



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

July 1, 2021

The Council of Park City, Summit County, Utah, met in open meeting on July 1, 2021, at 5:00 p.m. in the City Council Chambers.

Council Member Doilney moved to close the meeting to discuss property, personnel, and litigation at 5:03 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 6:05 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy 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 Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	Present
None	Excused

II) APPOINTMENTS

1. Appointment of Michael Watts and Chris Donnelly to the Board of Appeals with Terms Beginning Immediately:

Dave Thacker and Casandra Courtillet, Building Department, presented this item. Courtillet explained the Board of Appeals members heard Building code appeals. She reviewed that the appointees were qualified since Watts was a contractor and Donnelly had built 15 personal homes.

Council Member Gerber moved to appoint Michael Watts and Chris Donnelly to the Board of Appeals with terms beginning immediately. 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

Staff Communications Report:

1. Fourth of July Celebration Reminders:

Council Questions and Comments:

Council Member Henney stated he attended the Pride picnic on Saturday. He went on the Park Silly Sunday Market (PSSM) walk through with Council Member Joyce and was part of the Coffee with Council with Council Member Joyce, where the drought situation and the impacts to the water system were discussed. He also noted the Employee Service Awards on Tuesday night was great.

Council Member Doilney indicated he saw a High Valley Transit (HVT) bus and it reminded him how good the partnership was between the City and County. Council Member Gerber stated it was exciting to be outside and together as a community.

Council Member Joyce stated the COVID rate was up 150% in Utah in the past couple months, and he reminded people to be careful. During the PSSM walk, he noticed a need for activation at the top of Main Street. He stated there was concern about raising parking rates, but the Historic Park City Alliance (HPCA) and PSSM were open to the idea. A survey was sent out by HPCA to get feedback from business owners. For this coming Sunday, the rates were proposed to go up to \$6 per hour to a maximum daily rate of \$30. He asked Council for their thoughts. Diersen stated the maximum fee would hopefully deter people and incentivize them to turn over the parking spots sooner. Mayor Beerman wanted to make sure HPCA was comfortable with the rate change. Council Member Joyce indicated the rate increase would help Transit ridership increase, which was a City goal. Council Members Gerber and Worel asked for a parking rate discussion on July 15th.

Council Member Worel stated she was part of an eviction coalition that was recently organized to help people not be evicted. She attended the Latino Arts Festival and stated it was a great success, partly because they collaborated with PSSM and the Christian Center. She indicated the Transportation Advisory Committee and Walk committee met via Zoom.

Mayor Beerman stated Park City had booms and busts and he reflected on this time last year when everything was uncertain due to the pandemic. Now, business was booming around town. He was excited people were gathering again.

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

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

V) OLD BUSINESS

1. Consideration to Authorize the City Manager to Sign a Second Addendum to the Professional Services Agreement with GTS Development, LLC for Owner's Representative Services through September 30, 2021, in an Amount Not to Exceed \$78,300.00, for a Total Amount Not to Exceed \$1,147,684.96, Inclusive of Previous Payment:

David Everitt, Deputy City Manager, presented this item and stated this was a reduced owner's representative scope of services for the Arts and Culture District, per Council's request. Council Member Worel asked if the back pay was included in this contract. Everitt stated it was not, but GTS Development had invoiced the City approximately \$300,000 for those services.

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

Council Member Henney moved to authorize the City Manager to sign a second addendum to the professional services agreement with GTS Development, LLC for owner's representative services through September 30, 2021, in an amount not to exceed \$78,300.00, for a total amount not to exceed \$1,147,684.96, inclusive of previous payment. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve a Plan for Temporary Programming of the Park City Arts and Culture District Site through October 2021 as a Level Two Special Event with an Expense Budget Not to Exceed \$149,000:

Jenny Diersen, Special Events Manager, and Heinrich Deters, Trails and Open Space Manager, presented this item. Diersen stated outreach had been performed with stakeholders and programming could begin in late July if approved. The fencing would be taken down so there would be continuous accessibility to the site. Programming would be from 8:00 a.m.-10:00 p.m. daily. The Public Art Advisory Board (PAAB) discussed using the old gas station as a blank canvas for art. That process would come to Council for final approval at a future time. The art was estimated at \$30,000 and would come from the PAAB budget.

