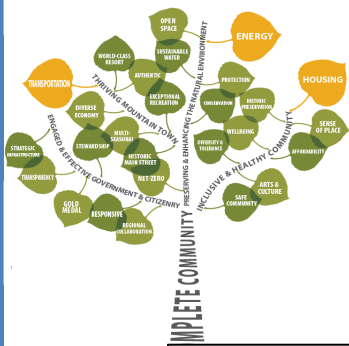
MPD preparation and some schematic design

Initial construction cost estimates

Owner's representative services



Building a Complete Community Park City Arts and Culture District



Sundance Institute and Kimball Art Center

- Arts and Culture Synergy
- Alignment with Park City Community Values

Arts and Culture District

- Showcases the Community
- Provides an Added Value to Community
- Draws locals and guests to Sundance Institute and Kimball Art Center
- City Control of Development - City partnership will allow City to develop supporting uses

SUMMIT COUNTY
PROJECT ABC
ART BEAUTY CULTURE



State of the Arts
2018

webb

management
services
incorporated

building creativity

Assessment

Park City Cultural Facilities and District Needs Assessment Data

November 1, 2017

CONCEPT FOR PARK CITY ARTS DISTRICT



GGBS ARCHITECTS



1. Create a place that offers residents, visitors, and a diverse audience **opportunities to participate in cultural activities.**



2. Showcase the presence of **Art & Culture** by providing a **Dynamic, Vibrant** pedestrian experience that is inviting, unique, and culturally relevant during day, night and year-round.



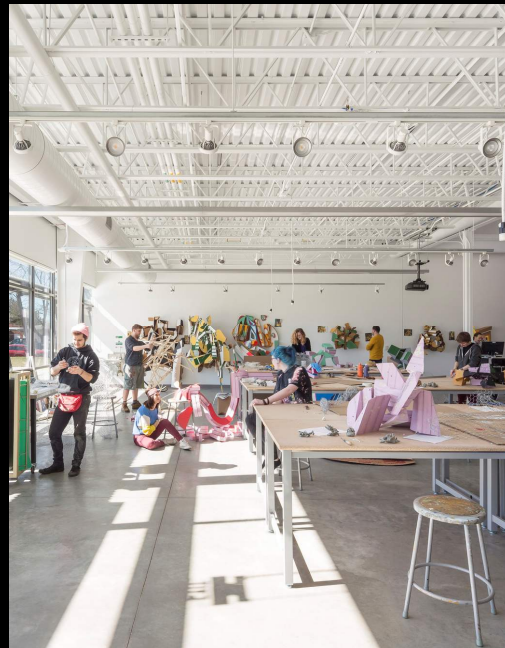
3. Provide a **Gracious Entry Experience** whether entering by foot, car, bus, or bike.



4. Provide a **Community Living Room** that offers public gathering space equipped to hold outdoor events and screening to serve the entire district.



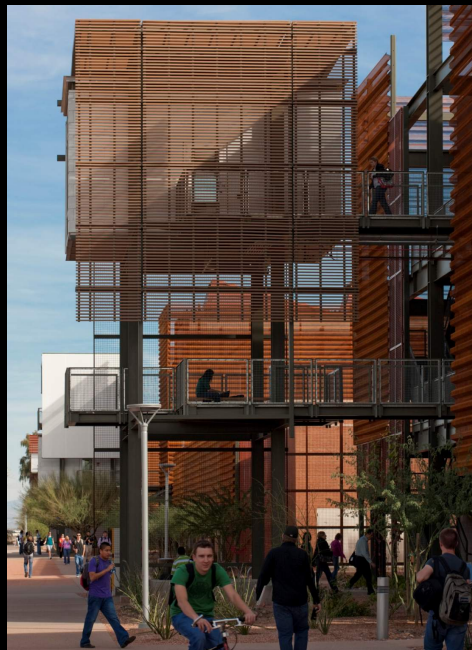
5. Accentuate views creating a sense of connection to the **natural beauty of the Wasatch Mountains** surrounding the site.



6. Create a place where residents want to live, work, create and play.



7. Connect this new district to other districts: Rail Trail, Iron Horse, Main Street, Poison Creek, Prospector Sq, and the Sundance Theatre District (Ray Theatre).



8. Accommodate Complimentary buildings that's work well together and **communicate with each other seamlessly.**



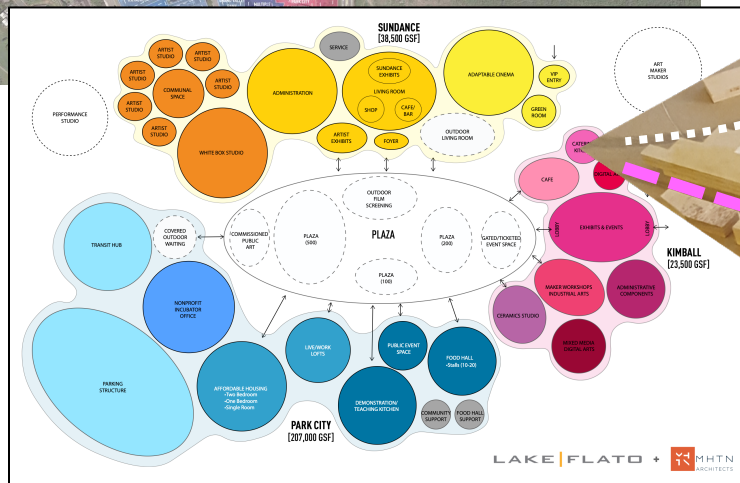
9. Burnish the local and regional identity of Park City as an arts community.



10. Be sustainable with an appropriate mix of earned and contributed income



11. Provide 200-300 parking spaces in a structure that **Can Accommodate Public Programs** and gatherings when not needed for cars.



Vision 2020

The latest community visioning strategic planning (Park City Vision 2020) sought answers to these questions:

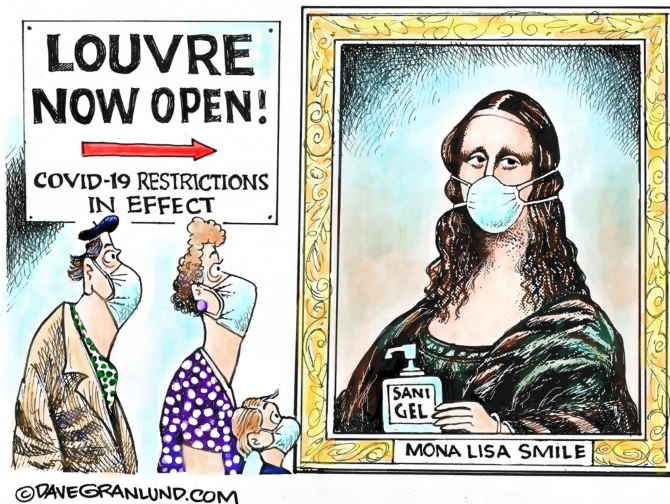
- What makes Park City the place that people wish to call home?
- What makes Park City special and what should Park City become?
- What are the elements of the community that, if lost, would fundamentally change the character of Park City?



COVID-19

Significant impact to the City budget and transient room tax revenues

Devastating impact to arts organizations



Pre-development work continued

Utility siting
Geotechnical survey
Existing conditions assessment
Transportation analyses
Budget refinement
Identifying specific programmatic elements
MPD refinements
Community re-engagement



Today....



A New Home for Park City's Creative Community









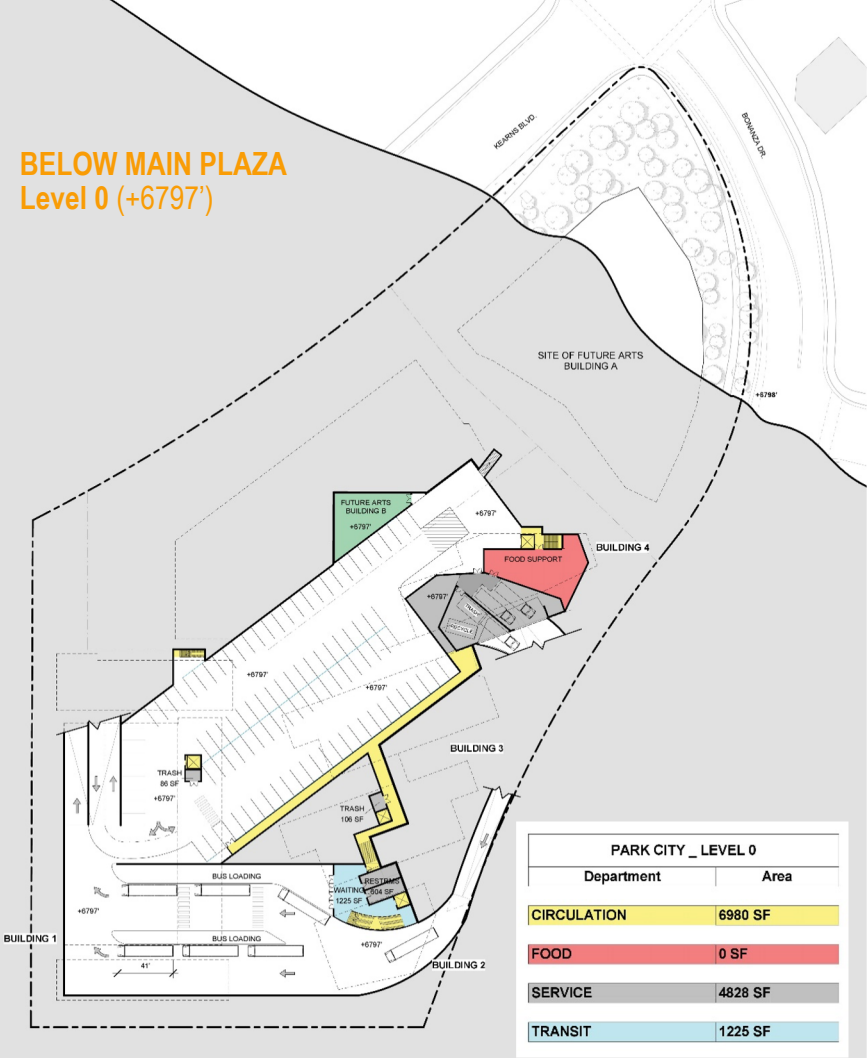




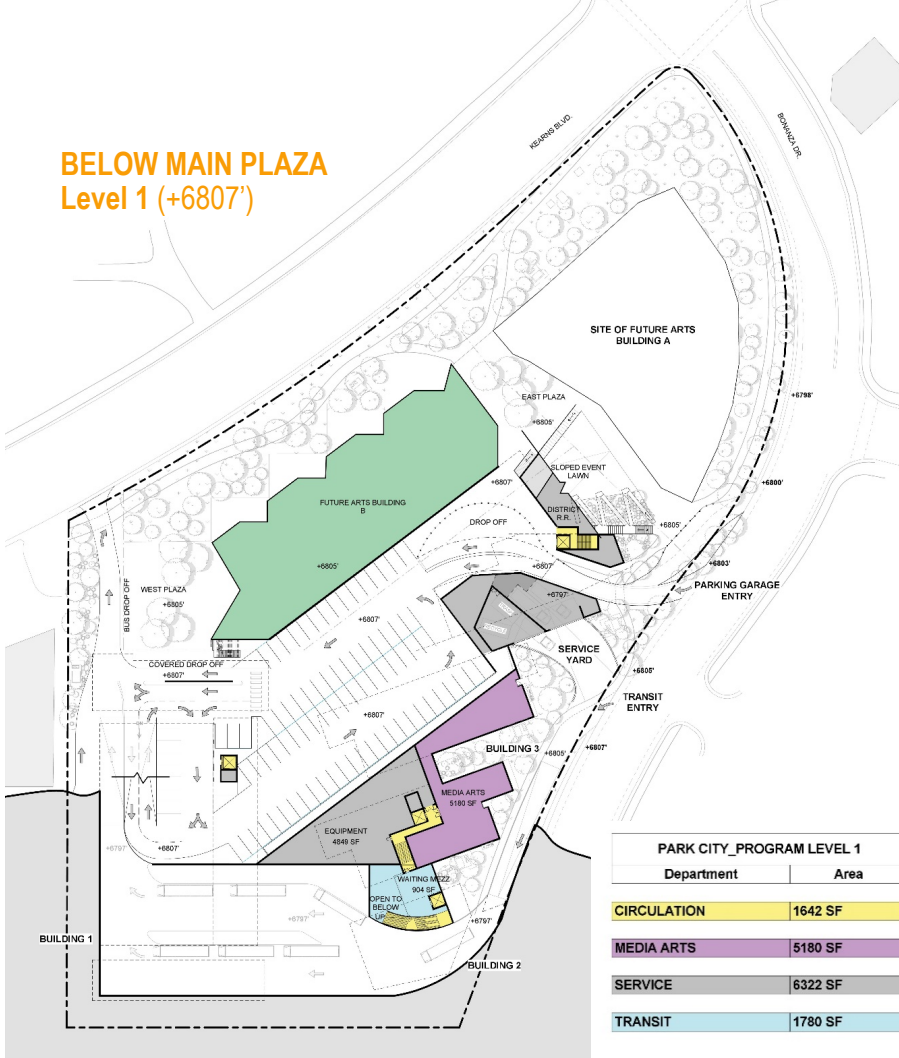




BELOW MAIN PLAZA Level 0 (+6797')



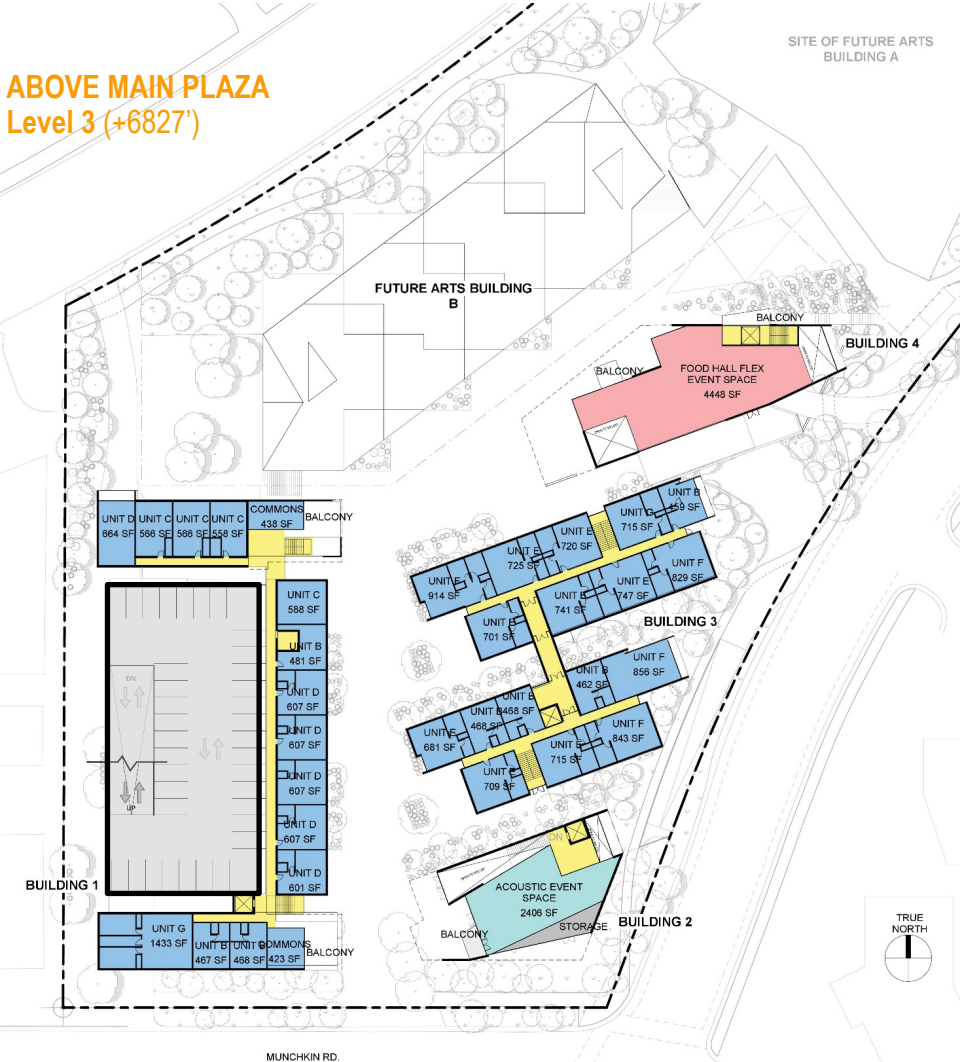
BELOW MAIN PLAZA Level 1 (+6807')



