



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
June 27, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, June 27, 2019.

CLOSED SESSION - 3:00 p.m.

To Discuss Property, Personnel, and Litigation

WORK SESSION

4:10 p.m. - Discuss Park City Annexation Policy Plan
[Annexation Policy Staff Report](#)

5:10 p.m. - Building Permit Software Update
[Building Permit Software Staff Report](#)

5:30 p.m. - 2018 Annual Water Quality Consumer Confidence Report
[Consumer Confidence Staff Report](#)
[2018 Annual Water Quality Consumer Confidence Report](#)
[2018 Annual Water Quality Consumer Confidence Report - Spanish](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. AWARDS AND RECOGNITION

1. 2019 Utah Library Association Awards - Recognizing Park City Library Executive Director Adriane Herrick Juarez and Library Board Member Margie Green Schloesser
[Library Association Award Staff Report](#)

III. APPOINTMENTS

1. Consideration to Appoint Bill Humbert and Reappoint Kristy Hoffman to the Library Board for Three-Year Terms Beginning July 1, 2019
(A) Public Input (B) Action

[Library Board Appointments Staff Report](#)

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Fourth of July Event Reminders
[4th of July Event Reminders](#)

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

VI. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 30, 2019
[May 30, 2019 Minutes](#)

VII. NEW BUSINESS

1. Consideration of Utah Open Lands Funding Request in the Amount of \$550,000 to Finalize the Purchase of Armstrong Snow Ranch Pasture
(A) Public Hearing (B) Action
[Armstrong Snow Ranch Pastures Staff Report](#)
[Exhibit 1: Utah Open Lands Funding Request](#)
2. Consideration to Approve the Bonanza Flat Development Agreement with Wasatch County
(A) Public Input (B) Action
[Bonanza Flat Development Agreement Staff Report](#)
[Bonanza Flat Development Agreement](#)
3. Consideration to Approve Ordinance 2019-35, and Ordinance Repealing Municipal Code Title 4A, Chapter 3, Outdoor Music Plazas
(A) Public Hearing (B) Action
[Municipal Code Title 4A Staff Report](#)
[Exhibit A: Ordinance Repealing Outdoor Music Plazas](#)
[Exhibit B: Redlines of Title 4A\(3\) Outdoor Music Plazas](#)
4. Consideration of the Application to Remove a Significant Site from the Park City Historic Sites Inventory Located at 1060 Park Avenue
(A) Public Hearing (B) Action
[1060 Park Avenue Staff Report](#)
[Exhibit A: Applicant's Analysis](#)
[Exhibit B: Applicant's Site Photographs](#)
[Exhibit C: Determination of Significance Report by SWCA Environmental Consultants](#)
[Exhibit D: 2007 RLS by Dina Williams-Blaes](#)
[Exhibit E: Draft Intensive Level Survey-Historic Site Form, 2015, CRSA](#)

Exhibit F: Draft Historic Preservation Board Meeting Minutes-June 5, 2019

5. Consideration to Approve Ordinance 2019-36, an Ordinance Approving the Woodside Park Subdivision - Phase I Condominiums Modification, Located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, Park City, Utah
(A) Public Hearing (B) Action
[Woodside Park Subdivision - Phase I Condominiums Staff Report and Ordinance](#)
[Exhibit 1: Applicant Submittal](#)
6. Consideration to Approve an Economic Development Grant in the Amount of \$10,000 for Auntie Em's Homebaked Goods
(A) Public Hearing (B) Action
[Auntie Em's Grant Staff Report](#)
[Exhibit A: Auntie Em's Draft Contract](#)
[Exhibit B: Auntie Em's Appropriation Study](#)
[Exhibit C: Grant Criteria](#)
[Exhibit D: Auntie Em's Grant Application & Supporting Info Redacted](#)

VIII. ADJOURNMENT

IX. PARK CITY REDEVELOPMENT AGENCY

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve an Economic Development Grant for Lucky Ones LLC in the Amount of \$20,000
(A) Public Hearing (B) Action
[Lucky Ones Grant Staff Report](#)
[Exhibit A: Lucky Ones Draft Contract](#)
[Exhibit B: Lucky Ones Appropriation Study](#)
[Exhibit C: Grant Criteria](#)
[Exhibit 1: Lucky Ones Application - Redacted](#)

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Anne Laurent

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

4:10 p.m. - Discuss Park City Annexation Policy Plan

Suggested Action:

Attachments:

[Annexation Policy Staff Report](#)



Subject: Annexation Policy
Author: Bruce Erickson & Rebecca Ward
Department: Community Development
Date: June 27, 2019
Type of Item: Discussion – Legislative

Recommendation

Staff recommends the City Council discuss the City's Annexation Policy Plan, including the option to direct staff to begin the process of amending the City's Annexation Policy Plan to include areas identified in one of three options discussed in the report below.

Amending the Annexation Policy Plan (APP) requires many steps outlined by state law. The Planning Commission must (1) prepare the amended APP; (2) send notice to affected entities—counties, local districts, school districts, and municipalities within ½ mile of the area proposed for annexation—14 days before holding a public meeting; (3) accept and consider written comments from affected entities until 10 days after the public meeting; (4) send notice to affected entities 14 days before holding a public hearing; (5) make any modifications the Planning Commission considers appropriate based on public input; and (6) submit its recommended APP to City Council for its consideration and adoption, with or without any modifications.¹

State law also requires the City to consider certain factors when amending the APP, including a statement of specific criteria that will guide the City in its annexation decisions, the character of the community, the need for municipal services and plans to extend and finance services, tax consequences to residents in the APP, interests of affected entities, and other requirements like avoiding gaps and overlaps with the Annexation Expansion Area (AEA) of other municipalities, population growth projections, infrastructure, alignment with the General Plan, and justification for including agricultural, forest, recreational, and wildlife management lands.²

Potential APP Amendments Could Be (1) Expansive, (2) Moderate, or (3) Limited, shown in maps on the following pages.