Deters stated there was a \$15,000 contract for a "Transit to Trails" project in the Arts and Culture District, funded by the Central Wasatch Commission (CWC). The funding would be used for shuttles from the district to the Bonanza Flat trails. This project would start July 10th. Council Member Gerber thought the service would be well used. She asked if first benefit could be provided to residents if the program became too popular. It was indicated reservations would be taken and it would operate Saturdays and Sundays. Deters stated this was a pilot program and he hoped to be back in the fall to discuss it further.

Mayor Beerman opened the public hearing and stated this was a great program and there was a benefit to being part of CWC. Council Member Gerber asked if the City was partnering with other entities for managing the programming on the site. Diersen indicated the Arts Council would be over activation and PSSM would do site management. Council Member Gerber indicated the time period written in the contract was for a year. Diersen stated this was a three-month contract with at least 20 hours of work per week. Council Member Gerber noted the motion should include the verbiage As Amended, since the contract was from July through September, 2021. Council Member Doilney commented that Transit to Trails was an example of leadership in reducing traffic in natural areas.

Jamison Brandi via Zoom stated he talked to many people as he ran for Council and had asked them if they would use the Arts and Culture District programs, to which 85% said no. There were small sidewalks on the east and west, high winds in August, and uneven pavement. He thought the City was biting off more than it could chew. He wasn't sure what the goal was. He asked if the Art Festival component could be moved to upper Main. He suggested leasing the Bonanza Park area as a parking lot to raise revenue. He didn't see a safe environment for families there at this point.

Mayor Beerman closed the public hearing.

Council Member Worel stated this parcel was owned by the residents and she felt it should be used. She expressed concern on the soils in the area and noted Dave Gustafson sent her some materials that showed possible side effects. She didn't want to activate the site until the soils issue was resolved. She suggested using the \$150,000 to do the soils sampling now. Council Member Gerber stated most of the area was paved and she wasn't too concerned about the soil since she walked the Rail Trail and other trails with exposed soil around town. She knew there would be more soils testing moving forward, but since toxic soils were so prevalent around town, it seemed reactionary to show concern for just this area.

Council Member Doilney indicated the materials sent by Gustafson explained what was used all over the country to control dust. There were many options and those would be explored. He didn't like the area fenced off, and he thought something should be done there. Everitt stated magnesium chloride was widely used around the country. This area was paved and capped with road surface, which needed to be settled in. Another option could be to install AstroTurf. He thought there were simple solutions and the soil shouldn't deter activation. Diersen stated this activation was coordinated with the Health Department and they would ensure the safety of the site.

Mayor Beerman asked if magnesium chloride was used on City trails and ballfields. Deters stated it was not used on trails, but Mountain Trails Foundation used it. She also noted it was used in the past on ballfields. Council Member Joyce indicated this area was close to residences and programming would be easy to walk and bike to, and it was being paid for by tourism revenue. He agreed more soils testing was needed, but the testing done to this point indicated it was safe. Council Member Gerber thought this was a great opportunity to do art activations and programming.

Council Member Gerber moved to approve a plan for temporary programming of the Park City Arts and Culture District Site through October 2021 as a Level Two Special Event with an expense budget not to exceed \$149,000. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

NAY: Council Member Worel

VI) NEW BUSINESS

1. Consideration to Approve to the 1302 Norfolk Rental Agreement Addendum #2, Extending the Term to July 1, 2022:

Heinrich Deters stated the lease was being renewed for one more year and there would be a \$150 per month increase to offset some maintenance costs.

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

Council Member Joyce moved to approve to the 1302 Norfolk Rental Agreement Addendum #2, extending the term to July 1, 2022. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance 2021-30, an Ordinance Approving 909 Woodside Avenue Plat Amendment, Located at 909 Woodside Avenue, Park City, Utah:

Aiden Lillie, Planner, presented this item and indicated the plat amendment would remove an interior lot line.

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

Council Member Doilney moved to approve Ordinance 2021-30, an ordinance approving 909 Woodside Avenue Plat Amendment, located at 909 Woodside Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance No. 2021-31, an Ordinance Approving the 917 Empire Avenue Plat Amendment, Located at 917 Empire Avenue, Park City, Utah:

Spencer Cawley, Planner I, presented this item and stated this plat amendment would remove an interior lot line.

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

Council Member Doilney asked about the project intent. Cawley stated the owners hadn't initiated a project, but this line removal would clear up obstacles if they chose to implement a project in the future. Council Member Joyce asked that a new process be put in place for these approvals to be administrative.