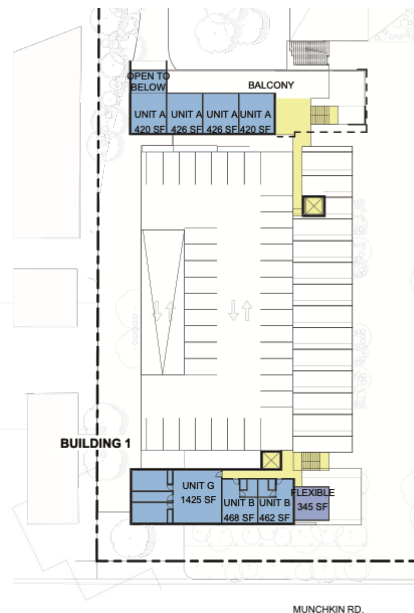
PLAZA LEVEL
Level 2 (+6817')



ABOVE MAIN PLAZA **Level 3 (+6827')**



ABOVE MAIN PLAZA **Level 4 (+6837')**



Manifesting Community Priorities

A place for locals first

Builds the year-round creative economy

People-focused, not car focused

New housing for residents

Transit, pedestrian, and cycling infrastructure to connect people and places

A place to cultivate artists, creators, makers, students



Funding: Sources

The City's 1% transient room tax

Future proceeds from the sale of property

Transit and transportation-related funds for the transit-related portion of the project

Affordable housing funds

Walkability funds for connections to/from the District

A new Park City Housing Authority Rent Revenue Bond

Capital improvement funds as identified in the Capital Improvement Plan for related infrastructure projects, such as power line relocation, water and sewer line upgrades, and traffic management improvements.



Funding: Uses

City program space (studios, youth space, media arts, food hall, exhibition areas, plaza, entrepreneur spaces, parking) - **\$38.1 million**

Affordable housing (+ parking) - **\$18.4 million**

Transit (+ parking) - **\$8.7 million**



Cash Flow Projections

	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Revenues							(Open Nov)	
TRT Tax Revenue	\$1,592,720	\$2,733,084	\$2,723,667	\$1,770,384	\$2,215,032	\$2,434,544	\$2,654,056	\$2,873,567
General Fund revenue	\$287,932	\$424,424	\$709,597					
2017 Bond Proceeds	\$19,500,000							
Proposed 2022 Bond Proceeds						\$25,000,000		
Sale of Land to SI, KAC					\$6,825,000			
Transit Funds - TBD					\$2,691,775	\$2,691,775		
Transit and Housing land contribution				\$2,079,575	\$1,692,050			
(Housing) RDA 20%					\$3,885,307			
(Housing) Housing Authority Bond						\$16,863,525		
Transit funds - Capital and Fees					\$5,003,545			
Residential leases							\$500,000	\$500,000
Nonresidential leases+events etc							\$133,333	\$200,000
Total Revenues	\$21,380,652	\$3,157,508	\$3,433,264	\$3,849,959	\$22,312,709	\$46,989,844	\$3,287,389	\$3,573,567
Expenses								
Purchase of Bonanza Park East	\$19,300,000							
Development/design expenses	\$287,932	\$424,424	\$709,597	\$3,500,000	\$3,100,000	\$400,000	\$75,000	
2017 bond debt service		\$1,468,013	\$1,468,013	\$1,467,013	\$1,470,438	\$1,470,438	\$1,470,438	\$1,470,438
Overall construction			\$210,284	\$2,800,000	\$8,000,000	\$20,000,000	\$1,942,464	
Housing-specific construction					\$5,690,813	\$11,381,625		
Transit-specific construction					\$3,781,927	\$3,781,927		
Overall contingency						\$2,275,000		
Housing bond debt service							\$500,000	\$500,000
2021 bond debt service							\$1,740,900	\$1,740,900
New facility operating subsidy							\$233,333	\$350,000
Total Expenses	\$19,587,932	\$1,892,437	\$2,387,894	\$7,767,013	\$22,043,178	\$39,308,990	\$5,962,135	\$4,061,338
Net for year	\$1,792,720	\$1,265,071	\$1,045,370	(\$3,917,054)	\$269,532	\$7,680,853	(\$2,674,746)	(\$487,771)
Accumulated balance	\$1,792,720	\$3,057,791	\$4,103,161	\$186,107	\$455,638	\$8,136,492	\$5,461,745	\$4,973,975





TOMÁS SARACENO: MAY YOU LIVE IN INTERESTING TIMES
LA BIENNALE DI VENEZIA, MAY 11 — NOVEMBER 24, 2019

Assumptions and Variables

Transit and Housing funds transfer in part by summer 2021

Land is purchased from the City by summer 2022

A second TRT bond is issued in late 2022

TRT revenues regain pre-COVID levels by FY26 (July 2025)

The transit revenue gap is filled, or project cost reduced, or phased



Opportunities and Issues

Regional transit connections

Active transportation connectivity in the Iron Horse/Bonanza Park/Prospector area

Regional traffic and parking considerations

The relationship between the City's Homestake parcel, the District, and the development of other adjacent properties

The potential to underground power lines and/or relocate the electricity substation in the area

Economically viable options for mitigating contaminated soils

Munchkin Road, Homestake Road, and Woodbine Avenue improvements



What Comes Next?

Pre-construction activities over next 8-12 months

MPD submittal

Program and cost refining

Site preparation

Detailed design and engineering for demolition and construction bid documents

RFP for a construction management firm for City facilities

Continued resident engagement (open houses, presentations, digital presence)



— We Are At A Moment —

Historically low finance rates

Potentially lower construction costs

Impact on local economy (short and long term)

Reaffirming priorities for investing in people and infrastructure



Timeline and Decision Points

Submit the MPD application – July 2020

Council consider contract for continuing design services – July/August 2020

Council consider contract for demolition services – September 2020

Commence demolition – November 2020



Council consider contract for construction services – November 2020

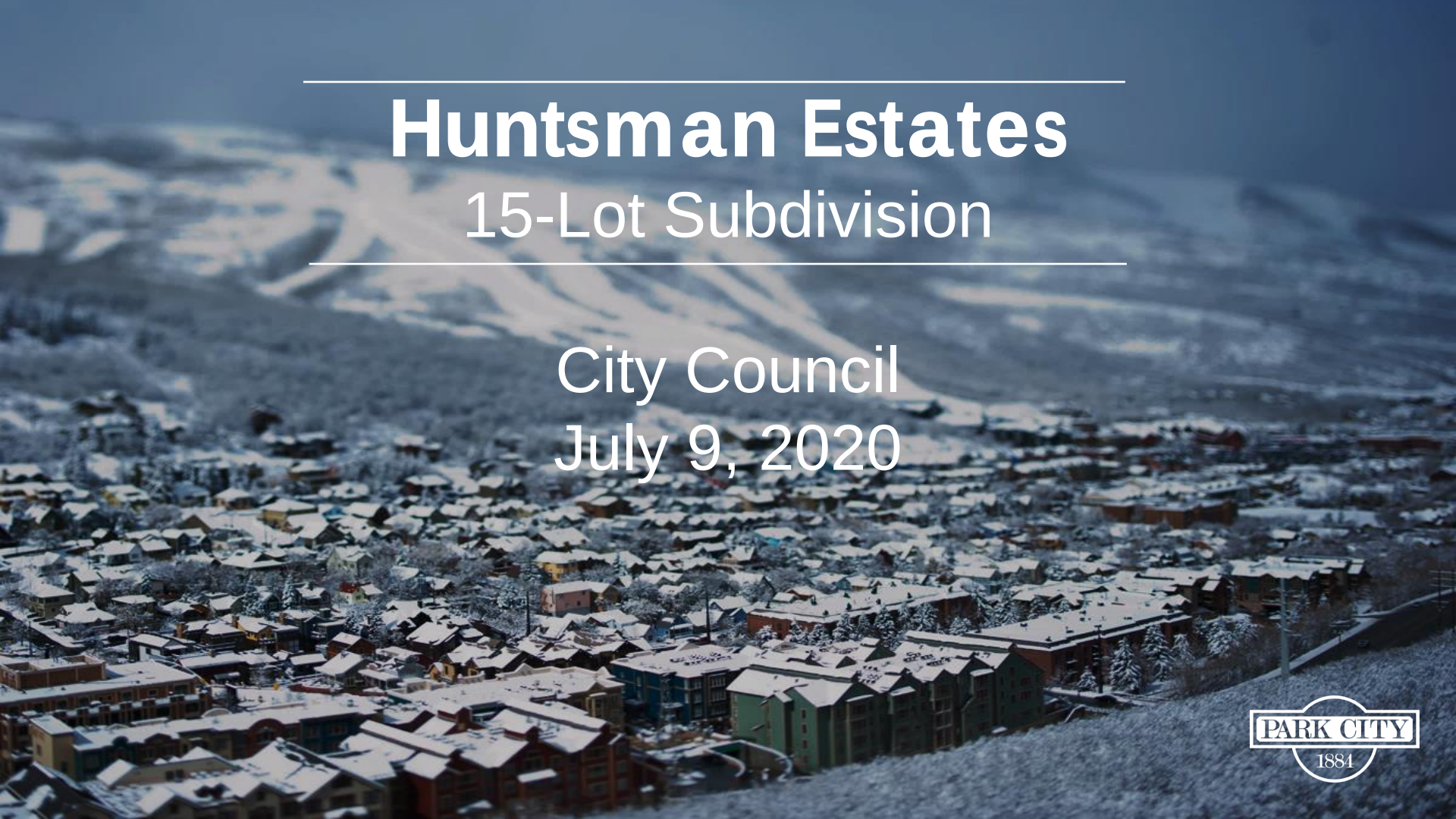
Commence footings, foundation, and garage construction – April 2021

Commence above-ground construction – June 2022

Opening – November 2023





An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the lower half of the frame. In the background, steep, snow-covered mountain slopes rise, with some rocky outcrops visible. The overall atmosphere is cold and wintry. A large, semi-transparent title is centered in the upper half of the image.

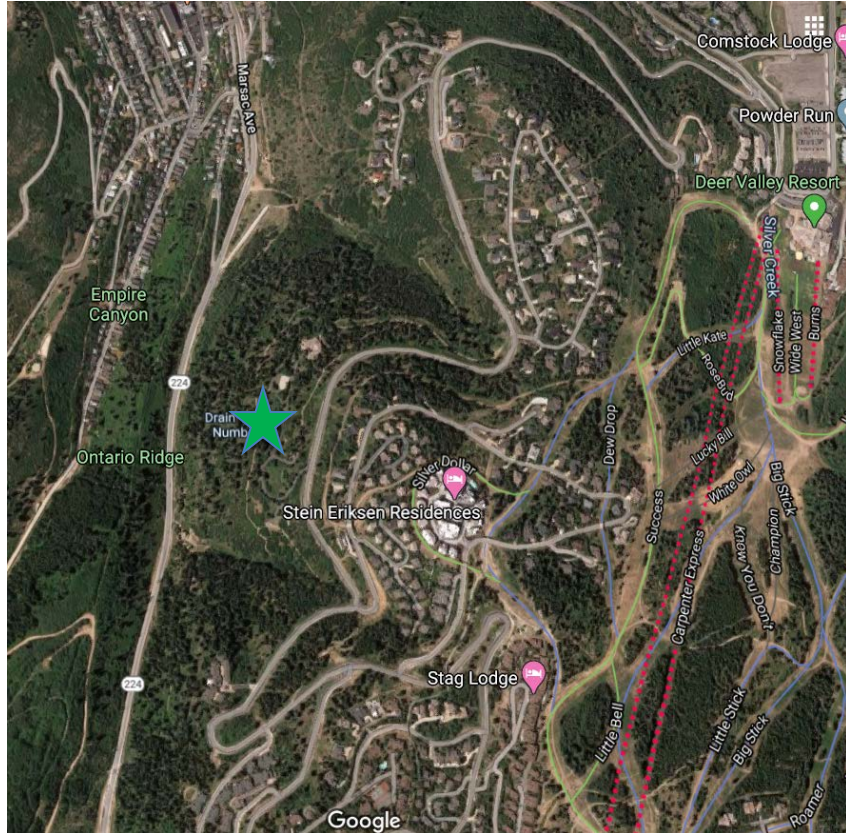
Huntsman Estates

15-Lot Subdivision

City Council
July 9, 2020



5000 Royal Street



- Proposed 15-Lot Subdivision
- 40.69 acre site
- Residential Development District (RD) & Deer Valley Master Planned Development (DV MPD)
- Existing Single Family Dwelling and two accessory buildings
- PC Work Session 2/12/2020
- PC Public Hearing 5/27/2020
- City Council Public Hearing 6/25/2020



[illegible]

- Common area parcel
- Lot 12



— House Size —

- No house size limitations in DV MPD
- No maximum house size limitations on previously approved single-family subdivisions in the Deer Valley MPD