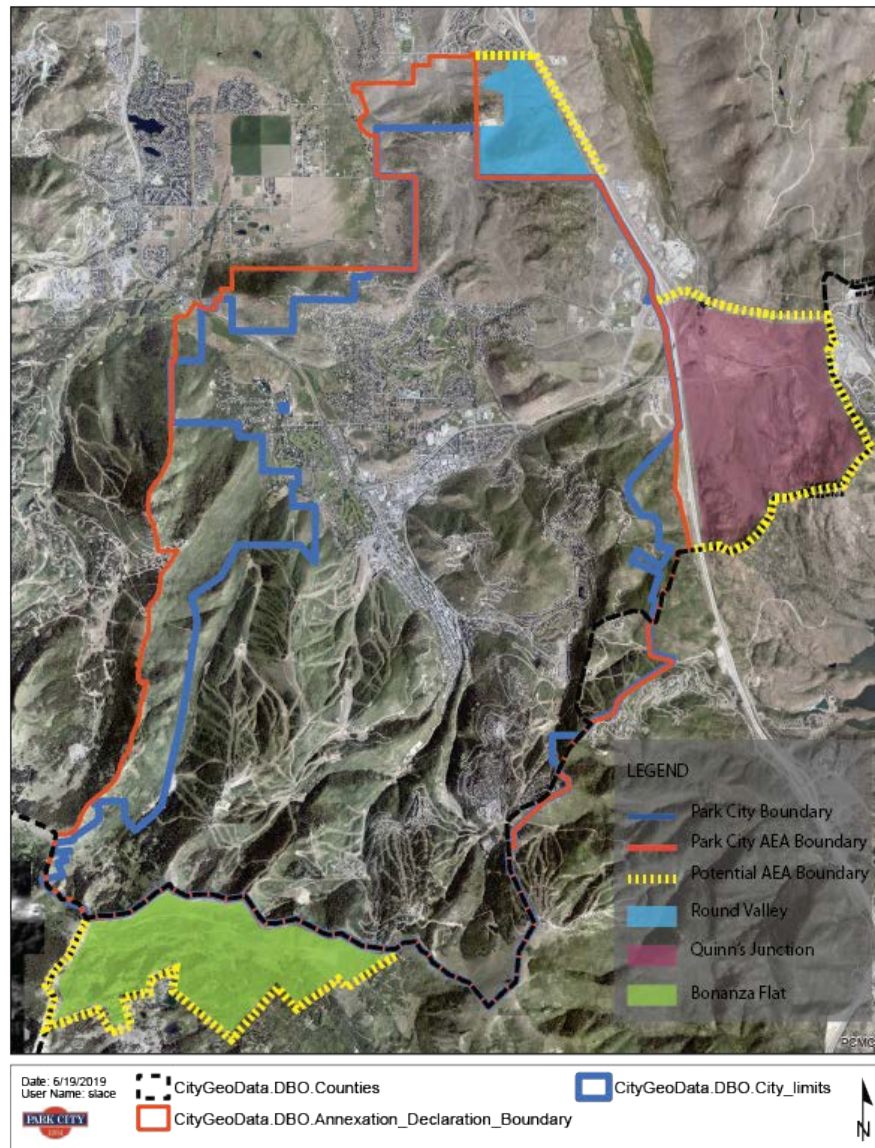
(1) An expansive APP amendment could encompass all City-owned properties and development-restricted properties including Round Valley,³ Quinn's Junction

¹ [Utah Code 10-2-401.5\(2\)](#).

² [Utah Code 10-2-401.5\(3\) and \(4\)](#).

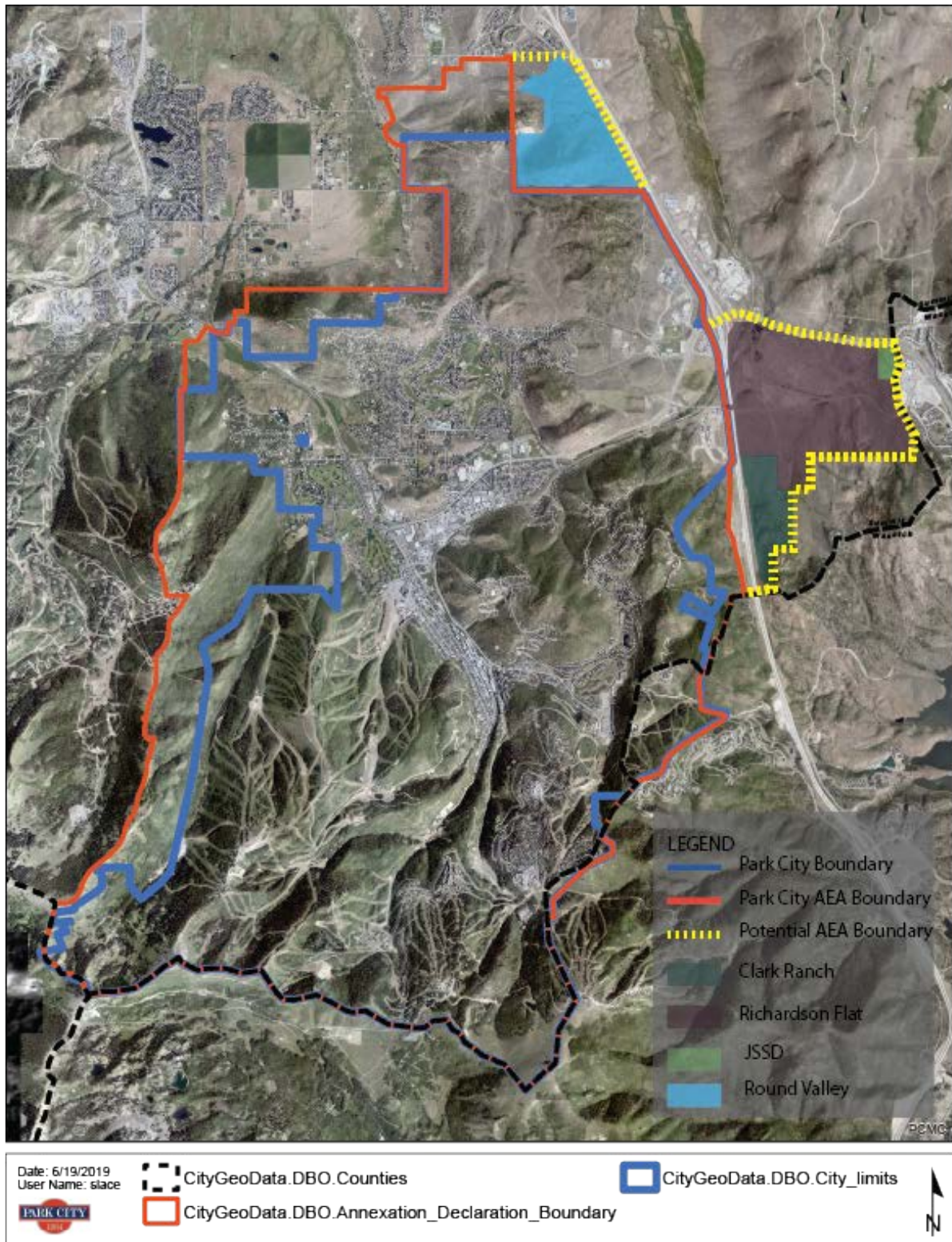
³ Round Valley is located in the Hillside Stewardship Zone in Summit County. [Snyderville Basin Development Code 10-2-5](#) Summit County has zoned Hillside Stewardship to allow 1 unit per 30 acres on developable lands and 1 unit per 40 acres on critical lands (unless the property owner had platted or vested development rights prior to the

(Richardson Flat, Clark Ranch, JSSD parcels, and private properties to the Wasatch County border), and Bonanza Flat.