Council Member Joyce moved to approve Ordinance No. 2021-31, an ordinance approving the 917 Empire Avenue Plat Amendment, located at 917 Empire Avenue, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED

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

4. Consideration to Authorize the City Manager to Enter into a Professional Services Agreement with MUNIRevs INC. for Short Term Rental Inventory, Compliance, Analytic Services, and a Business License Administration Portal in a Form Approved by the City Attorney, Not to Exceed \$122,880:

Jonathan Weidenhamer, Economic Development Manager, presented this item. He stated this contract would help bring non-compliant short-term rentals into compliance. He reviewed the scope of work from this company and indicated the County was happy to have this service in order to receive the appropriate property taxes due from these secondary homeowners. He noted the staff report reflected a one-year contract, but he encouraged an optional extension for another year and asked Council to change the not to exceed amount to \$223,000.

Council Member Joyce asked how much of the data the service would keep and how much the City would keep. Weidenhamer stated the City would get a monthly report. Beth Bynan, Business License Specialist, stated the company was able to use the City's current system so it would integrate. Mayor Beerman asked how many short-term rental licenses were issued by the City, to which Bynan indicated 2,400 out of 3,500 rentals were licensed.

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

Mayor Beerman stated short-term rentals were out of control in resort communities in Colorado and residents were pushing back. He knew the City was limited in what it could do, but it was great for the City to have the data. Council Member Henney asked if the numbers were accurate, to which Weidenhamer affirmed. Council Member Joyce stated the City was getting the lodging taxes so any effort to get rentals licensed was good. Council Member Henney stated it was good to have people in compliance, but it didn't change the fact that the City had 3,500 short-term rental units. He felt this had a profound impact on the community.

Council Member Worel asked if 3,500 included everything advertised or just Airbnb and other prominent companies. Bynan indicated that number included everything. Council Member Doilney asked if corporations were buying single family homes as turning them into short-term rentals. Council Member Gerber stated the Chamber had a program to determine lodging and occupancy and asked if this new system could be used in

conjunction with the Chamber's system to determine Citywide occupancy. Bynan stated information on how many people were actually in town would be useful information for Transit and Police as well as knowing peak times for visitors. Weidenhamer indicated these systems might not have sufficient information to make accurate estimates.

Mayor Beerman agreed with Council Member Henney that this was not the fix the City was looking for, but he was hopeful data from the City could be taken to the legislature and could be a valuable tool in getting nightly rental laws changed.

Council Member Joyce moved to authorize the City Manager to enter into a professional services agreement with MUNIRevs INC. for short term rental inventory, compliance, analytic services, and a business license administration portal in a form approved by the City Attorney, not to exceed \$122,880, with the amendment that the one-year contract could be extended for an optional second year for a total amount of \$223,000. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve a Level Two Special Event, Beethoven Music Festival at the McPolin Farm, in a Form Approved by the City Attorney:

Minda Stockdale, McPolin Barn Manager, presented this item and indicated the event would be each Thursday in August with a maximum of 50 ticketed attendees. The Park City Chamber Music Society, a non-profit entity, was the applicant.

Council Member Gerber asked if this was considered one event or multiple events. Stockdale stated each night would be counted as an event and would count toward the 12-day event maximum for barn events. Council Member Henney stated he was the liaison for the Friends of the Farm and noted the dedication of the group.

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

Council Member Henney moved to approve a Level Two Special Event, Beethoven Music Festival at the McPolin Farm, in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve the Supplemental Plan and Level Five Special Event Permit for the Park City Kimball Arts Festival in Accordance with Park City

Municipal Code 4A and the City Services Agreement in a Form Approved by the City Attorney's Office:

Jenny Diersen, Special Events Manager, with Kimball Arts Center (KAC) John Stevenson, Operations Manager, and Hillary Gilson, Special Events and Artist Manager, presented this item. Diersen stated KAC staff had worked hard to bring the festival back safely. They requested banner installation on Kearns, which would add \$4,532 to their City service cost. Park City staff and KAC staff met to discuss and plan for Transit during the festival. Diersen felt confident the plans could be worked out. She noted the parking rates were 2019 rates and they would be evaluated.

Gilson discussed changes they had made in response to COVID-19, including a reduced number of artist booths, the elimination of the beer garden at Miners' Park, and the promotion of online ticket sales. She indicated Locals Night would be enhanced with a spirit garden.

Council Member Gerber asked if the PSSM reduced booth space was effective. Council Member Joyce stated it helped a little, but there were still crowds.

Mayor Beerman opened the public hearing.