Neighborhood Compatibility

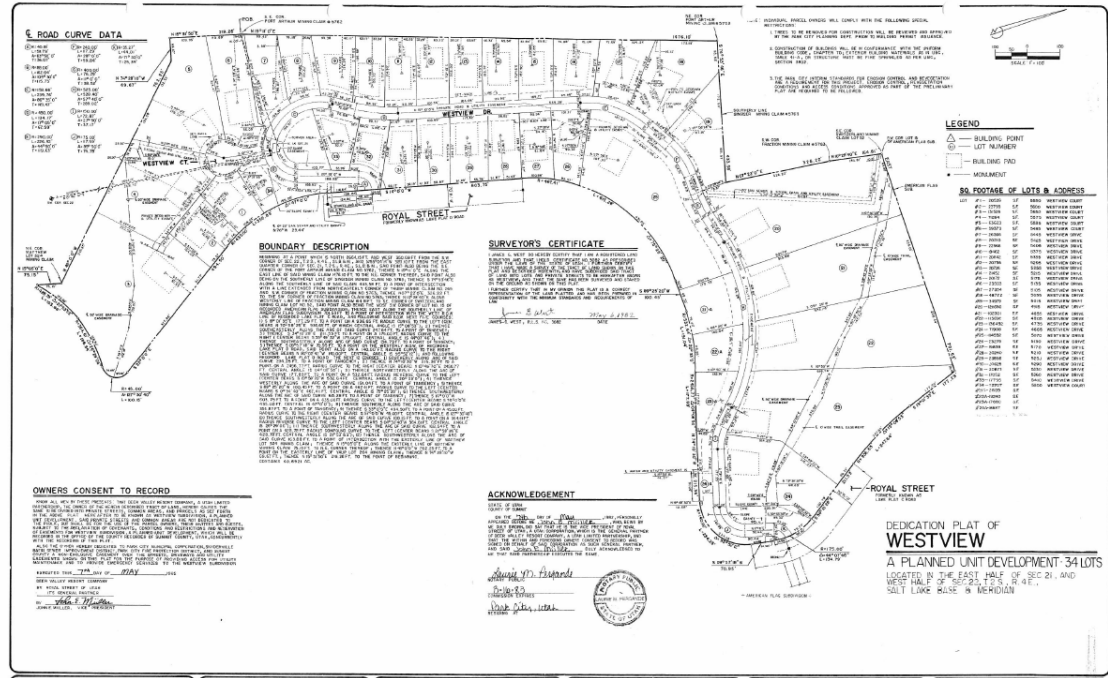
- Neighborhood House Sizes (Avg):
 - Bald Eagle 9,120 SF .61 acres
 - Belleterre 8,601 SF .71 acres
 - Bellemont 7,633 SF .60 acres
 - Evergreen 7,271 SF .58 acres
 - Red Cloud 11,490 SF* 1.43 acres
 - American Flag 6,330 SF .83 acres

*distorted by one large house



— Previous Approvals —

- 1982 approval for a 34-lot Subdivision (Westview)
- Building pads 4,665-5,650 SF
- IF avg house size 7,000, 238,000 SF of development among 34 lots
- 238,000 SF/15 Lots = 15,866 SF
- PC probably thought they were getting a reduction in density with 1987 application....



PROPOSED Plan with LODs



9,148-
25,265

88%
Open
Space

Combined
LOD's =
183,823



— Visual Analysis —

- Well screened by trees and topography from Old Town

HUNTSMAN ESTATES

Proposed Home Sites



looking from Sampson Avenue



Forest Assessment

- Forest Assessment recommendations incorporated into COA



Existing Trails on Huntsman Parcels



Trails

- City would like new trail connection to Royal Street through Lot 12 (COA #13)



— Good Cause —

- Staff finds Good Cause for this Subdivision as it is consistent with the density, location and uses identified in the Deer Valley Master Planned Development where it is assigned 15 units of density.
- The project is in keeping with the goals of the General Plan for the Upper Deer Valley neighborhood to create a limited number of single family homes supporting this resort neighborhood. Development clusters exist within pods and each pod is surrounded by recreation open space.
- An extensive trail system provides for hiking and biking in the summer and connects Deer Valley to the Main Street Area. This project will contribute to the trail system and further connect the neighborhood to the Main Street core.
- This project will create an on call van service program that will support carpooling to the ski slopes and the Main Street area, particularly during peak periods.



— Recommendation —

- Staff recommends there be a larger policy discussion, outside of this application, focused on Maximum House Size with considerations for other things such as Open Space requirements, Floor Area Ratio limitations, Lot Coverage requirements, and energy conservation requirements, on *all* development in Park City.
- Alternatively, generous maximum house sizes ~11,000 SF. Lots 2, 3, 12 might be given greater latitude given larger lot size.
- Staff recommends the City Council hold a Public Hearing, consider waiving the Preliminary Plat requirement, and approve the Huntsman Estates Subdivision, based on the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the draft Ordinance.



—Recommended Conditions—

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Subdivision Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will record the Plat at the County within two (2) years from the date of City Council approval. If recordation has not occurred within two (2) years time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A Plat Note shall indicate that all roads, cut-de-sac and utilities shall conform to current City Standards.
4. A Plat Note shall indicate that the lots are limited to Single Family Dwellings and Accessory Buildings.



—Recommended Conditions—

5. A Plat Note shall indicate that all buildings in the Huntsman Estate Subdivision shall be fire sprinkled on both the interior and exterior.
6. A Plat Note shall indicate that the overall development parcel shall contain a minimum of 88% open space and otherwise comply with the Deer Valley MPD and all applicable zoning regulations including building height of 28 feet.
7. A Plat Note shall indicate that all building must be within the LOD Area shown on Lot Exhibit dated 4/15/20. Minor adjustments to the LOD Area shall be allowed by the Planning Director so long as the size of the LOD Area on the lot remains the same.
8. A Plat Note shall indicate that none of the amenities shall have exterior lighting meant to allow for nighttime use. **All exterior lighting shall comply with the City's Lighting requirements and shall be down directed and shielded.**



—Recommended Conditions—

9. A Plat Note shall indicate that prior to the issuance of building permits for individual lots the applicant or owner of the lot shall submit a certified Arborists Assessment of the lot that analyzes the health and viability of all Significant Vegetation on the property within 100 feet of the LOD, includes a Tree Preservation Plan that indicates trees proposed for removal, how trees will be protected during construction and a tree replacement plan. Plans shall also indicate that trees shall be limited within a 15 foot radius of the house and that diseased and dead trees within 100 feet of the house will be removed, consistent with the submitted Forrest Assessment dated March 28, 2020.
10. A Plat Note shall indicate that the applicant will work with the Park City Fire Marshall and manage the forest according to his or her expectations and approval prior to being issued the first building permit.



—Recommended Conditions—

11. A Plat Note shall indicate that if the developer encounters mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
12. A Plat Note shall indicate that no private driveways will be permitted from Royal Street.
13. Prior to Plat recording, the applicant shall grant an easement and post a bond with the City up to \$25,000 for the construction of a new trail connection between the Lookout Trail and Royal Street.
14. Should the applicant move forward with Phase 2 of this project, a Condition of approval will be placed on the Plat Amendment that the applicant shall deed the adjacent parcel to the City as natural Recreational Open Space.



—Recommended Conditions—

15. A Plat Note shall indicate that the Subdivision shall be served by an on-call van/shuttle service that will transport owners and guests to the Silver Lake area as well as the Main Street core and the surrounding resorts during peak vacation/holiday weeks in order to minimize the traffic impact from this Subdivision. At a minimum this shall include holiday weeks and three day weekends in perpetuity. The shuttle shall utilize Royal Street and shall not utilize Hillside Avenue.
16. A Construction Management Plan that explicitly prohibits parking on Royal Street during construction will be required prior to the issuance of any building permits.

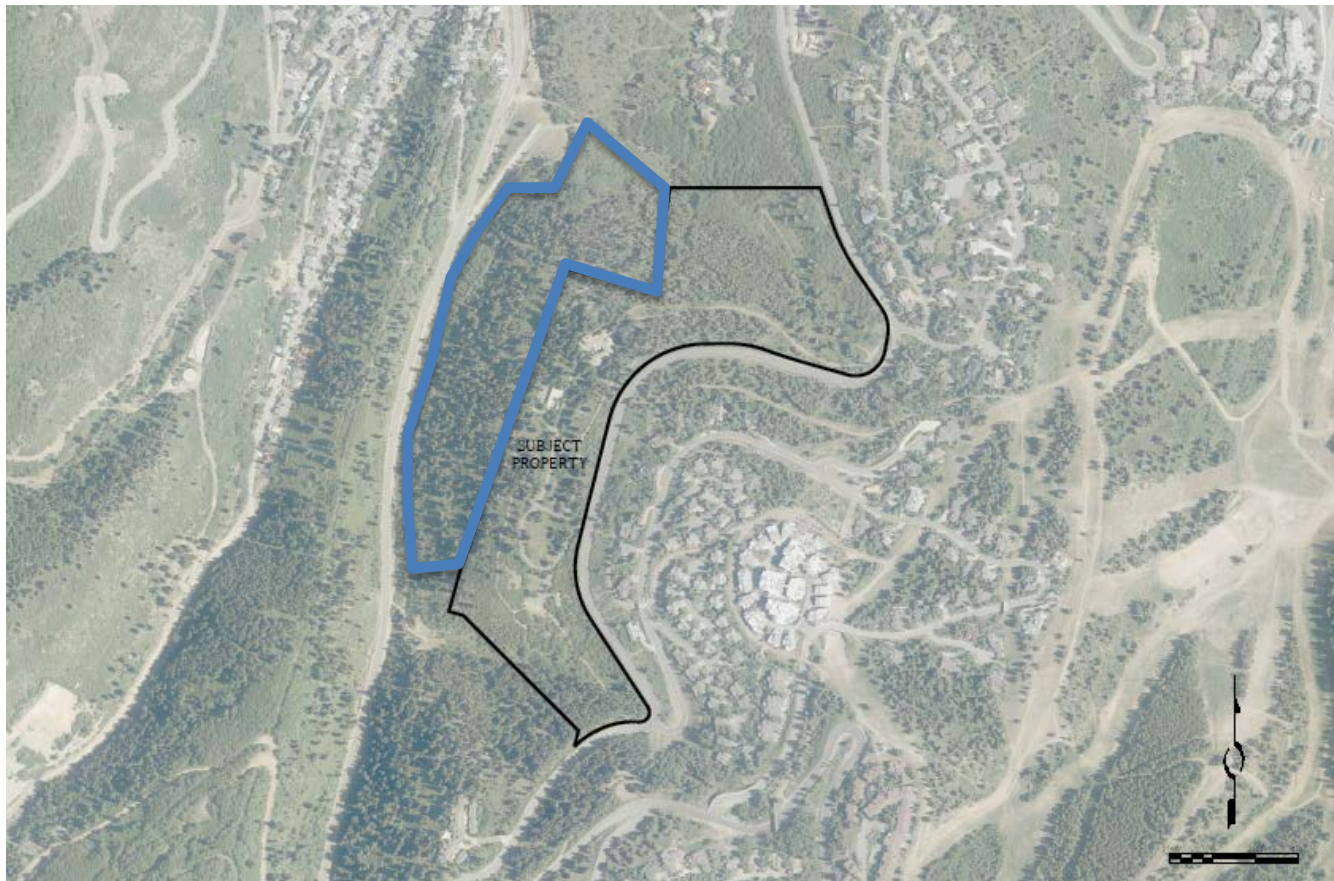


—Recommended Conditions—

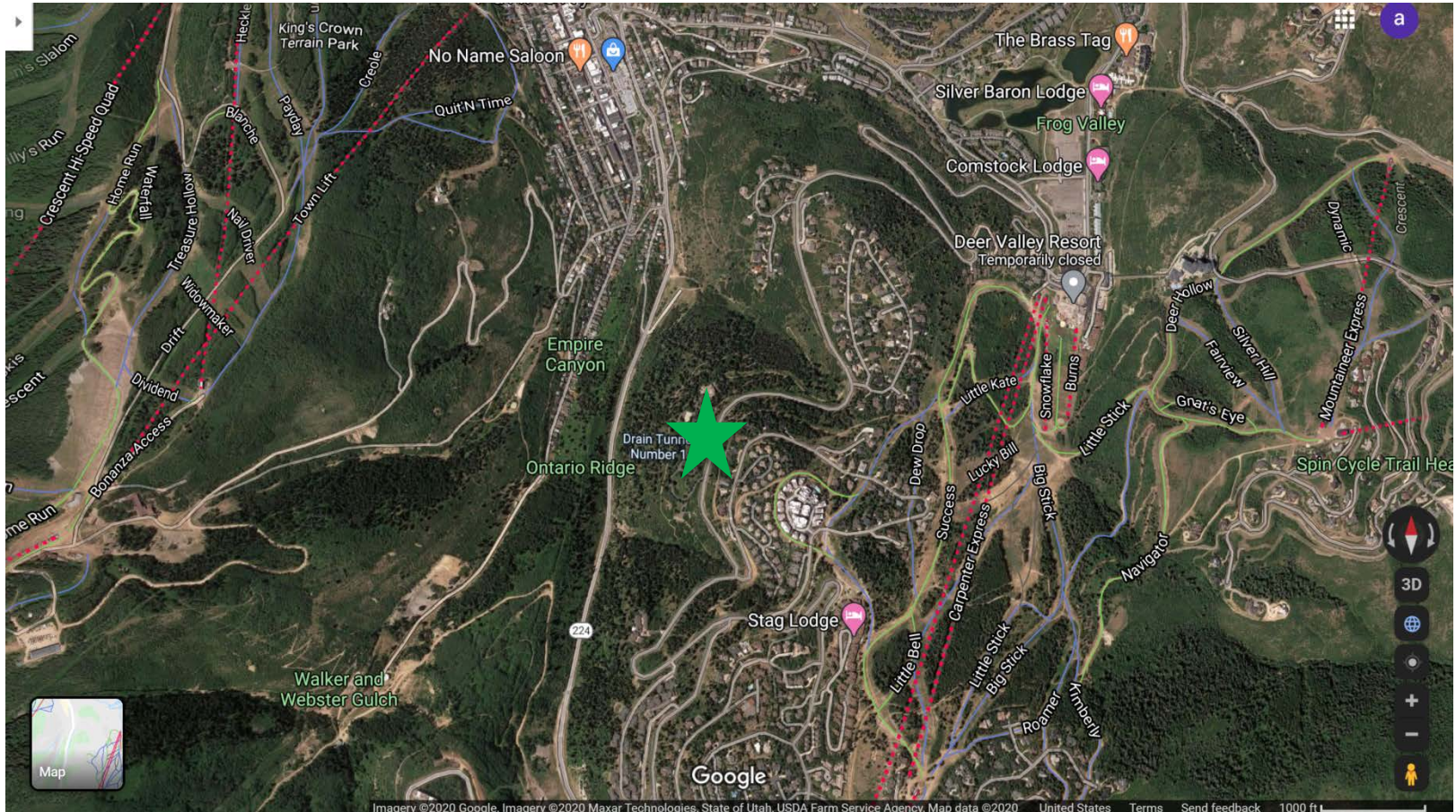
17. A Plat note shall indicate that there shall be no further subdivision of these 15 lots with the exception of Additional Land East and Additional Land West subject to an Amendment of the Deer Valley MPD and the incorporation of the adjacent PC-S-46-B-1 into the DV MPD as Open Space and dedication of this parcel to Park City Municipal Corporation.
18. The Huntsman Estates Subdivision development exceeds one (1) acre and shall meet the requirements of the municipal separate storm sewer system (MS4) storm water program. A plat note shall indicate that each lot within this common development shall be required to obtain a MS4 storm water permit prior to any construction activity.
19. A Plat Note shall indicate house sizes are restricted to 11,000 SF with the exception of lots 2, 3, and 12 which shall have house size limits of 15,000 SF.