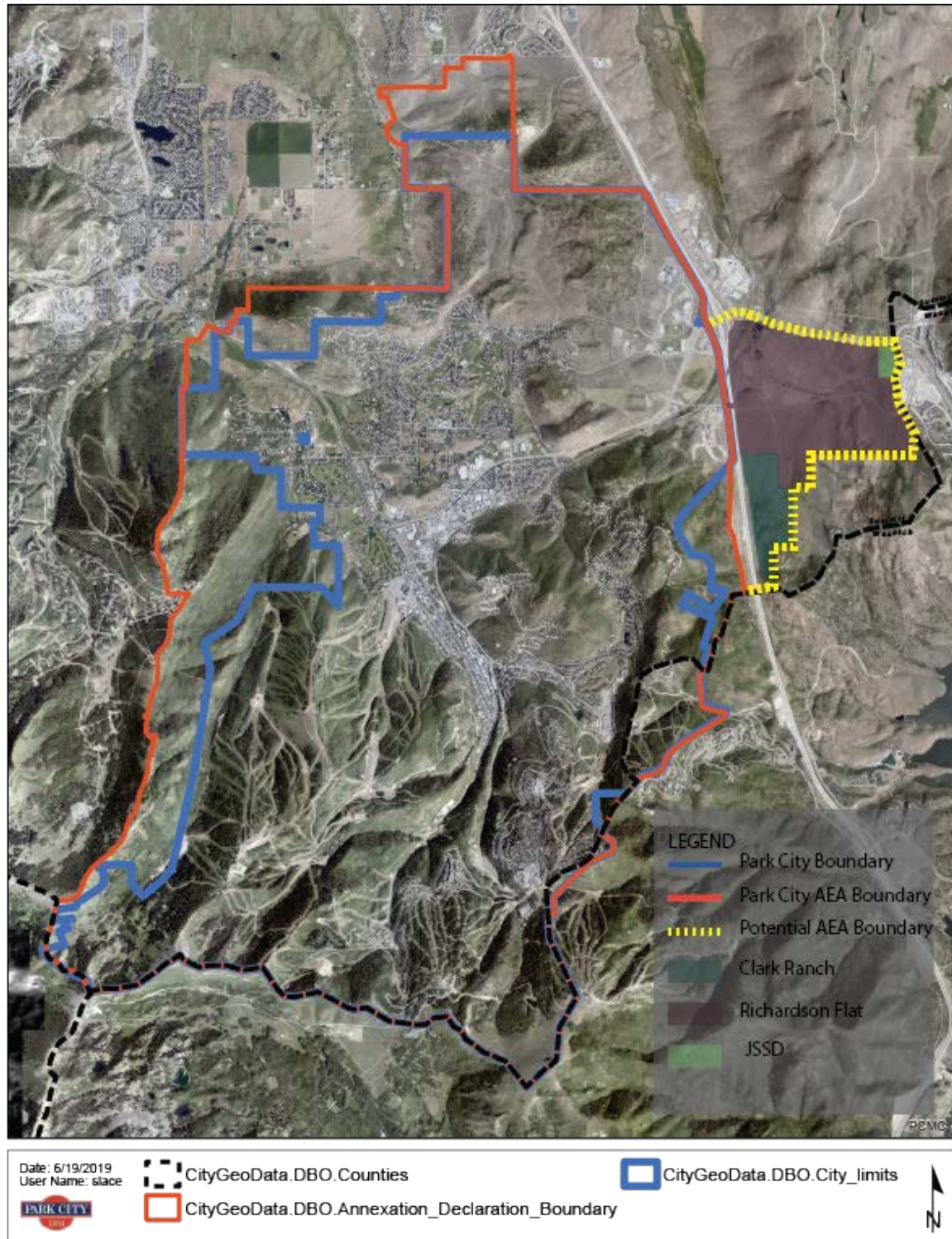


(2) A moderate amendment to Park City's APP could be limited to City-owned Round Valley and Clark Ranch, UPCM's Development-Restricted Richardson Flat, and JSSD property within Quinn's Junction.

implementation of the zoning restrictions). The recommended uses include low-density residential uses, agriculture, and grazing.



(3) Park City could limit the amended APP to include only City-owned and development-restricted properties within Quinn's Junction (Richardson Flat, Clark Ranch, and the JSSD parcel).



Annexation Policy Plans (APP) and annexations are controlled at the City policy level by the General Plan and are implemented in the Land Management Code. Volume 1 of the General Plan outlines discussion level areas to increase the Annexation Expansion

Area (Volume 1 page 35, Study Map).⁴ This section of the General Plan states the need to discuss expansion possibilities with our regional partners, i.e. Wasatch County for the Bonanza Flat area and Summit County for the Quinn's Junction area, which contains Richardson Flat, Clark Ranch, JSSD parcels, and private properties east of Highway 40 and south of SR 248 in unincorporated Summit County. The General Plan AEA Study Map is designed for discussion and does not amend or revise the AEA or Land Management Code.

In Volume 2 of the General Plan (Volume 2 page 266) further information is provided for Quinn's Junction planning in cooperation with Summit County. The 2002 Quinn's Junction Joint Planning Commission Map is displayed as well as the 2014 Updated Quinn's Junction Area Map. The 2014 map is aligned with the Summit County General Plan for the area.

The formal designation of the AEA boundary is a function of the Land Management Code. The 2014 General Plan may have sufficient land use guidance for the Richardson Flat area, but information for Bonanza Flat is likely insufficient. Note that state law requires consent of another county when proposing annexation outside of the home county of the municipality.

Considering the above information and information presented below in this report, Planning has prepared the following policy level recommendations:

No Action: The Hideout APP could proceed with no action by the City or Summit County. Although the City has encouraged Hideout to address procedural issues, Hideout could choose to adopt their plan immediately. Addressing the procedural concerns may take six weeks to a year.

Pros: The City and Summit County could proceed to jointly study the area with a period of time for input and analysis.

Cons: The Hideout APP could be construed by property owners within Hideout's proposed AEA as advantageous because properties could fall under Hideout development regulations. (Note that Summit County must approve any annexation into Hideout for property located in unincorporated Summit County.)

Expansive APP Amendment: An AEA could include all of the Quinn's Junction area to the Wasatch County Line, which would include Richardson Flat, Clark Ranch, JSSD property, and private property, the northeast quadrant of Round Valley, and Bonanza Flat. Land north of SR 248 would be excluded.

⁴ An Annexation Expansion Area is the unincorporated area a city identifies as potential annexation areas and the AEA map is a required component in City's APP.

Pros: Allows for public information of the City intent to consider annexations under the appropriate terms and encompasses City-owned lands. This approach allows for coordinated utility system planning by the City.

Cons: This would require Wasatch County approval in certain areas and school district and other district issues will be complex and time-consuming.

Moderate APP Amendment: This would include an AEA expanded to all Summit County Richardson Flat, Clark Ranch, and Round Valley areas. Bonanza Flat is not included. Lands north of SR 248 are not included. *This is the current recommendation of the Planning Department.*

Pros: The moderate APP is generally consistent with state and local policies and generally aligns with the Park City General Plan, allows for public information of the City intent to consider annexations under the appropriate terms, encompasses City-owned lands, and allows for coordinated utility system planning by the City.

Cons: This may create an island of land in Summit County between the City AEA and the Wasatch County line.⁵ Land in the AEA is mainly owned or controlled as open space by the City or under Development Restrictions. Annexation may not be needed to protect open space and future land use, if any.

Limited APP Amendment: A limited AEA boundary includes the Richardson Flat and Clark Ranch areas south of SR 248. This proposal could be scaled back further to just include City controlled or owned lands in Quinn's Junction.

Pros: Similar to Moderate APP Amendment

Cons: Does not allow for the annexation of the Round Valley City-owned parcel. Boundary may be hard to manage for open space, potential land uses and utility extension may not be in the interest of the City.

Alternate Action: Park City could look to expand Park City's AEA into Wasatch County to include some or all of the MIDA area and certain adjacent development areas that may connect to Deer Valley or Bonanza Flat, near Brighton Estates. Planning believes this action will likely be highly controversial and may be impacted by state law regarding AEA/annexation to affect development rights and requiring Wasatch County approval. The City has not completed any annexation studies of the area in Wasatch County.

Pros and Cons not further considered.

⁵ The [LMC 15-8-2\(E\)](#) states that islands of county jurisdiction should not be left or created as a result of an annexation and peninsulas and irregular boundaries should be avoided. Under state law, an annexation may not create an unincorporated island, but there are exceptions. [Utah Code 10-2-402\(1\)\(b\)](#). An island or unincorporated peninsula may be annexed upon agreement between the county and municipality. [Utah Code 10-2-402\(1\)\(b\)\(iii\)\(B\)](#).