John Greenfield asked if it would be possible to provide parking vouchers for businesses during the festival. He also thought spacing out the booths on Main Street would help. Diersen stated the booths were spread out and parking would be available for businesses and carpool passes for employees was offered.

Mayor Beerman closed the public hearing.

Council Member Joyce appreciated the event considering higher parking fees. He stated now that Transit was focused on the City limits, he hoped it would be pushed and would be available so people wouldn't be waiting to take the bus.

Council Member Doilney moved to approve the Supplemental Plan and Level Five Special Event Permit for the Park City Kimball Arts Festival in accordance with Park City Municipal Code 4A and the City Services Agreement in a form approved by the City Attorney's Office. Council Member Worel seconded the motion.

RESULT: APPROVED

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

7. Consideration to Accept a Donation of a Sculpture to the Public Art Collection Created by Lyman Whitaker for the Peterson Family in Memory of Abbey Peterson Cordery via an Art Agreement Approved by the City Attorney's Office:

Jenny Diersen, Special Events Manager, stated the Peterson family requested this art donation in honor of Abbey, who passed away from breast cancer. The donation would be placed at the library, and they hoped to install the sculpture before her celebration of life, which would take place in a couple weeks.

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

Council Member Gerber moved to accept a donation of a sculpture to the Public Art Collection created by Lyman Whitaker for the Peterson Family in memory of Abbey Peterson Cordery via an art agreement approved by the City Attorney's Office. Council Member Worel seconded the motion.

RESULT: APPROVED

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

8. Consideration to Approve a Facility License Agreement for Park City Film in a Form Approved by the City Attorney's Office:

Jenny Diersen, Special Events Manager, stated this item included a request for a six-year lease and to hold the lease rate at the current rate for the next two years. After 2023, the lease would return to the 3% annual rent increase. Diersen read a letter from Katie Wang stating she was grateful for the partnerships Park City Film had to enable them to offer independent, foreign, and documentary films to the public.

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

Council Member Worel moved to approve a Facility License Agreement for Park City Film in a form approved by the City Attorney's Office. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

9. Consideration to Approve a Facility License Agreement for Park City Cooperative Preschool in a Form Approved by the City Attorney's Office:

Jenny Diersen, Special Events Manager, stated the Park City Cooperative Preschool (PCCP) had resided in the library since 1993. This was a six-year lease agreement. They requested a 2% annual rent increase to keep tuition down and to allow the school to increase employee pay. Diersen stated enrollment dropped during the pandemic, but it was increasing again.

Council Member Henney asked what the difference was between this request and the Park City Film rent request. Diersen stated the difference was Park City Film asked to hold the rate for two years and then go back to a 3% annual rent increase, while the Coop asked for a reduction from 3% to 2% annual rent increase. She indicated the requested amount was very similar with both entities.

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

Council Member Henney moved to approve a Facility License Agreement for Park City Cooperative Preschool in a form approved by the City Attorney's Office. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

10. Consideration to Approve a Two-Year Lease Agreement for Lucky One's Coffee in a Form Approved by the City Attorney's Office:

Jenny Diersen, Special Events Manager, requested that Lucky One's Coffee renew their lease for two years at \$0 rent. She noted this was a unique business that employed neuro-diverse employees and it created a great benefit to the community.

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

Mayor Beerman stated the radio asked why Lucky Ones got special treatment with no rent. He explained the City wanted the library to be the community living room and this was a great win-win situation. Council Member Doilney noted the pandemic stripped away caregivers to disabled individuals and he thought this was an element in helping people feel better, especially those who felt marginalized.

Council Member Doilney moved to approve a two-year lease agreement for Lucky One's Coffee in a form approved by the City Attorney's Office. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

917 Empire Avenue

Plat Amendment

City Council Meeting
July 1, 2021



BACKGROUND



- Lots 4 and 5 of Block 29, Snyder's Addition to Park City Survey
- Historic Residential (HR-1) Zoning District
- Single-Family Dwelling, built circ 1980.
- Historically Non-Contributory



- Applicant proposes removing internal Lot line to create a single Lot of containing 2,522 square feet.
- No current plans for construction or remodeling.



GOOD CAUSE

Staff finds Good Cause for removing the Lot line because (A) present land Uses and Character of the Historic residential Areas of the HR-1 Zoning District are retained, (B) no Public Street or Right-of-Way is vacated or amended, and (C) no easement has been vacated or amended.