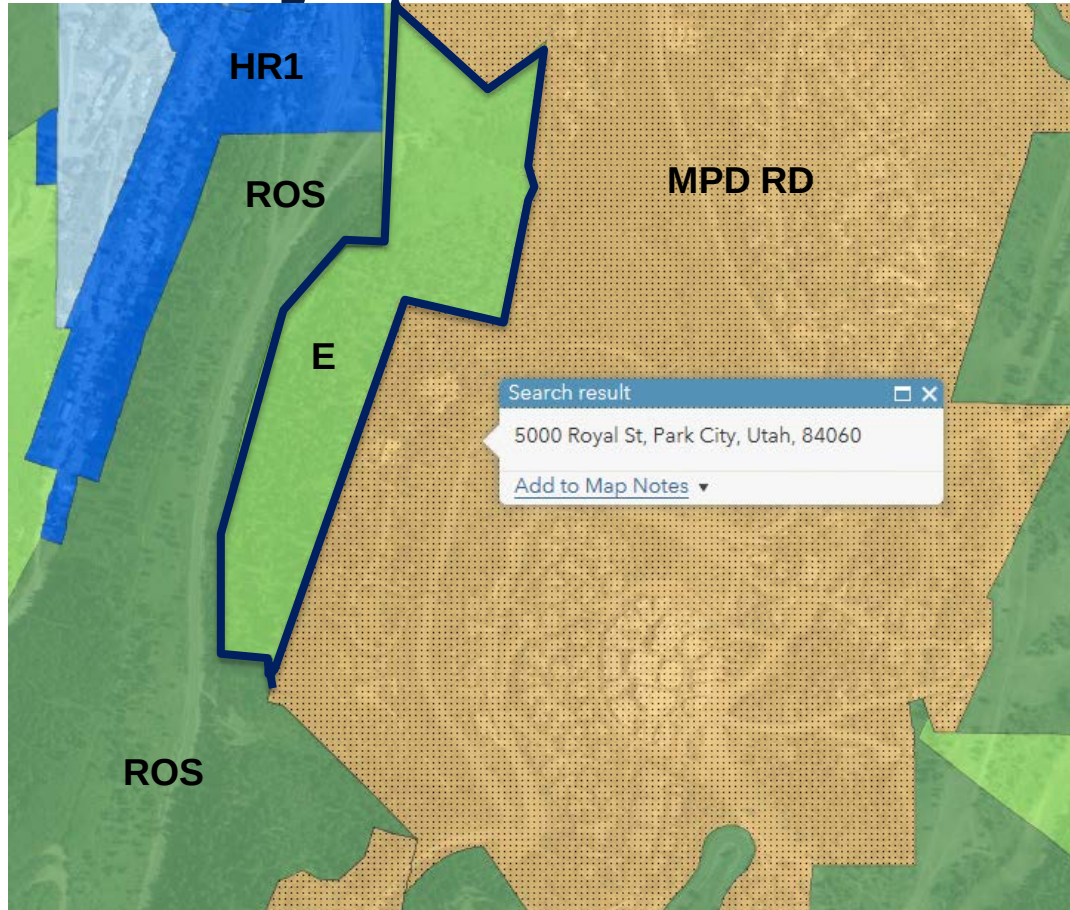
Adjacent Parcel



Satellite View



Adjacent Parcel



802 Empire Avenue

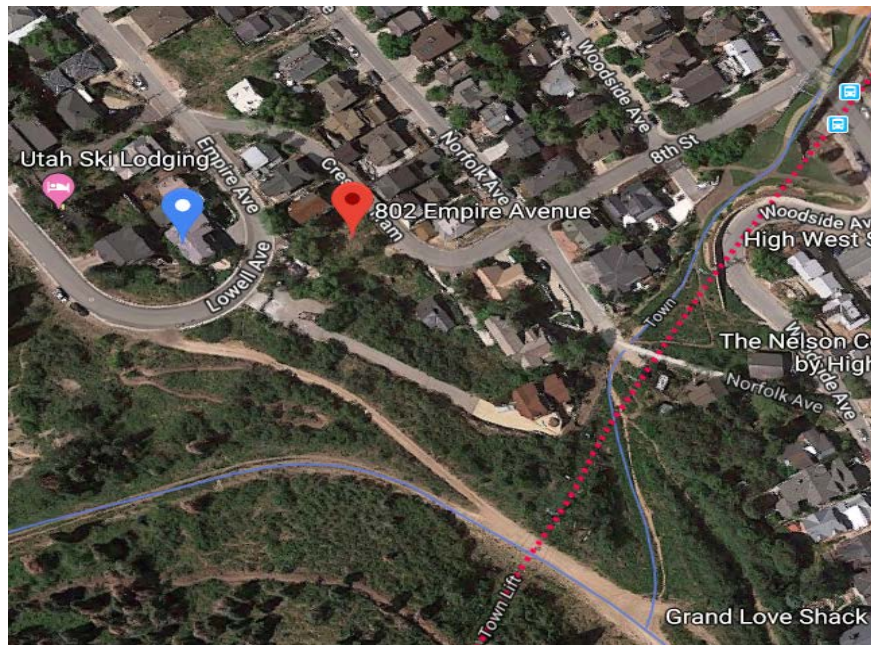
2-Lot Subdivision

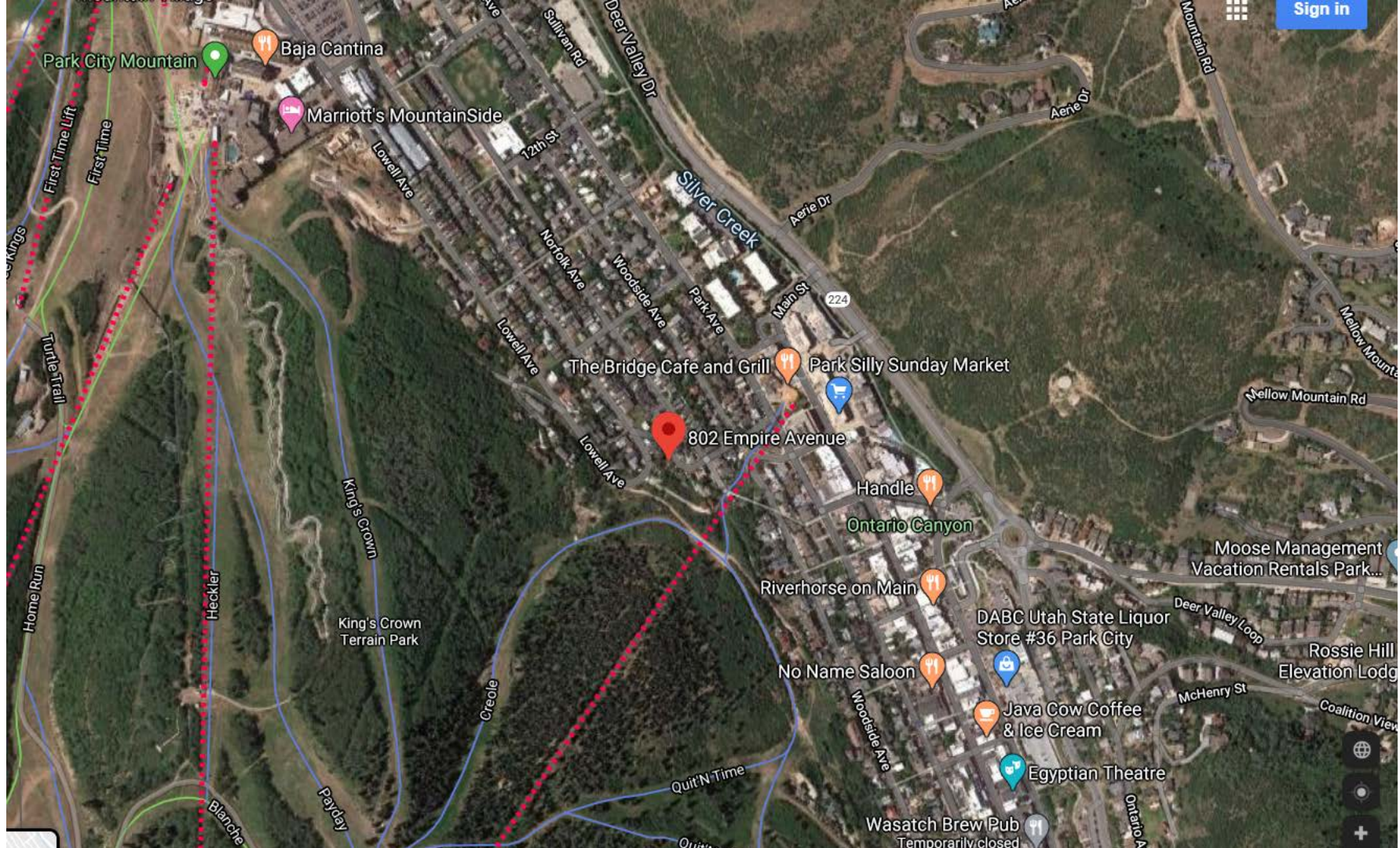
July 9, 2020



Background

- Combine 7 vacant parcels into a new 2-lot Subdivision
- Simultaneously sought CUP to locate a shared driveway over platted unbuilt ROW - Approved
- Steeply sloped lots slope down from Empire Avenue to Crescent Tram with frontage on both lots
- Lots vacant of any structures