Background

Because Park City owns significant pieces of property outside of our current Annexation Expansion Area, in April of this year staff presented City Council with a series of policy questions about potential future modifications to the City's APP. Council directed staff to return to a future work session to continue the discussion, as time allowed. Staff has been working towards coming back to Council to address each of the potential APP modifications, as shown on the maps earlier in this report, however staff is coming back to Council at this juncture specifically because of recently received information regarding possible changes to Hideout's APP. Hideout's proposed APP conflicts with Park City's General Plan, APP, AEA, and City-owned properties.

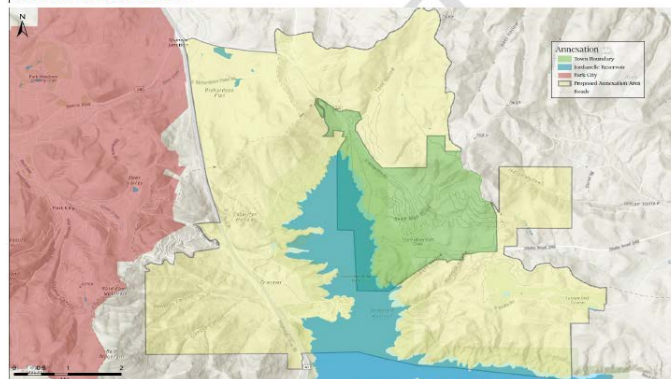
On June 3, 2019 Summit County Manager Tom Fisher notified the City that the Hideout Town Council scheduled a public hearing to receive input on its Annexation Policy Plan for Thursday, June 13, 2019. Hideout did not send Park City the required "affected entity" notice for their scheduled APP discussion. City Manager Diane Foster and City Special Counsel Margaret Plane attended Hideout's hearing to voice Park City concerns regarding City-owned properties included in Hideout's proposed APP. Also, they informed Hideout that Park City and Summit County have been working collaboratively for over twenty years to plan the future of Quinn's Junction, which is encompassed in Hideout's APP. Hideout did not take final action on their APP on June 13 and continued the APP discussion for June 27, 2019.

The area Hideout proposes to include in its APP can be generally described as all properties south of US 248 and east of Highway 40 beyond the Jordanelle State Park boat ramp. The APP also includes land south of the Deer Valley gondola / base area to south of the Jordanelle State Park boat ramp west of Highway 40. Hideout's APP includes most of the Mayflower properties designated for development in conjunction with the Military Installation Development Authority (MIDA) recreation resort. Hideout does not provide an estimated size of the area proposed to be included in the AEA. Below is Hideout's proposed Annexation Expansion Area (AEA). The green shows the existing Hideout boundary; the yellow shows the proposed AEA; the blue shows the Jordanelle Reservoir; the pink shows Park City boundaries:

ANNEXATION POLICY MAP

The area covered by this annexation policy is shown on the map in Figure 9.1.

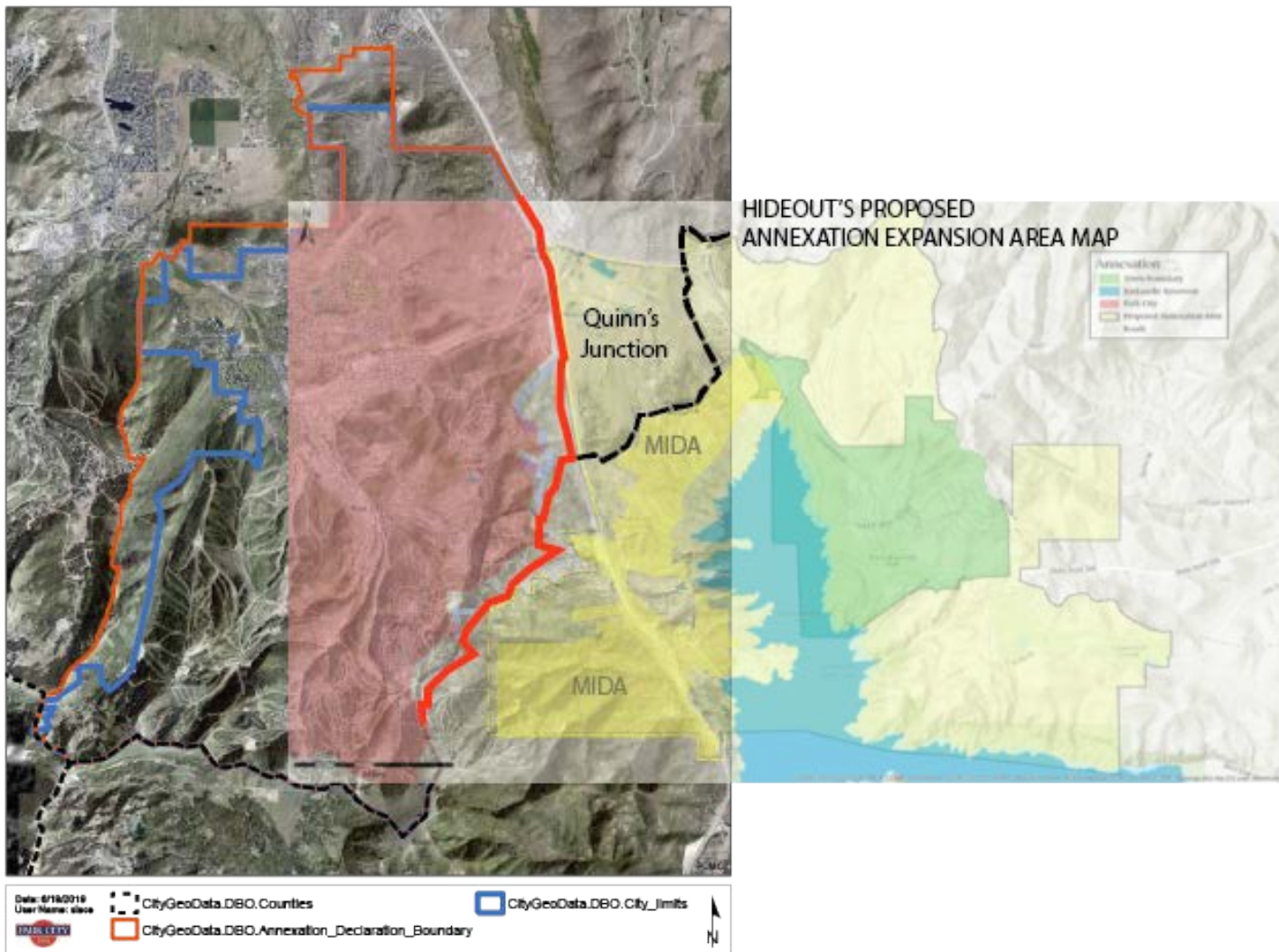
FIGURE 9.1 – ANNEXATION MAP



Hideout's APP includes the following properties located in unincorporated Summit County: Richardson Flat owned by United Park City Mines (UPCM) under development

restrictions with Park City as beneficiary, as well as Park City's Clark Ranch property. These properties are identified as Quinn's Junction in the Snyderville Basin General Plan. Summit County zoned the properties Mountain Remote and Rural Residential (the properties and zoning will be discussed in Section II below). The map below illustrates the overlap between Hideout's AEA and Quinn's Junction in unincorporated Summit County.