PLANNING COMMISSION

On June 9, 2021, the Planning Commission unanimously forwarded a positive recommendation with the following changes:

- Finding of Fact 7 amended to replace Woodside Avenue with Empire Avenue



RECOMMENDATION

Review the 917 Empire Avenue Plat Amendment, hold a Public Hearing, and consider approving Ordinance No. 2021-31, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Ordinance.



A close-up photograph of several bright yellow sunflowers with dark brown centers, surrounded by green leaves and stems. The image is slightly blurred, giving it a soft, artistic feel.

Temporary Activation at the Arts District

PARK CITY

1884

Exploring the Concept

1. Community Engagement – We encourage feedback and want to hear perspectives.
 - Initial outreach - Kimball Art Center, Sundance Institute, Prospector Association, Public Art Advisory Board & Public Meeting (7/14), Park City Summit County Arts Council, Park Silly Sunday Market, Blind Dog
2. Review of Activation Proposal, possible budget
 - Small, Passive and Active Programs that replicate future site use & connections.
 - Local community, artists, community organizations, and businesses
 - Timeline for Programming

Examples of Activation Types

Types of Connective Programming		Frequency
1	Passive Programming Examples	
	History Boards & Story Telling	Available Daily
	Art Installations & Sculpture	
	Bocci Ball, Large Scale Board Games	
	Tables, Chairs, Umbrellas, Benches	
2	Active Programming Examples (Small-Scale)	
	Music & Live Performances	Available at specifically scheduled times though out the week.
	Rec Trailer	
	Food Trucks, Coffee or Beer Garden	
	Cook Offs	Available two to three times a week.
	Art Battles or Plein Air Painting Demos	
	Community programming with non profits and businesses to create fun gatherings.	
3	Special Event	
	Level 4 & 5 events as additional venue.	Reviewed by staff as requested. Approved by City Council.
	Level 1, 2 & 3 events may be considered.	Approved by Staff as requested.

Site Map & Concept



INTERIM ACTIVATION CONCEPT PLAN
PARK CITY ARTS & CULTURE DISTRICT



BEETHOVEN FESTIVAL AT THE FARM

SPECIAL EVENT APPROVAL



Beethoven Festival at the Farm

Background:

- In March of 2003, Council approved changes to the CUP of the Farm allowing up to 12 events at the Farm annually.
- City Council retains authority to approve/deny all Special Events at the Farm, regardless of Level of Event.
- In recent years, PCMC has been the applicant for events at the Farm.
- The applicant is Park City Chamber Music Society, a local non profit.

Event Details:

- The event will be held on Thursdays, August 5, 12, 19 and 26; 6:30 to 8:15 p.m.
- While the music is unamplified, a noise variance has been granted as it is likely that the acoustic music will be above 65db.
- Concert is limited to 50 attendees, tickets are \$20 per person.
- Applicant is required to staff and provide volunteers for the event.
- Staff has reviewed the transportation plan. The applicant is required to provide shuttles to the event.

Recommendation:

Friends of the Farm are supportive of the event and believe it aligns with the Farm mission, goals and allowable uses for the Shed. Staff has made findings that the event is appropriate for the site and recommends Council approve. Any future applications for events on the site will be assessed as applications are received.

STR INVENTORY, COMPLIANCE, BUSINESS LICENSING, AND ANALYTIC SERVICES

LOGDINGREVS



PROCESS & SCOPE

Where We've Been

- Two-year contract with the previous provider expired.
- 212 letters sent.
- 86 properties were brought into compliance at a cost of \$5,000.

New Vendor Procurement

- 5 proposals.
- Unanimous Recommendation from cross-departmental team.
- Annual Cost –
 - \$101,880 to PCMC Total
 - \$21k Cost to Summit County (Will reimburse PCMC via MOU).

Scope of Services

- Monitor Internet Ad listings and ID compliant & non-licensed STR units in City & County.
- Assists City staff with targeted outreach and notifications.
- Park City and Summit County each have individual portals.
- Online Complaint Form.
- 24/7 Complaint Hotline Module.
- Portal to Administer All Business Licenses (New and Renewal), incldg. Nightly rental lisc.



ANALYSIS

The “pay for performance” model no longer exists in the market.

Solution offers dramatically improved level of service and efficiency.

- Finance will see significantly reduced phone call payments (especially around renewal time), less window traffic for in-person application/payments, and less mail-in payments. Current system is paper-based.
- Personnel time is redirected to Nightly Rental License Targeted Outreach and Notifications as facilitated by the software to improve STR compliance.

Revenue offset - Minimal vs. overall level of service improvement.