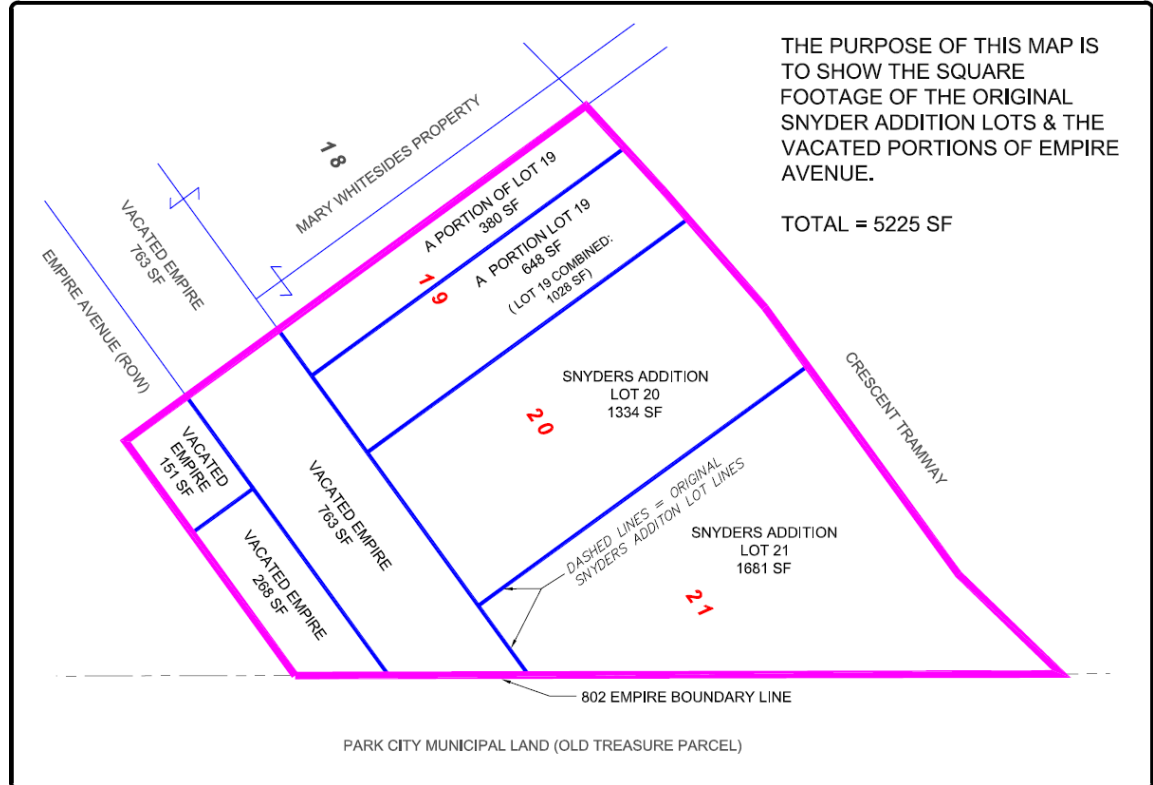




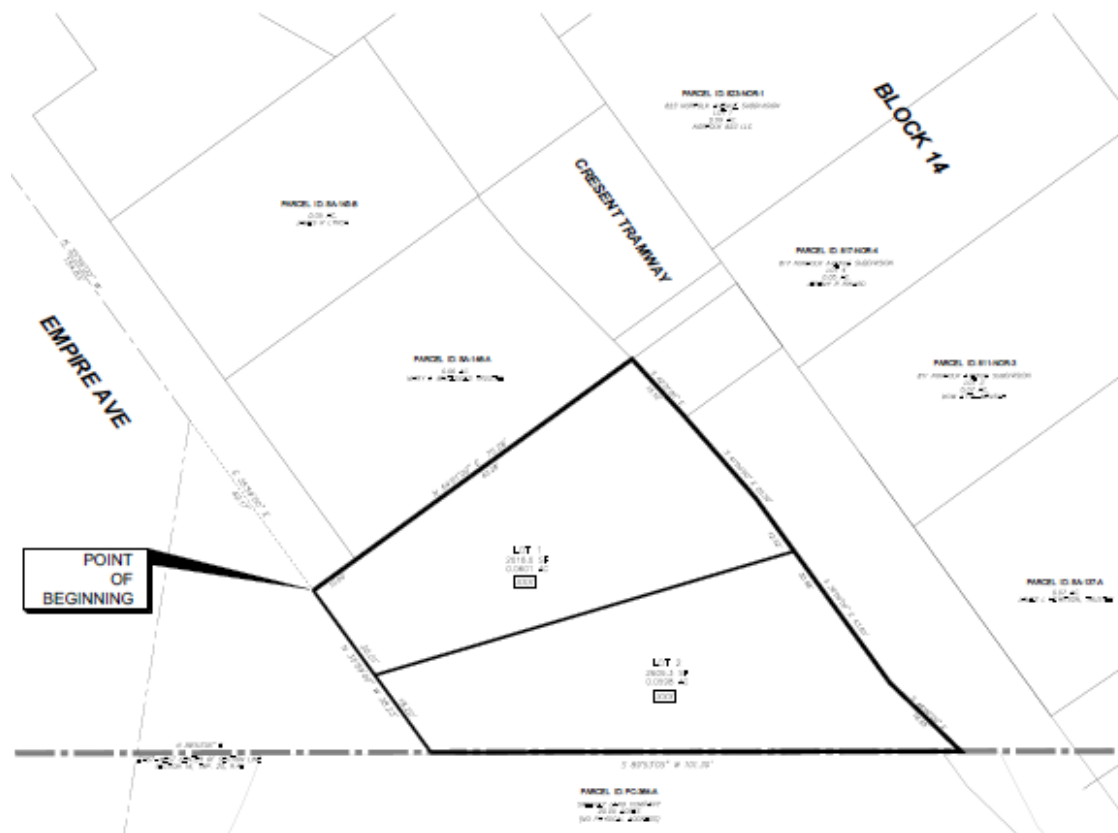


Existing Parcels

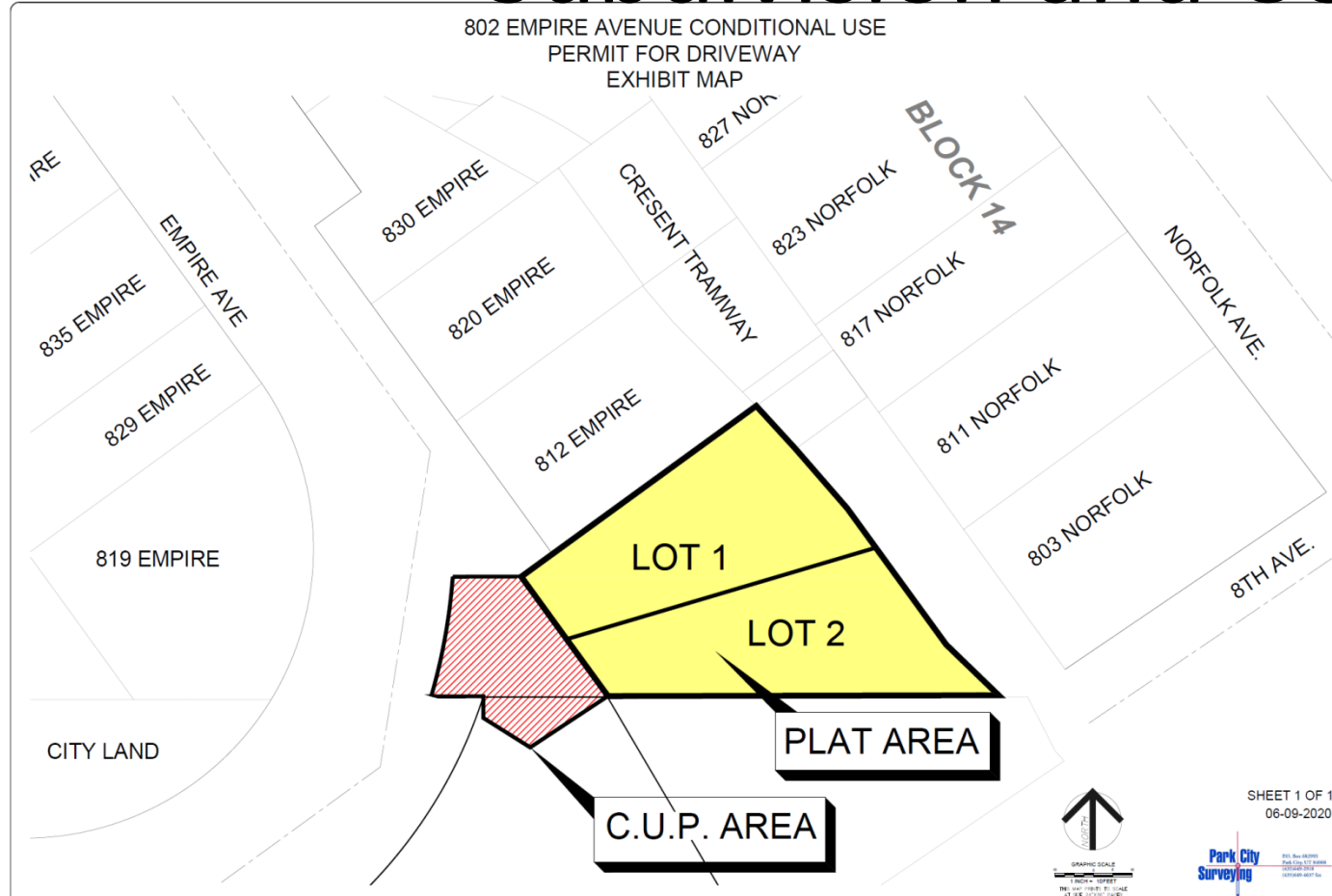
Parcel ID	Parcel	Lot Size (SF)
SA-145-A-2	Portion of Lot 19	380.3
	Portion of Lot 19	647.8
SA-145-A	Lot 20	1,334.3
	Lot 21	1,681.1
	Vacated Empire	762.8
SA-145-EA-1	Vacated Empire	151.1
	Vacated Empire	268.4
Total		5,225.8



Proposed Site Plan

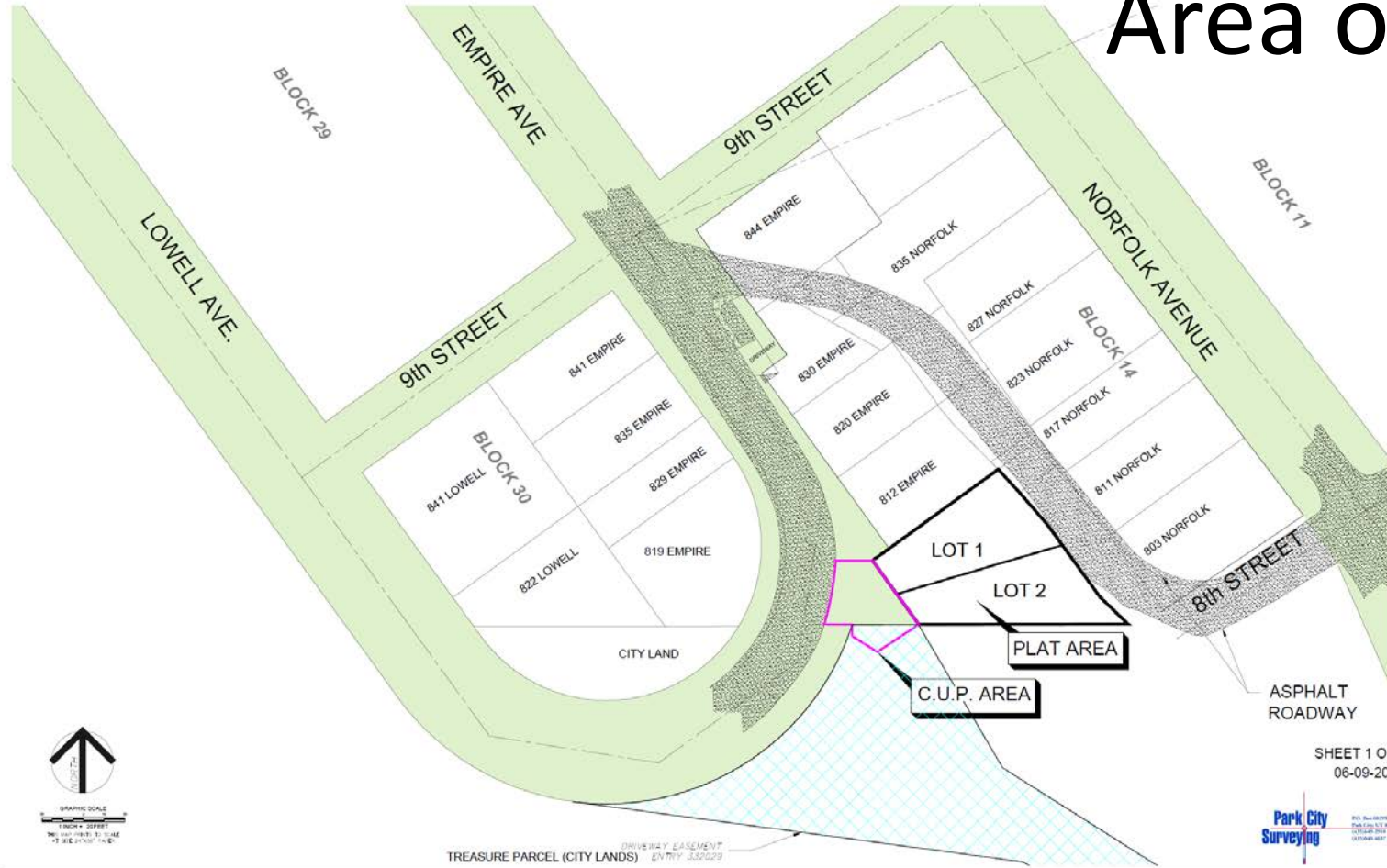


Subdivision and CUP



802 EMPIRE AVENUE CONDITIONAL USE PERMIT FOR DRIVEWAY
EXHIBIT MAP

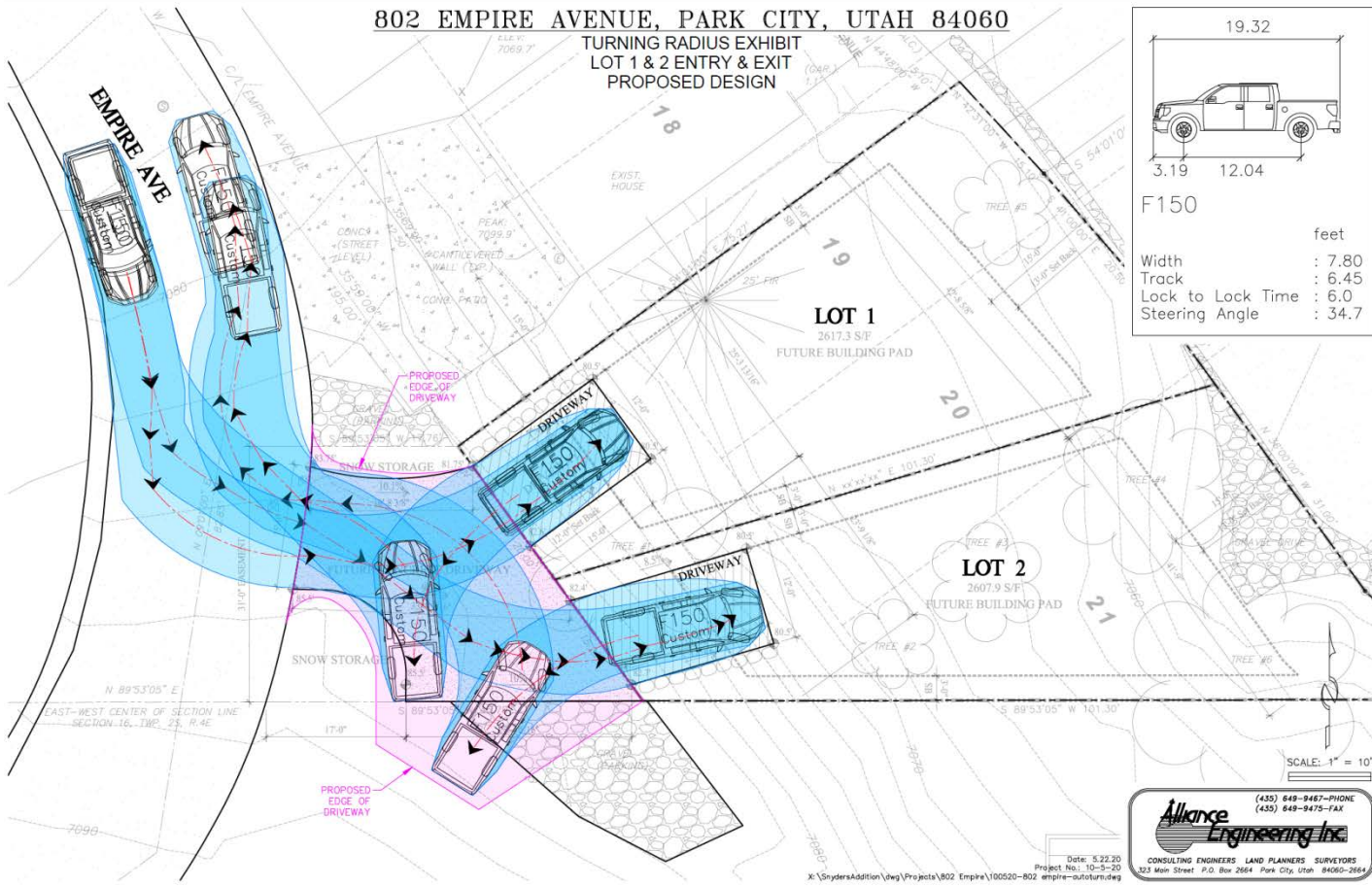
Area of CUP



Driveway Exhibit

802 EMPIRE AVENUE, PARK CITY, UTAH 84060

TURNING RADIUS EXHIBIT
LOT 1 & 2 ENTRY & EXIT
PROPOSED DESIGN

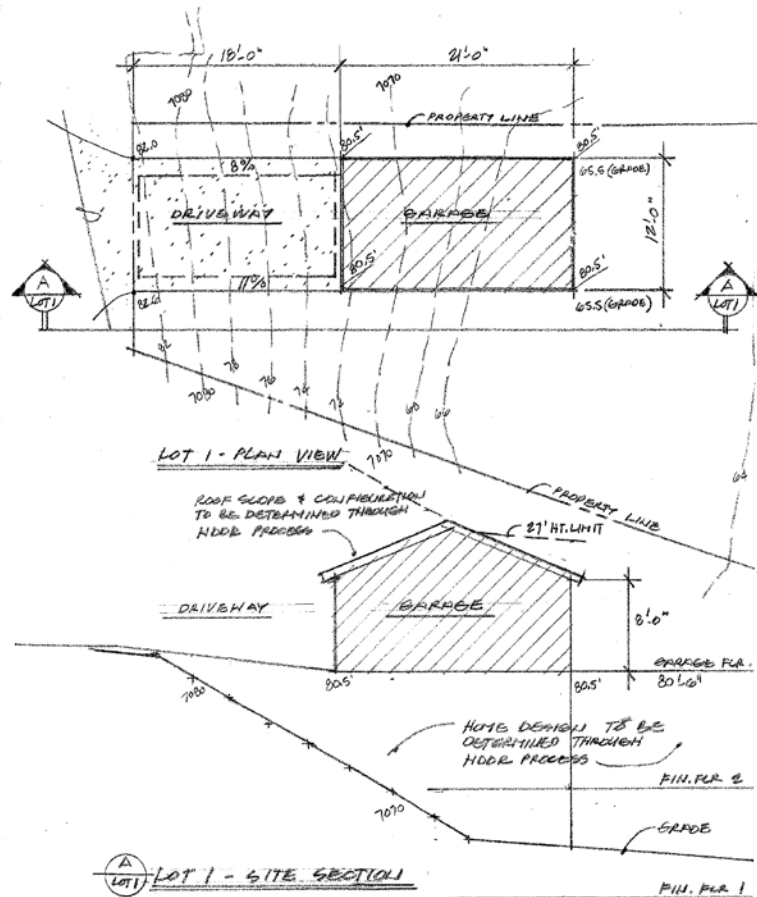


F150

feet

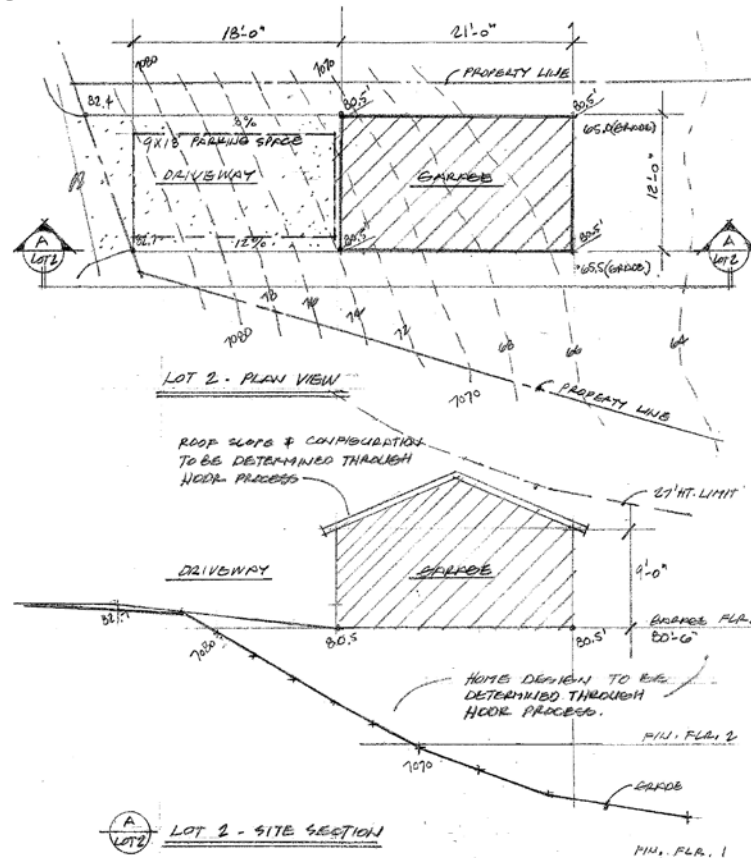
Width	:	7.80
Track	:	6.45
Lock to Lock Time	:	6.0
Steering Angle	:	34.7