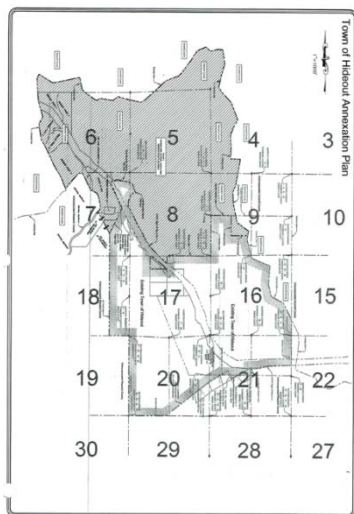
[DISCLAIMER – ALL MAPS ARE FOR DISCUSSION PURPOSES ONLY]



What follows is a summary regarding (I) Hideout's Annexation Policy Plan; (II) The Impacts to Park City; and (III) Potential City Action.

(I) Hideout's Annexation Policy Plan

Real estate agent [Richard Sprung](#) petitioned for Hideout to become a town after the Utah legislature passed [HB 466](#) in 2007, which allowed property owners (even a single property owner) to petition to incorporate into a town with a population of at least 100. Hideout was established in 2008.⁶ According to the [Hideout General Plan](#), the population of Hideout was 543 in 2008 (1.3.1). As of 2017, the population grew to 945 (1.3.1). The population is projected to reach 3,300 by 2040 (9.2). Jan McCosh serves as town administrator. [Ryan Taylor](#) of T-O Engineers is the town engineer. Attorney [Daniel Dansie](#) has been assisting the Town at times as outside counsel. Hideout started the process to hire a [planner](#) in October of 2018, but it is unclear if the position has been filled.



The Hideout Town Council adopted an APP on December 3, 2009 ([Ordinance No. 09-14](#)). The 2009 AEA carries the existing east boundary of Hideout northward to the Summit County border, and then extends the proposed annexation boundary westward to SR 248 and southward to the Jordanelle Reservoir, shown on the left. In [2018](#), Hideout annexed the Deer Springs subdivision.

In [October of 2018](#), the Hideout Planning Commission began discussing a new annexation plan. Shortly before the annexation discussions began, BYU professor Dr. Michael Clay and his students met with the Town Council in [August of 2018](#) and proposed that Hideout hire them to create a general plan for the town. In [October of 2018](#), the Town

Council requested that the Planning Commission work with BYU and prioritize the annexation plan in the development of the general plan.

On [November 15, 2018](#), the Planning Commission included discussion of the annexation plan on their agenda, but continued the discussions to a later date when the General Plan was completed. In [December of 2018](#), the Planning Commission recommended that the Town Council adopt the General Plan completed by the BYU students. In the December meeting, BYU professor Dr. Clay suggested that Hideout meet with Park City to discuss certain properties included in the annexation section of the Plan.

In [February of 2019](#), the Town Council adopted the General Plan, but requested that additional areas be added to the annexation map. The General Plan states that "[a]nnexation is a practical necessity if Hideout is to achieve the goals established . . . through an aggressive annexation plan." (9.2). To generate revenue to support

⁶ The legislature passed [HB 164](#) the following year to require—among other things—the support of at least half of the residents for incorporation.

Hideout's anticipated growth, the General Plan recommends that the Mayor and Town Council prioritize parcels with potential for commercial development (2.2.7).⁷

The agenda for the Planning Commission meeting on [April 18, 2019](#) states that the Commission held a public hearing on the Hideout Annexation Declaration to refer to the Town Council for adoption, but minutes for this meeting are unavailable.

On May 30, 2019, Hideout published [notice](#) on its website that the Town Council would hold a public hearing to discuss the APP on Thursday, June 13, 2019. The topic is continued until June 27, 2019.

Potential Issues with the Procedure and Substance of Hideout's Annexation Policy Plan

Under state law, adopting an annexation policy plan requires two planning commission meetings and one legislative body meeting, each with 14-day notices to affected entities. Park City is an affected entity because its boundary is ½ mile from the proposed annexation area. Park City did not receive the affected entity notice (1) before Hideout's Planning Commission considered the APP on November 15, 2018, (2) before the Planning Commission held a public hearing for the APP on April 18, 2019, or (3) before the June 13, 2019 Town Council meeting. Hideout's plan also lacks detail addressing construction of infrastructure, financing, tax consequences, and the interests of affected entities.

(II) The Impacts to Park City⁸

The Hideout Annexation Policy Plan extends beyond Wasatch County and includes areas in unincorporated Summit County.⁹ Hideout's proposed Plan incorporates Summit County north to SR 248 and west to Highway 40, an area identified as Quinn's Junction in the Snyderville Basin General Plan. Hideout's General Plan states that annexation of Quinn's Junction "should be coordinated with Park City" (9.2.2).¹⁰ The [Snyderville Basin General Plan](#) designates the Quinn's Junction area as Recreation/Open Space and Very Low Density (potential open space) shown below.

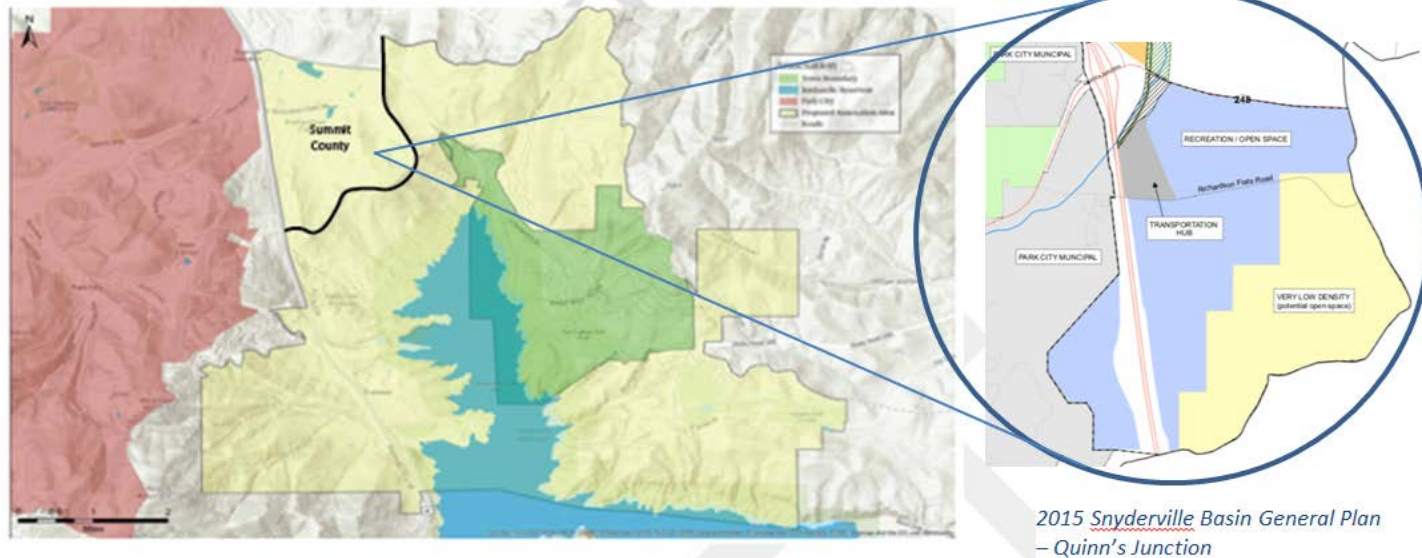
⁷ When creating the General Plan, BYU conducted surveys with Hideout residents and with residents in areas that may potentially be annexed into Hideout.