- TRT - increase would be low probability as non-registered nightly rental operators are likely already paying through either:
 - Online platform
 - Existing property management firm
- Property Tax – County’s primary interest is their intent to pursue STR that claim primary tax exemption. Converting these over will generate meaningful property tax revenue. PCMC receives 26% of that.
- Business License Fees – Will increase dependent on staff’s capacity to execute.

Measures of success.

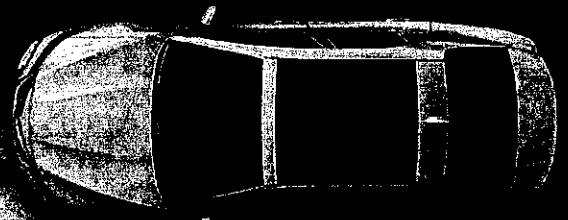
- 3,500 properties currently advertised in Park City.
- 2,400 active Nightly Rental licenses.
- Staff targets a conservative 30% new compliance in Year 1, or approximately 350 newly licensed properties.
- LodgingRevs is averaging 90% compliance in Year 1 in other states.
- Regardless of increased number of properties, LodgingRevs will honor their Year 1 and Year 2 pricing if we chose to renew.



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(<https://bit.ly/ARTS2021registration>)

IMPACT OF MAGNESIUM CHLORIDE DUST CONTROL PRODUCT ON THE ENVIRONMENT

The containment of fugitive dust has been a significant concern to man for many centuries. An increased interest in control of fugitive dusts has occurred during recent years due to public awareness of environmental pollution and conservation of natural resources, and increased costs for industry, government and the general public. Dust-Off, a product of Cargill Solarchem Resources, is a magnesium chloride based solution which is very effective as a dust suppressant due to its hygroscopic and deliquescent properties. This investigation provides an analysis of the environmental fate and potential environmental implications of the use of Dust-Off for dust control. Environmental pathways which are considered in this analysis include the following: 1) vertical migration through the soil and potential impact on groundwater; 2) migration in surface runoff and potential effects on plants and nearby receiving waters, and 3) aerial migration and potential deposition rates. The results of predicted migration of Dust-Off constituents vertically through the soil indicate that the soluble salts become significantly chemically diluted with depth beneath the area of application. Therefore only very shallow water tables (less than 25 feet) would be susceptible to impact by repeated Dust-Off application. Predicted worst-case concentrations of Dust-Off in runoff waters indicate that salt concentrations which would impede plant growth could be expected immediately adjacent to the area of application. However, predicted salt concentrations drop off rapidly with distance due to dilution and infiltration. Given a worst-case scenario, stunting of plant growth due to application of Dust-Off would not be expected at distances greater than 5 to 25 feet from the area of application. Airborne dispersion of Dust-Off is unlikely in most climates. Aerial migration modeling showed that predicted salt concentrations away from the area of application are not significant, and Dust-Off application would result in a net air quality benefit. In general, the use of Dust-Off appears to pose very little environmental risk with regard to the potential impact to groundwater, migration in surface water runoff, or through deposition via aerial migration. (A) For the covering abstract of the conference see IRRD Abstract no. 807788.

Availability:

Find a library where document is available. Order URL: <http://worldcat.org/isbn/1895102286>
(<http://worldcat.org/isbn/1895102286>)

Corporate Authors:

Transportation Association of Canada (TAC)
Ottawa, Ontario Canada

Authors:

GOLDEN, B J

1. PRODUCT AND COMPANY IDENTIFICATION

Product Identity: DMC-100

Recommended use of the chemical and restrictions on use: dust control agent

Manufactured For: Desert Mountain Corporation
PO Box 1633
Kirtland, NM 87417

Telephone: (800) 375-9264

Emergency Phone: (800) 375-9264

SDS Date of Preparation/Review: 4/15/2021

2. HAZARDS IDENTIFICATION

GHS Classification:

Physical	Health	Environment
Not Hazardous	Eye Irritation Category 2A	Not Hazardous

GHS Label Elements:



Warning!

Causes serious eye irritation.

Wash thoroughly after handling.

Wear eye and face protection.

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do.

Continue rinsing.

If eye irritation persists: Get medical attention

3. COMPOSITION/INFORMATION ON INGREDIENTS

Component	CAS No.	Amount
Water	7732-18-5	60-70%
Caliber Concentrate	Proprietary	8-12%
Calcium Chloride	7791-18-6	28-31%

The exact concentration is being withheld as a trade secret.