Height



Garage and Driveway Exhibit – Lot 1

802 Empire Avenue, Park City, Utah



Garage and Driveway Exhibit – Lot 2

802 Empire Avenue, Park City, Utah

Potential Staircase

Proposed 2-lot Subdivision does not preclude a future pedestrian connection between Empire Avenue and the Crescent Tram pedestrian Pathway.



Potential 8th Street Stairs (no current plans) shown in green on City owned land connecting Crescent Tram path to Empire Avenue.



Lot and Site Requirements

Zone Allowance:	HR-1	Lot 1	Proposed Lot 2
Lot Size	1,875 SF	2,617 SF	2,607 SF
Lot Width	25 Feet	48.1 Feet	49.9 Feet
Setbacks Min. Front /Rear Setback Crescent Tram Min. Front Setback Empire Avenue Min. Side Setback	Min. 12 ft./Total 25 ft. Min. 12 ft./Total 25 ft. 3 ft./Total 6 ft.	Must Comply	Must Comply
Building Height	27 ft. from existing grade	Must Comply	Must comply
Allowable Footprint		1,129 SF	1,125 SF

Subdivision Findings and Recommendations

- Staff finds there is good cause for this 2-lot Subdivision. Subdivision will create two legal lots of record and both lots meet the Lot and Site Requirements of the Historic Residential District and development patterns of the surrounding neighborhood. This Subdivision will encourage construction of contextually compatible structures that contribute to the character and scale of the Historic District and maintain the existing residential neighborhood context and will be subject to the City's HDDR process. The Subdivision is consistent with the Park City Land Management Code, does not adversely affect the health, safety and welfare of the citizens of Park City, and meets the purpose of the HR-1 District.
- Staff recommends the Planning Commission review the Subdivision Plat, hold a Public Hearing, and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval subject to the draft Ordinance.

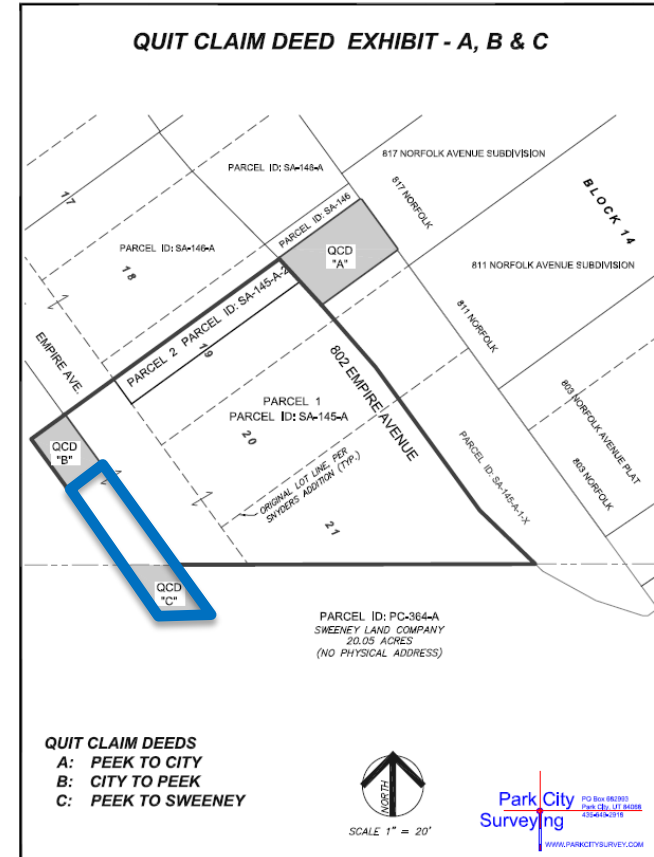
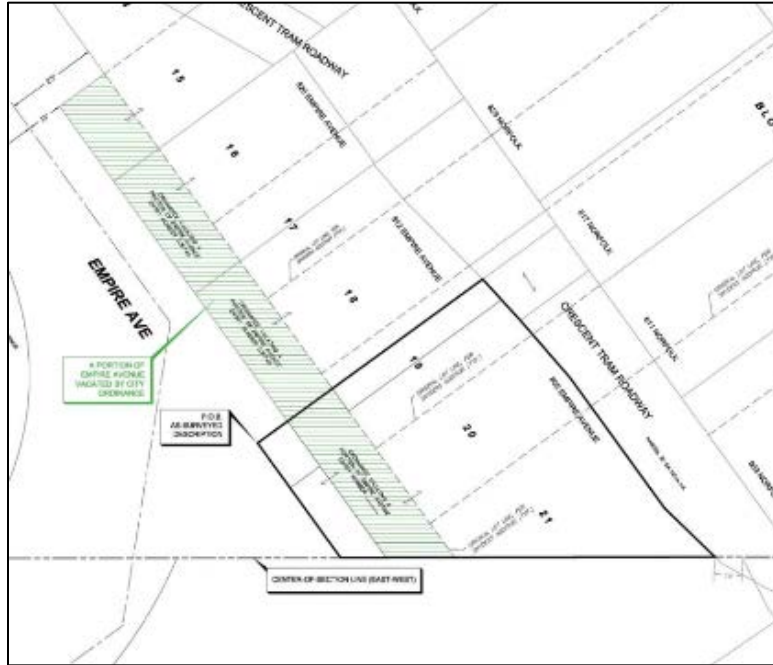
802 EMPIRE AVENUE CONDITIONAL USE
PERMIT FOR DRIVEWAY
EXHIBIT MAP



Neighborhood Lot Size Analysis			
Address	Lot Size		
830 Empire	0.03	1,307	
829 Empire	0.04	1,742	
820 Empire	0.05	2,178	
817 Norfolk	0.05	2,178	
812 Empire	0.06	2,614	
827 Norfolk	0.06	2,614	
841 Empire	0.06	2,614	
835 Empire	0.06	2,614	
844 Norfolk	0.07	3,049	
803 Norfolk	0.08	3,485	
822 Lowell	0.08	3,485	
823 Norfolk	0.09	3,920	
819 Empire	0.09	3,920	
835 Norfolk	0.1	4,356	
811 Norfolk	0.11	4,792	
729 Norfolk	0.12	5,227	
841 Lowell	0.13	5,663	
713 Norfolk	0.15	6,534	
732 Crescent Tram	0.15	6,534	
808 Empire	0.16	6,970	
Average Lot Size	0.087	3,790	Median 2,831
802 Empire Existing	0.12	5,227	
		<u>Lot 1</u>	<u>Lot 2</u>
802 Empire Proposed	0.06	2,617	2,607

Neighborhood Context

Additional Background



1274 PARK AVENUE

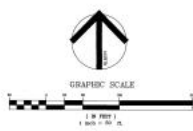
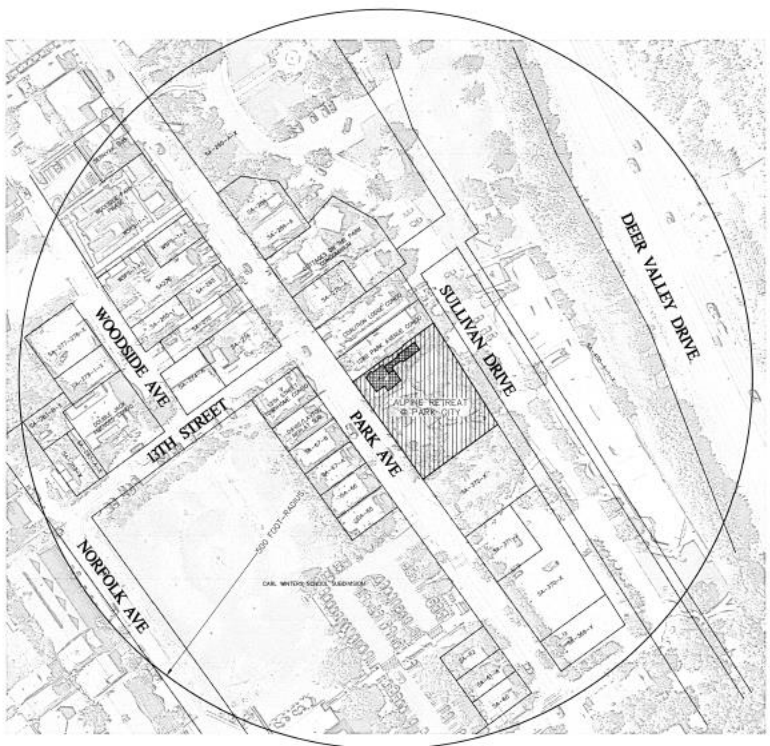
ALPINE RETREAT @ PARK CITY CONDOMINIUM PLAT AMENDMENT

CITY COUNCIL
JULY 9, 2020



ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

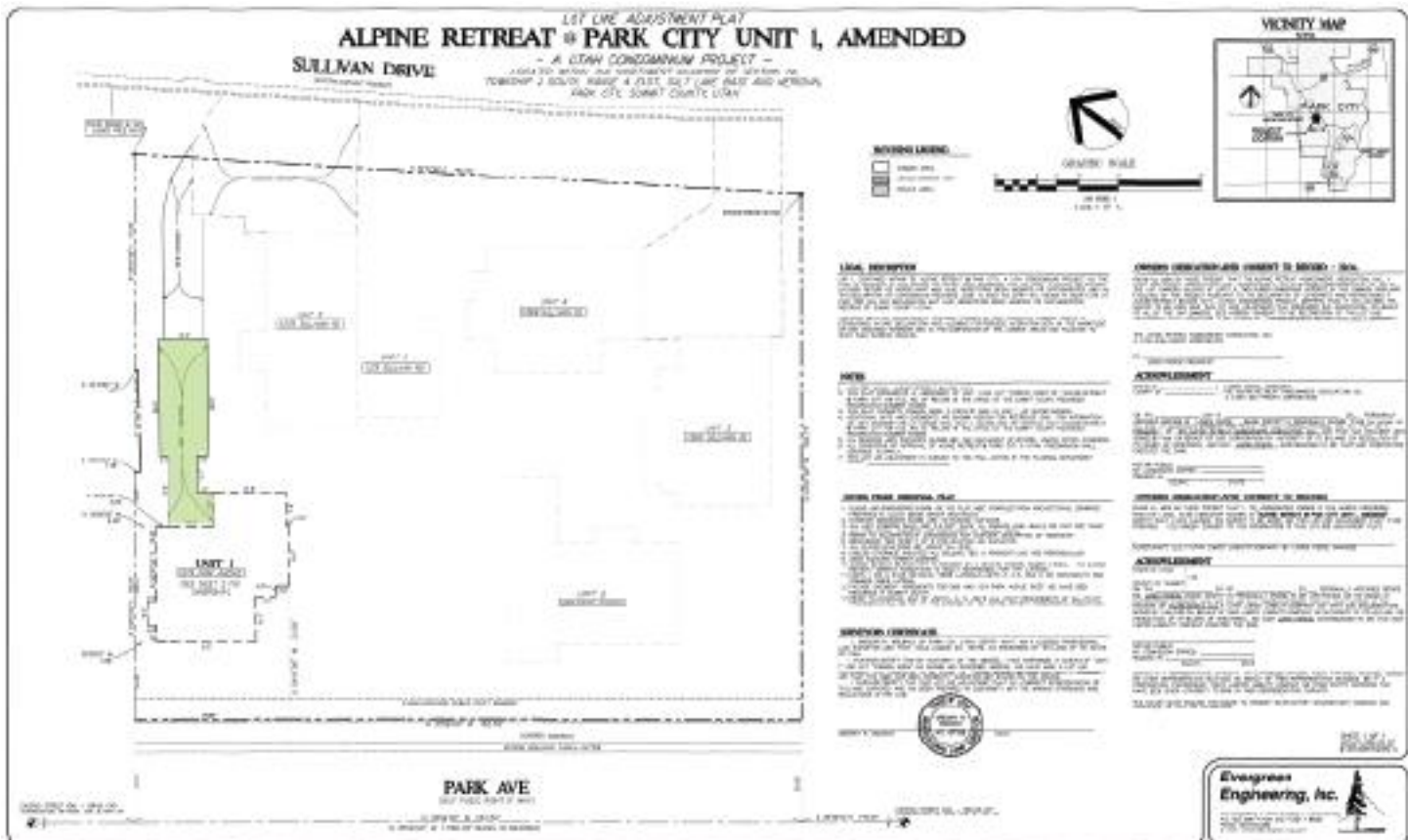


1274 PARK AVENUE, UNIT 1



ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1



ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1



Park Avenue



Sullivan Road

ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

Condition of Approval 7 requires compliance with LMC Chapter 15-5,
Architectural Review

Land Management Code § 15-5-5(N)

. . . the Significant Vegetation shall be replaced
with equivalent landscaping in type and size.