⁸ It is important to remember that this is just the planning process; an actual annexation requires additional steps. While including areas for future annexation in a policy plan is a necessary first step, future annexation of property in Summit County would require the Summit County Council's consent and the consent of the property owners.

⁹ Other Summit County properties included in Hideout's annexation map are owned by G-Bar, UDOT, JSSD, the Snyderville Basin Cemetery District, and Stichting Mayflower.

¹⁰ The General Plan also suggests considering the MIDA hotel, commercial development near Parks Edge, Deer Mountain, Stillwater, Tuhaye, and the Mayflower area in annexation discussions (9.2.2).

FIGURE 9.1 – ANNEXATION MAP



Hideout's AEA

The Snyderville Basin Development Code designates the areas in Quinn's Junction as Rural Residential with 1 unit per 20 acres and 1 unit per 40 acres, depending on the property suitability for development. The remainder of Quinn's Junction is zoned 1 unit per 120 acres. Using approximate information from the Summit County GIS system, the following estimates are derived. Note: additional work is needed to confirm the information presented in the table below and all numbers at this time are a rough estimate:

Summit County Zone Designation	Approximate Area	Assessor Parcel Ownership Information	Current Approximate Zone Density
Rural Residential	632 acres	UPCM / PCMC	15.8 units (1/40)
Mountain Remote	361 acres	Stichting Mayflower Jordanelle Special Service District G-Bar properties	3 units (1/120)
Mountain Remote	120 acres (very approximate)	Clark Ranch East PCMC	1 unit (1/120)
TOTAL	1113 acres		19.8 units

Note: some small inholding in Summit County, including the Parkridge subdivision, are not included at this time.

Hideout's proposed annexation map also includes areas within Wasatch County that are currently located within the Jordanelle Specially Planned Area Overlay Zone. While any property annexed into Hideout would be subject to zoning as established by Hideout, currently, under Wasatch County Code, properties in the Jordanelle Basin Overlay Zone (JBOZ) permit the following uses:

- Single-family residences
- Home occupations
- Parks & Trails
- Roof-mounted solar panels

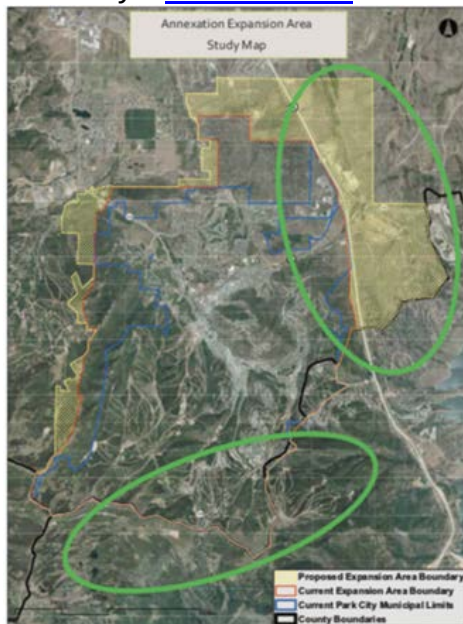
All other uses are conditional uses. JBOZ provides for the following densities:

- Critical/Sensitive Lands Open Space
 - o 1 ERU/40 acres
- Countryside Residential Density
 - o 1 ERU/5 net developable acres
- Low Density Residential
 - o 1.5 ERU/net developable acres
- Medium Density Residential
 - o 3.25 ERU/net developable acres
- High Density Residential
 - o 3.25 ERU/net developable acres
- Mixed Use Commercial
 - o 8 ERU/net developable acres

Using the hypothetical densities of the Jordanelle Regional Specially Planned Area (Wasatch County jurisdiction) or Hideout current densities, after annexation to Hideout, zone densities could be approximately 1 unit per acre as shown in the recently approved Sky Ridge development (Wasatch County).

Hideout's Proposed AEA Conflicts with Park City's General Plan, Annexation Policy Plan, and City-Owned Properties.

Park City's [General Plan](#) contemplates Quinn's Junction in the City's AEA Study Map shown to the left (p. 35). Specifically, the General Plan lists the following considerations for Quinn's Junction:

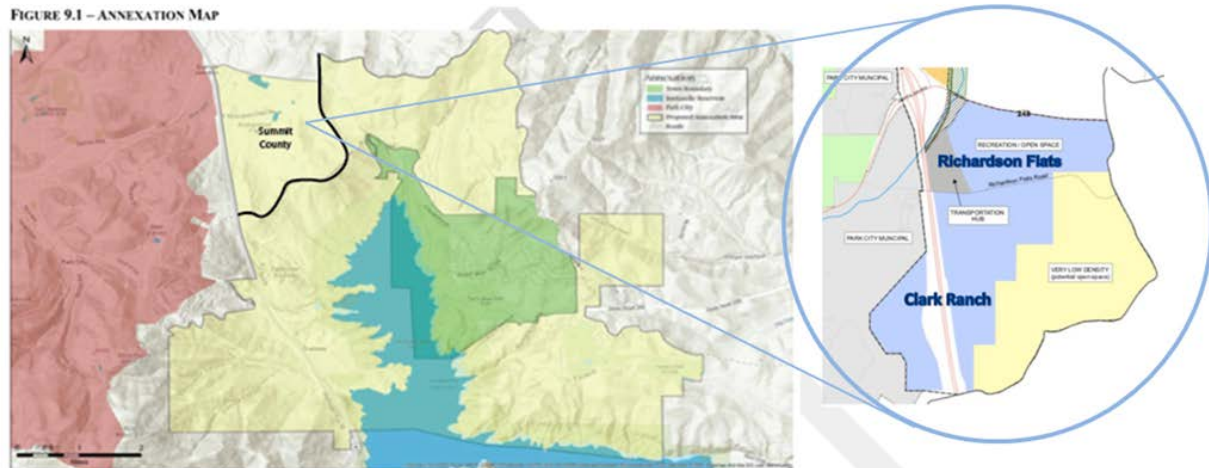


- To plan the area in collaboration with Summit County
- To preserve open space
- To consider wildlife corridors
- To preserve a gateway to the City
- To direct future development to Silver Creek/Summit where Summit County zones land Community Commercial

The Park City 2014 General Plan (vol. 2 page 266) and the 2004 Quinn's Junction Joint Planning Commission Map (Summit County and Park City) show the UPCM deed restricted lands to be open space and other lands to be developed at base

density. The General Plan updates the planning at Quinn's Junction but the land use restriction remains approximately the same.

Also, Park City's General Plan explicitly addresses Jordanelle Basin development within the Jordanelle Regional Special Planning Area and suggests that the Quinn's Junction property be preserved as a south gateway to the City in order to protect the corridor from sprawl and to concentrate development into nodes (p. 36).



Left: Hideout proposed AEA; Right: Snyderville Basin General Plan

The city-owned Clark Ranch properties and UPCM's Richardson Flat properties that are subject to development restrictions to benefit Park City are located in Quinn's Junction within unincorporated Summit County and are included in Hideout's proposed AEA.

Clark Ranch

- **Clark Ranch** SS-91-X (45.85 acres); SS-121-X (124.98 acres); PP-26-X (125.76 acres); PP-26-A-1-AX (44 acres)

City Council approved the purchase of the Clark Ranch properties, which are located in the Quinn's Junction area of unincorporated Summit County, in [October of 2014](#). In April of 2019 City Council provided direction for staff to return to the council for continued discussions on potential annexation.