4. FIRST AID MEASURES

Eye: Flush victim's eyes with large quantities of water, while holding the eyelids apart. Get medical attention if irritation occurs and persists.

Skin: Wash skin thoroughly with soap and water. Get medical attention if irritation develops. Remove and launder clothing before reuse.

Ingestion: Do not induce vomiting. Rinse mouth with water and give one glass of water to drink. Never give anything by mouth an unconscious or convulsing person. Get medical attention if symptoms develop.

Inhalation: Remove victim to fresh air. If breathing is difficult or irritation persists, get medical attention.

Most important Symptoms: May cause slight eye and skin irritation.

Indication of immediate medical attention/special treatment: Immediate medical attention is not required.

5. FIRE FIGHTING MEASURES

Suitable (and Unsuitable) Extinguishing Media: Use media appropriate for surrounding fire. Cool fire exposed containers and structures with water.

Specific hazards arising from the chemical: Thermal decomposition may yield oxides of carbon and other harmful or irritating chemicals.

Special Protective Equipment and Precautions for Fire-Fighting Instructions: Firefighters should wear positive pressure self-contained breathing apparatus and full protective clothing. Aqueous solutions may cause surfaces to be extremely slippery and cause a slip hazard.

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions, Protective Equipment, and Emergency Procedures: Wear appropriate protective clothing as described in Section 8. Wash thoroughly after handling.

Methods and Materials for Containment and Cleaning Up: Dike and collect liquid or absorb with an inert absorbent and place in appropriate containers for disposal. Flush spill area with water. Report releases as required by local, state, and federal authorities.

7. HANDLING AND STORAGE

Precautions for Safe Handling: Avoid contact with the eyes, skin, and clothing. Avoid breathing mists or aerosols. Wear protective clothing and equipment as described in Section 8. Wash thoroughly with soap and water after handling. Keep containers closed when not in use.

Conditions for Safe Storage, Including Any Incompatibilities: Store in a cool, dry, well-ventilated area away from incompatible materials. Product may be corrosive to some metals.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Exposure Guidelines:

Proprietary Binding Agent	None Established
Magnesium Chloride	None Established
Proprietary Additive	None Established

Engineering Controls: Use with adequate general ventilation to minimize exposures.

Respiratory Protection: In operations where exposure levels are excessive, a NIOSH approved respirator with dust/mist cartridges or supplied air respirator appropriate for the form and concentration of the contaminants should be used. Selection and use of respiratory equipment must be in accordance with OSHA 1910.134 and good industrial hygiene practice.

Skin Protection: Wear impervious gloves such as rubber or neoprene if needed to avoid prolonged skin contact.

Eye Protection: Safety glasses recommended.

Other: Long-sleeved clothing and long pants recommended to avoid prolonged skin contact. Suitable washing facilities should be available in the work area.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance And Odor: Clear to amber liquid with little odor.

Physical State: Liquid	Odor Threshold: Not established
Vapor Density: Not determined	Initial Boiling Point/Range: 100°C (212°F)
Solubility In Water: Soluble	Vapor Pressure: Not determined
Relative Density: 1.27-1.34	Evaporation Rate: Not determined
Melting/Freezing Point: -2.2°C (28°F)	pH: 5-10
VOC Content: Not determined	Octanol/Water Coefficient: Not determined
Solubility: Complete	Decomposition Temperature: Not determined
Viscosity: <300 cP @ 20°C	Flammability (solid, gas): Not applicable
Flashpoint: Not determined	Autoignition Temperature: Not determined
Flammable Limits: LEL: Not determined	UEL: Not determined

10. STABILITY AND REACTIVITY

Reactivity: Not normally reactive

Chemical Stability: Stable under normal storage and handling conditions.

Possibility of Hazardous Reactions: None known.

Conditions to Avoid: None known.

Incompatible Materials: Strong oxidizing agents, concentrated acids, and some metals.

Hazardous Decomposition Products: When heated to decomposition emits oxides of carbon and other harmful or irritating chemicals.

11. TOXICOLOGICAL INFORMATION

HEALTH HAZARDS:

Ingestion: Ingestion may cause slight irritation with nausea, vomiting, and diarrhea.

Inhalation: Inhalation of mists may cause slight irritation of the nose, throat, and upper respiratory tract.

Eye: May cause mild to moderate irritation with pain and tearing.

Skin: May cause slight irritation on prolonged or repeated contact.

Sensitization: This material is not known to cause sensitization.

Chronic: None known.