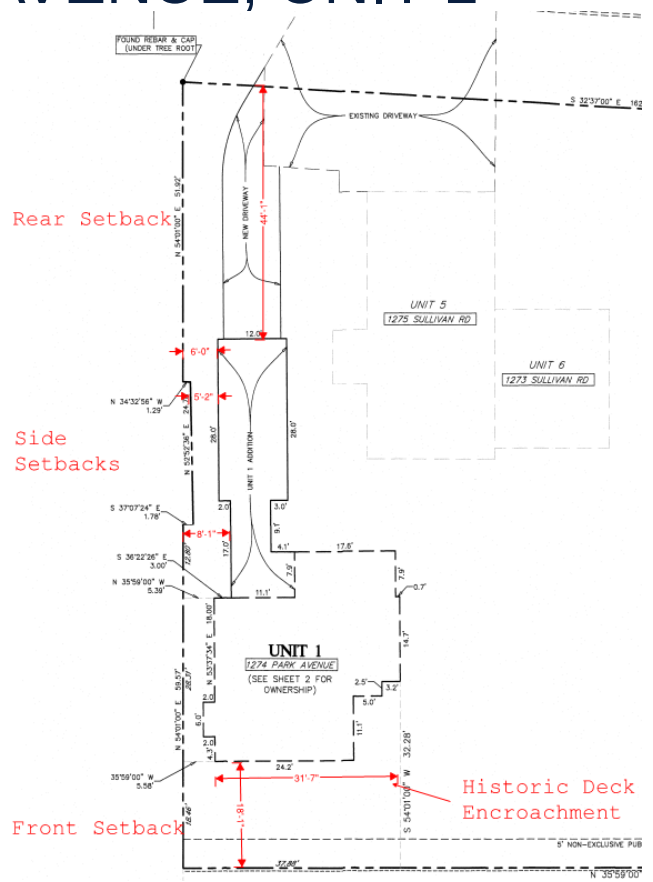
ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

Historic Residential –
Medium Density
Zoning District

The proposed addition meets
Setback requirements:

- Front – 15 feet
- Side – 5 feet
- Rear – 10 feet

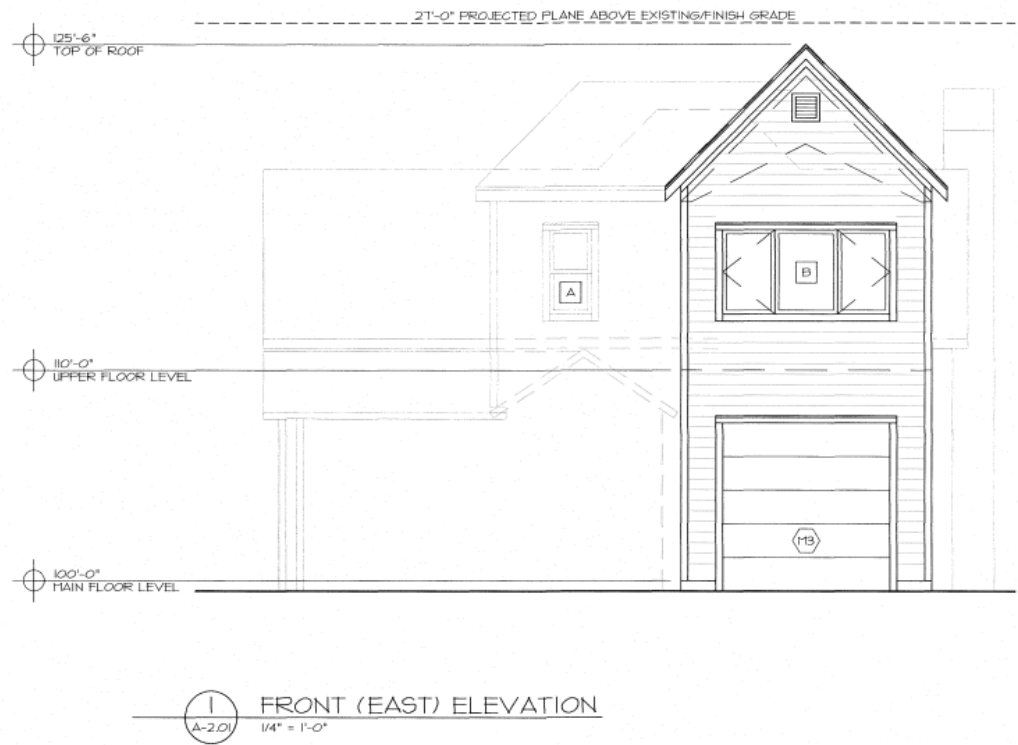


ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

The addition meets
Height requirements:

Maximum 27 feet from
Existing Grade

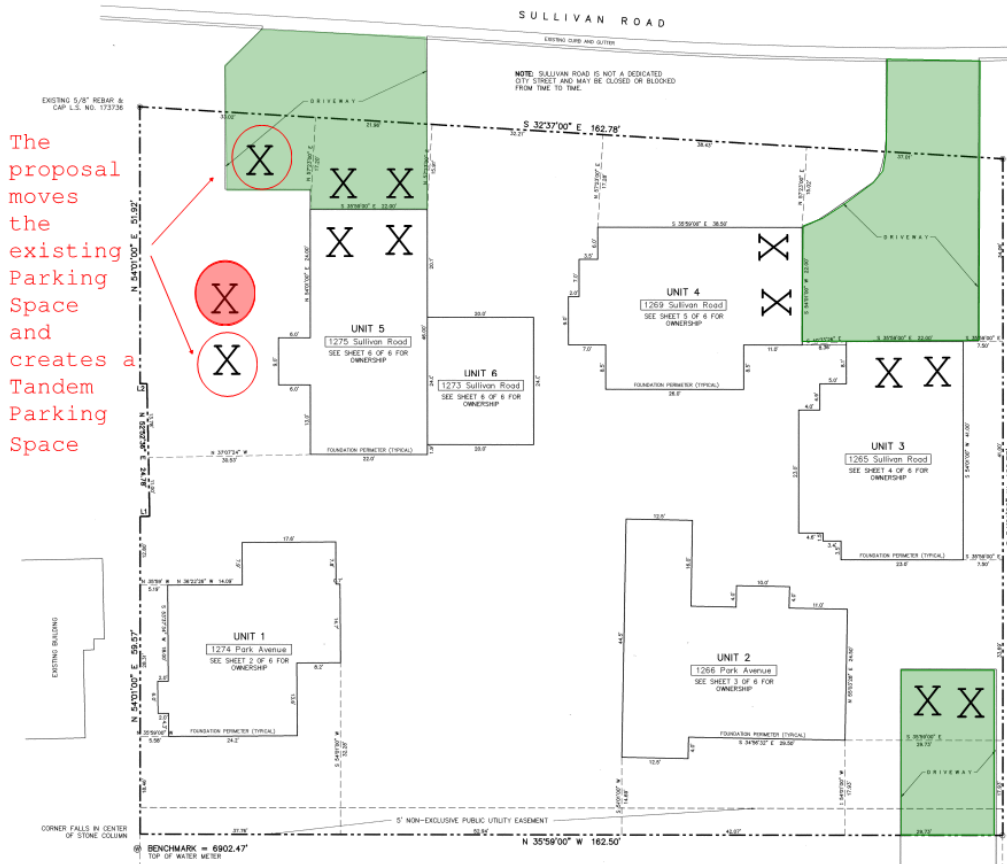


ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

The addition creates a Tandem Parking Space, bringing the total on-site Parking Spaces to 12.

Condition of Approval 4 requires a plat note to prohibit the addition to 1274 from creating a Lockout Unit or Accessory Apartment because that would require an additional Parking Space that cannot be accommodated on site.

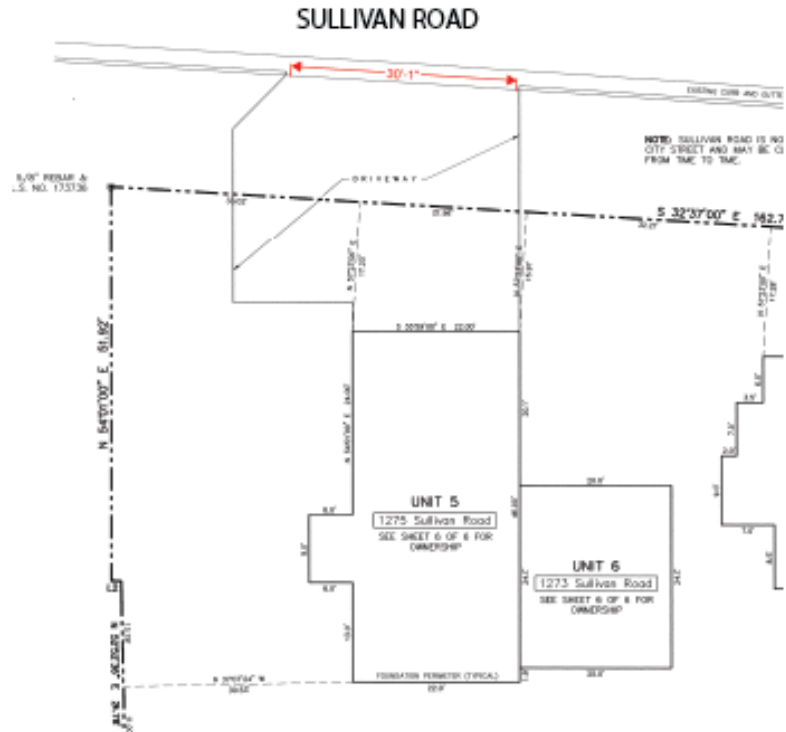


ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

Sullivan Road is not a platted Right-of-Way; it is City property that allows vehicle access.

Any change to Sullivan Road access requires a Conditional Use Permit. This is reflected in Condition of Approval 6.



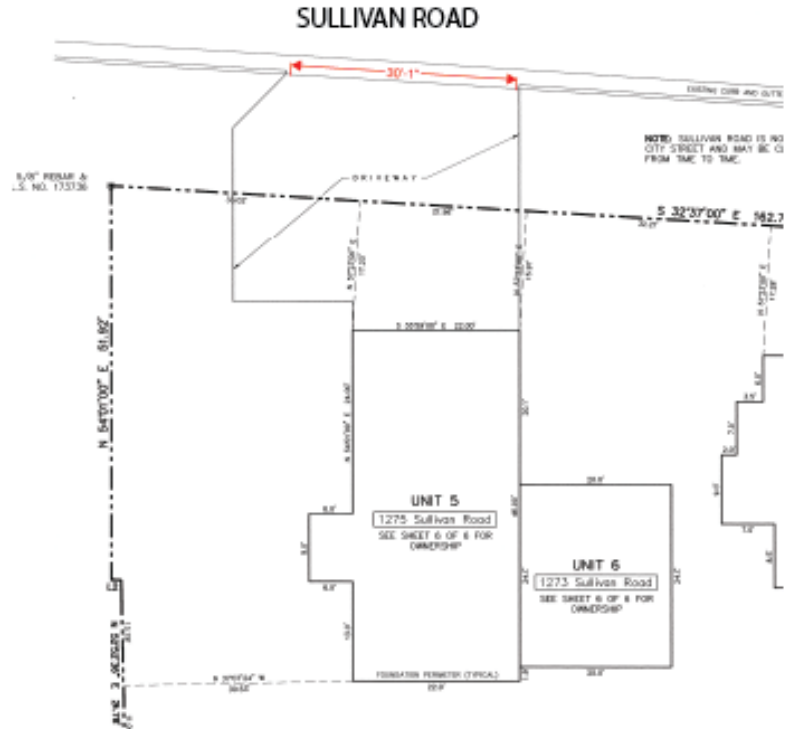
ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

The LMC limits curb cuts for driveways to a width of 27 feet.

However, the plat was approved with a 30-foot curb cut in 2001.

The City Engineer has discretion to change the width and approves maintaining the 30-foot curb cut.



ALPINE RETREAT @ PARK CITY CONDOMINIUMS

1274 PARK AVENUE, UNIT 1

In 1999, the owners of 1274 Park Avenue entered into a *Grant of Preservation Easement: 1274 Park Avenue* with the City to protect and maintain the front and side facades.

Compliance with this façade easement is reflected in Condition of Approval 8.

ALPINE RETREAT @ PARK CITY CONDOMINIUMS

————— 1274 PARK AVENUE, UNIT 1 —————

Staff recommends the Council hold a public hearing and consider approving Ordinance No. 2020-33 for the Alpine Retreat @ Park City Unit 1, Amended Condominium Plat, located at 1274 Park Avenue, Park City, Utah

A scenic view of a ski lift with two empty chairs suspended from cables. The lift is set against a backdrop of a steep, forested hillside dotted with several large, modern houses. The sky is a clear, vibrant blue. The text 'POST CARD NOTICE' is prominently displayed in large, white, sans-serif capital letters at the top, with 'LAND MANAGEMENT CODE AMENDMENTS' in a slightly smaller font below it. Both lines of text are flanked by thin white horizontal lines.

POST CARD NOTICE

LAND MANAGEMENT CODE AMENDMENTS



POST CARD NOTICE

LMC AMENDMENT

Prior to each public hearing on a land use application, staff:

- Posts notice to the property and to 3 public places
- Posts notice to the City and Utah Public Notice websites
 - Publishes notice in the *Park Record*
- Mails notice to property owners within a certain distance of the applicant's property



POST CARD NOTICE

LMC AMENDMENT

Mails notice to property owners within a certain distance of the applicant's property

Time consuming for both applicants and staff

Applicants submit pre-addressed, stamped envelopes for all property owners within a certain distance from the subject property

Staff drafts the notice, prints it, folds it, and mails it –
Usually 75 – 250 mailings, but sometimes thousands



POST CARD NOTICE

LMC AMENDMENT

Shout-out to

Jessica Nelson & Caitlyn Barhorst

Post card notices

Jessica Nelson, Elizabeth Jackson & Heather Wasden

Online application process



POST CARD NOTICE

LMC AMENDMENT

On June 18, 2020, City Council approved an amended Fee Schedule

Applicants pay \$1.00 per mailing to cover the cost





PLANNING

PUBLIC NOTICE

ALL OTHER INFORMATION IS DELETED FROM THIS PAGE

PROPERTY ADDRESS: 5000 ROYAL STREET

PERMIT #: PL-19-04374

APPLICATION: SUBDIVISION

APPLICANT: RORY MURPHY, REPRESENTATIVE, DV LODGE, LLC

**DESCRIPTION:
PROJECT**

The Park City Planning Commission will review the proposed Subdivision as a Work Session agenda item during their regularly scheduled meeting on Wednesday, February 12, 2020, at 5:30 PM in the Council Chambers in the Marsac Municipal Building located at 445 Marsac Avenue, Park City, Utah 84060. No action will be taken at this meeting. You will be re-noticed when the Planning Commission schedules a Public Hearing on this item.

CONTACT EMAIL: alexandra.ananth@parkcity.org

For further information, please contact the Project Planner Alexandra Ananth at 435-615- 5066 or visit the Planning Department at 445 Marsac Avenue, Park City, UT.