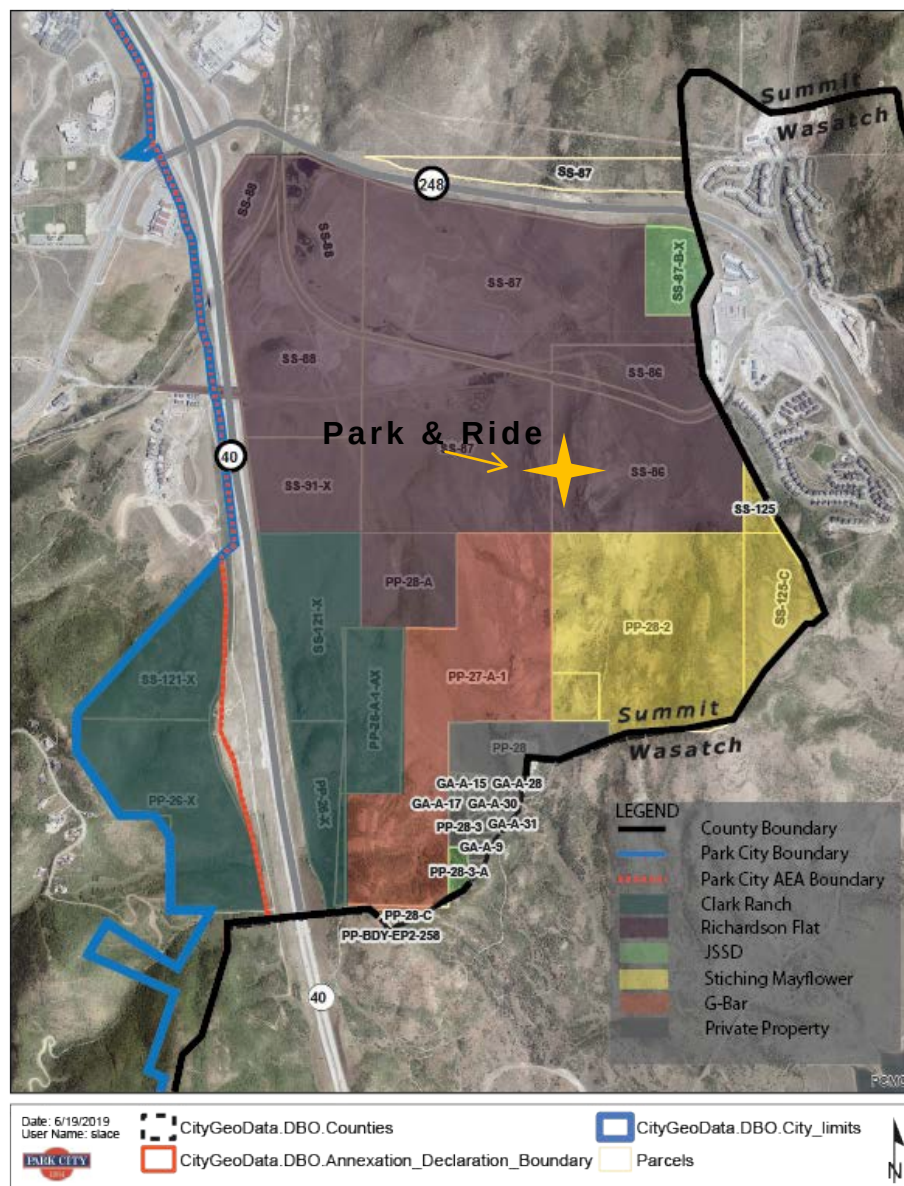
Richardson Flat

- **Richardson Flat** (UPCM development restricted properties) SS-88 (166.27 acres); SS-87 (Park & Ride lot) (380 acres); PP-28-A (40 acres)

In 1988, the Richardson Flat properties were proposed for listing on the EPA's Superfund National Priorities List. The properties are currently under a 2007 [Notice of Consent Decree](#) wherein UPCM agreed to take and finance response actions on the property.

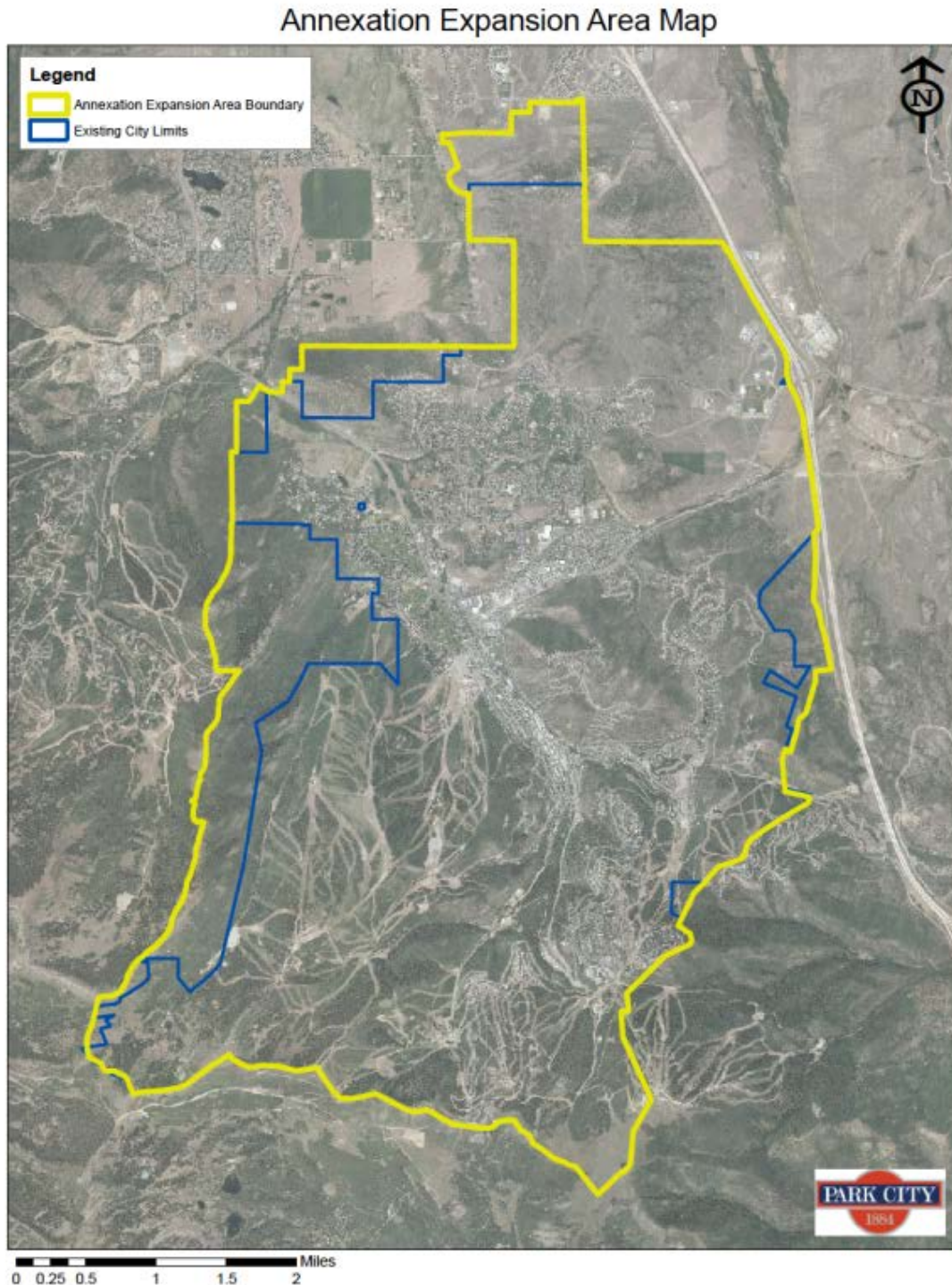
As part of UPCM's 1999 Flagstaff Development Agreement, UPCM committed to annex Richardson Flats into Park City, or, regardless of annexation, to restrict Richardson Flat to a golf course, equestrian center, public recreation, or special events area. If the EPA or DEQ prohibited recreation, UPCM agreed to perpetually restrict further development of the properties. In the Agreement, Richardson Flat is defined as "all of UPCM's property at the southeast corner of U.S. 40 and S.R. 248." In the amended [2007 Flagstaff Development Agreement](#), the developer agreed to lease or convey 30 acres of the Richardson Flats site to the City and to construct the Park and Ride. In the amended Agreement, UPCM agreed to use the remaining acres surrounding the Park & Ride for ball fields or recreational spaces.