Carcinogenicity: None of the components is listed as a carcinogen or suspected carcinogen by IARC, NTP, or OSHA.

Germ Cell Mutagenicity: None currently known.

Reproductive Toxicity: None currently known.

Numerical Measures of Toxicity:

No toxicity data available

12. ECOLOGICAL INFORMATION

Ecotoxicity: No data available

Persistence and Degradability: Biodegradation is not applicable to inorganic substances.

Bioaccumulative Potential: No data available

Mobility in Soil: No data available

Other Adverse Effects: None known

13. DISPOSAL CONSIDERATIONS

Dispose in accordance with local, state, and federal environmental regulations.

14. TRANSPORT INFORMATION

DOT Hazardous Materials Description:

Proper Shipping Name: Not regulated

UN Number: None

Hazard Class/Packing Group: None

Labels Required: None

15. REGULATORY INFORMATION

CERCLA: This product is not subject to CERCLA release reporting. Many states have more stringent release reporting requirements. Report spills required under federal, state, and local regulations.

SARA Hazard Category (311/312): Refer to Section 2 for OSHA Hazard Classification.

SARA 313: This product contains the following chemicals subject to Annual Release Reporting Requirements under SARA Title III, Section 313 (40 CFR 372): None

EPA TSCA Inventory: All of the ingredients in this product are listed on the EPA TSCA Inventory.

CANADA:

This product has been classified under the CPR and this SDS discloses information elements required by the CPR.

Canadian CEPA: All the components of this product are listed on the Canadian DSL.

Canadian WHMIS Classification: Not classified as dangerous.

16. OTHER INFORMATION

NFPA Rating: Health = 1

Flammability = 0

Instability = 0

HMIS Rating: Health = 2

Flammability = 0

Physical Hazard = 0

SDS Revision History:

5/15/2014: New SDS

1/22/2015: Updated SDS with new classification

2/12/2016: Revised with NFPA Rating change to reflect updated raw material NFPA rating change.

6/23/2016: Reviewed, no changes required

4/15/2021: Reviewed, no changes required

Disclaimer: *This Safety Data Sheet (SDS) is provided in response to customer requests to address the safe handling of the product. All statements, technical information and recommendations contained herein are the best of our knowledge, reliable and accurate. This SDS is not intended to make any representation as to how the product will perform when used for its intended purpose by a user. In that regards the product is sold "AS IS" and nothing in this SDS should be deemed to be a representation or warranty of any injury, loss, or damage, of any kind or nature, which are sustained by or arise from the use of the product. Nothing in this SDS is intended to be a representation or warranty by the manufacturer of the accuracy, safety, or usefulness for any purpose of any technical information, materials, techniques, or practices.*

The information contained in this Safety Data Sheet is, to the best of our knowledge, accurate and reliable. This information should be provided to all individuals handling this product. Federal, state, and local regulations should be followed when handling this product.

Hello members of the Park City Council and Mayor Andy,

I apologise that I am not able to attend this City Council meeting in person this evening. I want to thank Jenny Dierson for reading the following statement on my behalf.

Park City Film is pleased to be celebrating our 26th season this year. Established in 1995 at the request of the residents of Park City who wanted a place to see independent, foreign and documentary films year-round in a community setting, we remain Summit County's only non-profit Art House Cinema. We have had the honor of calling the historic Jim Santy Auditorium our home since our inception, and with your support, look forward to another quarter century, and beyond, of bringing our community together around film in the heart of Park City.

It has always been our philosophy that our partnerships make us stronger and more relevant to the needs, interests and passions of our community. In a given year we may partner with as many as 44 different non-profit organizations to create compelling content around the films we screen. And this past year our community partners and supporters were vitally important as we navigated our way through the 12-month closure of our theater, our pivot to a virtual cinema and the Twilight Drive-in at the Utah Olympic Park, and our re-emergence this spring via private and limited audience film screenings. Enabling us to serve an audience of over 15,000 people this past year under the most challenging of circumstances.

We greatly appreciate the generous support that we have received from Park City Municipal over the past 26-years and this past year most especially – via rent abatement, the pass through of CARES funding, assistance with COVID protocols in the theater and the opportunity to welcome our community back into the Santy in a new way. And we appreciate your consideration and support of the renewal of our lease this evening so that we may continue to serve our community by using the art of film as medium to inspire, engage and educate our audience members, helping to create and sustain an engaged and inclusive Park City.

Thank you for your time.

Respectfully,

Katy Wang, Executive Director, Park City Film