FROM: Park City Municipal Corporation
Planning Department
P.O. Box 1480
Park City, UT 84060

TO: PARK CITY MUNICIPAL CORP.
PLANNING DEPT
PO BOX 1480
PARK CITY, UT 84060-1480

Auto Presorted
First-Class Mail
U.S. Postage Pay
Anacostmail
Phoenix, AZ

This card was produced at Anacostmail.com



POST CARD NOTICE

LMC AMENDMENT

15-1-12 Notice

C. MAILED NOTICE. Pursuant to Section 15-1-21 Notice Matrix for required or courtesy mailed notice to adjacent and surrounding Property Owners, and to Affected Entities, the Applicant must provide the Planning Department with [~~stamped and pre-addressed envelopes for~~ an electronic list of each Property Owner of record of each Parcel located entirely or partly within three hundred feet (300') from all Property Lines of the subject Property, and as further specified in Section 15-1-21 Notice Matrix~~, together with a mailing list for those Property Owners~~]. The addresses for Property Owners must be as shown on the most recently available Summit County tax assessment rolls. If the subject Property is a Condominium, the Owners Association is sufficient in lieu of the address for each unit Owner. For courtesy mailed notice that is not a legal requirement per Utah State Code, for specific actions and noted herein, and further specified in Section 15-1-21 Notice Matrix, any defect in such courtesy mailed notice shall not affect or invalidate any hearing or action by the City Council or any Board or Commission.

POST CARD NOTICE

LMC AMENDMENT

[15-1-18 Appeals And Reconsideration Process](#)

F. FORM OF APPEALS. Appeals to the Planning Commission, Board of Adjustment, or Historic Preservation Board must be filed with the Planning Department. Appeals to the City Council must be filed with the City Recorder. Appeals must be by letter or petition, and must contain the name, address, and telephone number of the petitioner; his or her relationship to the project or subject Property; and must have a comprehensive statement of all the reasons for the appeal, including specific provisions of the law, if known, that are alleged to be violated by the action taken. The Appellant shall pay the applicable fee established by resolution when filing the appeal. The Appellant shall present to the appeal authority every theory of relief that it can raise in district court. The Appellant shall provide [~~required envelopes~~] [courtesy mailing to all parties who received mailed notice for the action being appealed](#) within fourteen (14) days of filing the appeal.

POST CARD NOTICE

LMC AMENDMENT

Staff recommends the Council open a public hearing and consider approving Ordinance No. 2020-34 to amend Land Management Code Sections 15-1-12(C), *Notice*, and 15-1-18(F), *Form of Appeals*





Municipal Code and Land Management Code Amendments(LMC) For Wildland Urban Interface (WUI)

City Council
July 9, 2020



WUI

1898 Fire in Park City

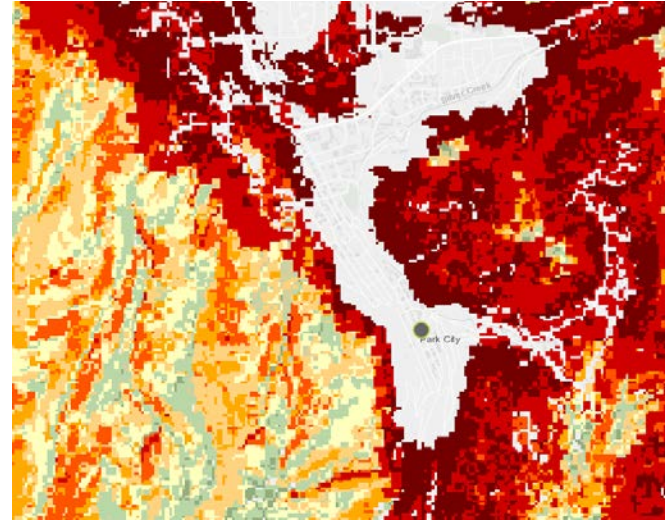
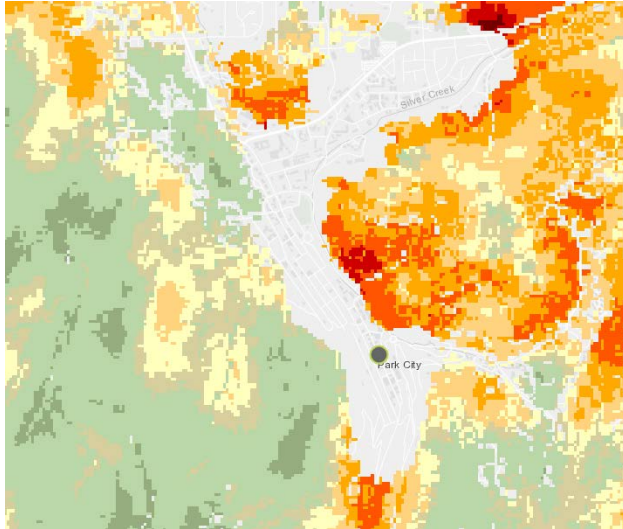


Images courtesy of Park City Museum



WUI

Wildfire Risk Vs. Effect



Images courtesy of Utah Department of Natural Resources Wildfire Risk Assessment Portal (UWRAP)
Map Viewer as of July 8, 2020



WUI

Amendment Topics

- Administration
- Enforcement and Inspections
- Definitions
- Home Hardening
- Vegetation Management
- Maintenance/Acceptance of Existing Plans
- Plant List and Landscaping Plans
- Applicability to Sensitive Lands Overlay (SLO) Zone, Master Planned Developments (MPD), Annexations



— EXAMPLES OF APPLICABILITY TO PROPERTIES —

- Historic District Sites generally exempt
- Existing, developed properties generally exempt - education available and encouraged. City won't regulate backwards.
- Undeveloped Lot proposing Single Family Dwelling and landscaping shall comply.
- Remodels of \$50,000 or more generally shall comply.
- Proposed Subdivisions, Master Planned Developments, Annexations shall comply.
- Subdivisions with platted Limits of Disturbance to be evaluated by Fire Code Official and Planning Director.



— OUTREACH —

- Social media and website posts
- HOA one-on-one meetings and assessments
- PCFD hosted HOA and community member meetings
- Mailers sent to P.O. boxes within Park City
- HOA and community member Zoom discussion
- Partner with PCFD on informing community members about property assessments.
- See Exhibit C for Outreach Plan



— OPEN SPACE —

-PCMC open space properties provide annual defensible space mitigation.

Trails and Open Space Department manages over 5000 acres of open space property

- Trails/Recreation
- Noxious Weeds
- Wildfire Prevention

Two categories:

- Open Space Adjacent to Residential
 - Provide mitigation on city open space based on Zone 2 Standards up to 100' from adjacent structure
 - Residents encouraged to provide mitigation in Zone 1 & 2 on their property
- Open Space without residential in close proximity
 - As part of overall forestry or vegetation health on property (Working with Land Trusts)
 - Utilize trails as fire breaks if applicable
 - Provide emergency access and planning with responders/emergency managers

Focus/Priority is primarily on open space adjacent to residential. (Aerie, Hidden Meadows where residential structures are located above open space properties)

- Requested services from State Fire and Forestry Departments
- \$20,000/annual budget
- Program in place for eight years (Focus has been Aerie and Solamere areas)
- Prioritize based on State Wildfire Mapping wildfirerisk.utah.gov (UWRAP)
- Provide annual services during fall when fire danger has lessened
- Consult/Coordinate with City Forestry board
- Preference to utilize licensed/experienced vendors



— RESORT PUBLIC COMMENT —

From: Steve Issowits (DV) [<mailto:sisowits@deervalley.com>]

Sent: Wednesday, June 3, 2020 2:51 PM

To: mowens@pcfd.org; Dave Thacker; Elizabeth Jackson; Paul Hedman (DV); Mike McComb

Cc: phewitt@pcfd.org; Steve Graff (DV); Garrett Lang (DV); Bruce Erickson

Subject: Wildland Urban Interface follow-up

Dave, Liz, Mike, Mike - Thank you for inviting us to attend today's virtual meeting. Certainly an interesting topic and we're scratching the surface here of how to get our collective arms around it all. There were questions/discussion about the City's interactions with the Resorts and other large land owners (whether that be City, Forest Service, etc etc) and so I'd like to follow-up on that. I think Deer Valley's relationship with the City is terrific and I also feel we go through considerable efforts on forest management and health (big thanks internally to Paul Hedman, on this email, and crew) but there is always more to learn and brainstorming to be had. We would love an opportunity to open up discussion and get together between us to knowledge-share and better understand future thought and efforts to collectively work towards. Whether that be involvement in how Code and requirements potentially adjust or best practices to try and employ out there, we'd appreciate the inclusion. Please let us know if you feel the same and if we should aim at getting something on the calendar.

Thanks again and I hope you are all healthy & well,

Steve (cell phone 435-640-9854)

Steven J. Issowits

Director - Real Estate and Resort Planning

steve@deervalley.com

435-645-2630 direct

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— ADDITIONAL PUBLIC COMMENT —

You replied to this message on 6/19/2020 8:50 AM.

From: Tom Gadek <gadek@pacbell.net>
To: Elizabeth Jackson
Cc: Bruce Erickson; Dave Thacker; Jessica Nelson; Emma Prysunka
Subject: Re: Wildland Urban Interface Discussion 6.3.20

Sent: Thu 6/18/2020 6:54 PM

Dear Liz

I apologize I was unable to make the Zoom meeting 2 weeks ago. With that said, I remain interested and dedicated to helping with your process to bring Municipal and Land Management codes into alignment on Wildland Urban Interface considerations. As I have discussed over the years with the Planning Commission and City Council, my major focus is on resident safety and access/ egress to Old Town in the certain eventuality of a future fire in the hills surrounding Old Town. Any of the recent California fires have demonstrated how quickly emergency resources can be overwhelmed and how little time residents have to decide and evacuate. My own experience in the 1992 Tunnel Fire in the Oakland Hills was shocking with how fast the fire moved, how panic overtook the citizenry and how a single substandard 12 foot wide road lead to the death of 12 residents within a 10 minute period.

Please let me know if I can provide belated assistance or review of plans.

Best regards

Tom

Tom Gadek
gadek@pacbell.net
510-914-1896



— CITY COUNCIL CONSIDERATION —

- Community Wildfire Protection Plan (CWPP) and/or 5-10 year management plans
- If the City should require these and how we determine who needs to have them. Planning Commission suggested the City have a CWPP.

State of Utah

Community Fire Planning

For the Wildland – Urban Interface

Workbook

Protecting Life, Property, and
Community Values
Through
Community-Based Planning

DATE: June 13, 2013



Department of Natural Resources
Division of Forestry, Fire and State Lands
1594 W North Temple, PO Box 145703, Salt Lake City, UT 84114-5703



THANK YOU

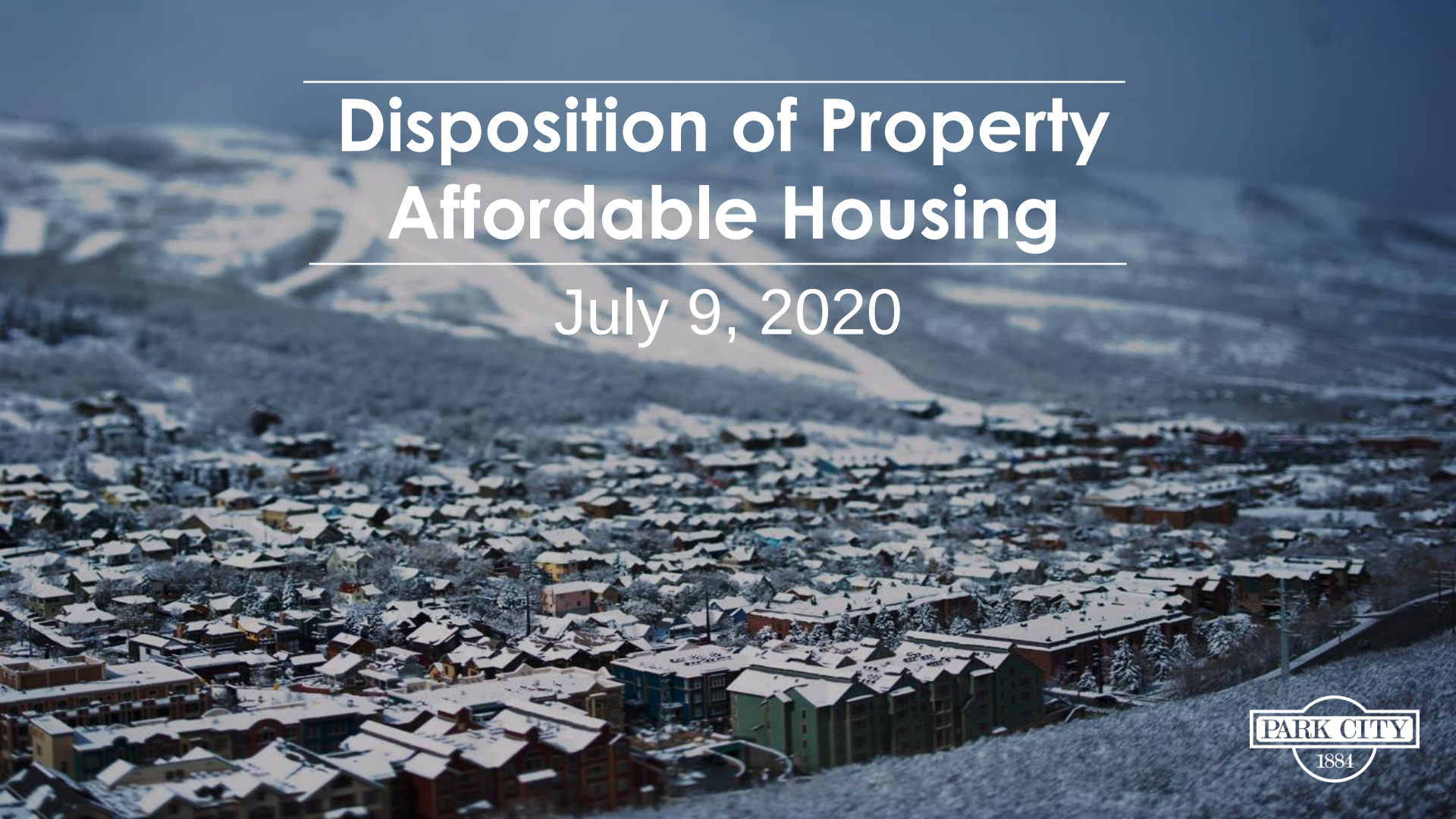
Proposed Code Amendments are to create custom WUI Code that works toward better protecting Park City's unique natural and built environment from a wildfire.

Questions or comments?

Dave Thacker, Chief Building Official – dave.thacker@parkcity.org

Liz Jackson, Planner – liz.jackson@parkcity.org



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains in the background. The houses and buildings are densely packed, and their roofs are covered in snow. The overall scene is serene and wintry.

Disposition of Property Affordable Housing

July 9, 2020



BACKGROUND

Council must approve property disposition,
per PCMC Code Section 2-3-11,
and authorize the City Manager and Mayor
to complete the sales



RECOMMENDATION

Authorize the sale of the following properties to qualified households:

- 1353 Park Avenue, Woodside Park, Phase 1, unit #2
- 1350C Woodside Avenue, Woodside Park, Phase 1, Unit C
- 1835 Three Kings Road, #25-10, Silver Star