A map showing existing conditions in Quinn's Junction is shown below:

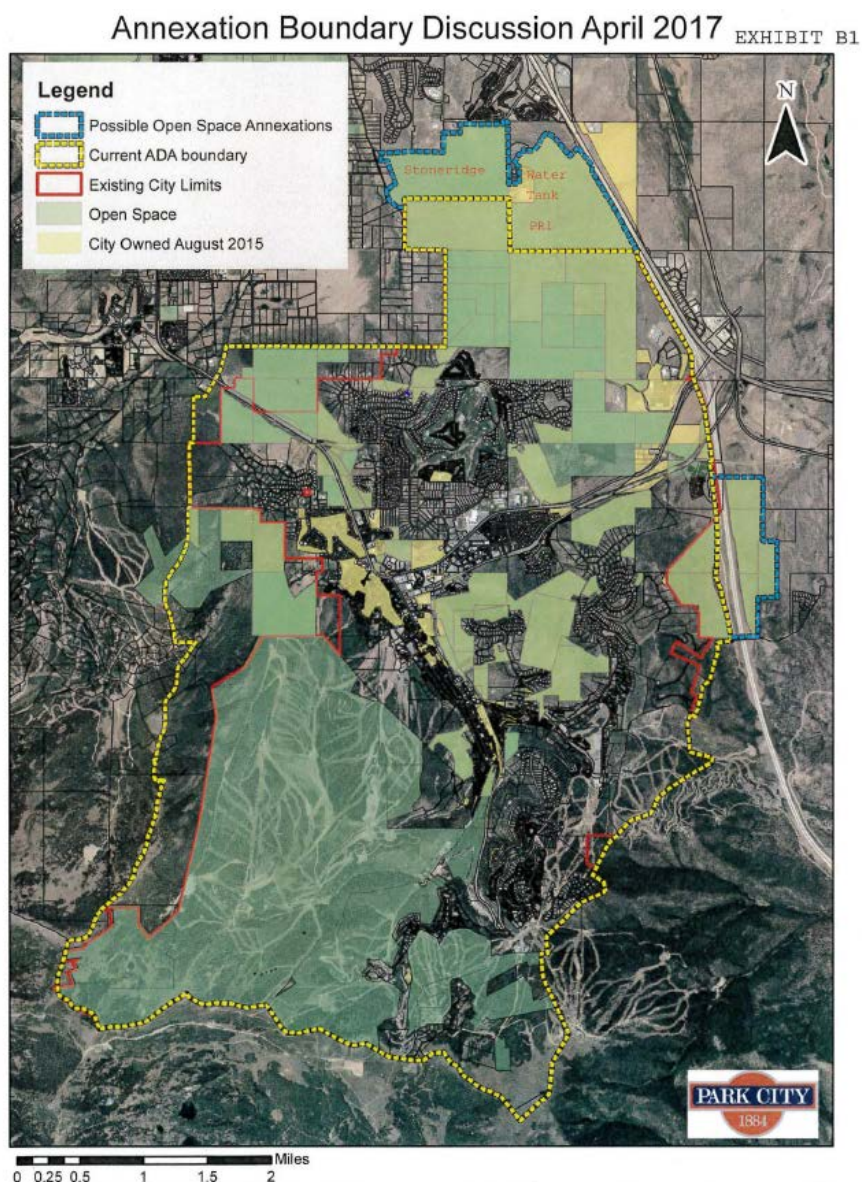


(III) Potential City Action.

Park City adopted [Ordinance No. 03-01](#) to establish its first APP and AEA in January of 2003. In 2017, Park City adopted [Ordinance 2017-29](#) to amend the AEA to include the Stoneridge Property in the AEA. The City's current AEA includes the following areas ([LMC 15-8-7](#)):



In 2017, the Planning Commission and City Council discussed potential AEA boundary expansion as shown below, but ultimately decided to limit AEA expansion to the Stoneridge property:



In summary, Hideout's APP proposes to include Park City-owned properties and Development Restricted properties within the Quinn's Junction area of unincorporated Summit County. The Planning Department recommendation at this time is to begin the process of a moderate APP amendment to include the City-owned and Development-Restricted properties: Richardson Flat, Clark Ranch, and Round Valley.

Amending the City's APP and AEA will require many steps. State law requires the City to investigate certain criteria, including municipal services, tax consequences, impacts on affected entities, population growth projections, infrastructure, the General Plan, and

justification for including agricultural, forest, recreational, and wildlife management lands. Also, changes to the APP will require Planning Commission review, a Planning Commission public meeting and public hearing on the proposed APP and AEA with notice to affected entities, and City Council review.

Attachments

[April 4, 2019](#) Annexation Policy Plan staff report



City Council Staff Report

Subject: Annexation Policy
Author: Anne Laurent
Department: Community Development
Date: April 4, 2019
Type of Item: Legislative

The Mayor and City Manager requested staff evaluate for Council consideration expanding Park City's Annexation Expansion Area (AEA) for protecting open space, increasing capacity for affordable housing development, and/or avoid overlaps with the expansion areas with other municipalities. Annexation is regulated by Utah Code at Title 10, Chapter 2 of the State of Utah Code ([link](#)). The current annexation policy is established by Park City's 2014 General Plan ([link](#), p. 34-37) and the Park City Land Management Code (LMC) Chapter 15, Annexation section ([link](#)).

In September 2008, the League of Cities and Towns published *A Guide to Understanding the Annexation Law in Utah* (Attachment A) states an annexation policy include a map of the potential expansion area; criteria that will guide the municipality's decision (community character, need for municipal services, plans for service expansion, method of financing service expansion, tax consequences, interests of all "affected entities"); justification of exclusions within one-half mile of the current municipal boundary; and addresses any comments that may have been made by all "affected entities". Furthermore, the guide outlines the expansion of the annexation boundary, if practicable and feasible, are drawn guided by the following principles:

- *Along the boundaries of existing local and special districts for sewer, water, and other services, along the boundaries of the school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along boundaries of other taxing entities;*
- *To eliminate islands and peninsulas of territory that are not receiving municipal-type services;*
- *To facilitate the consolidation of overlapping functions of local government;*
- *To promote the efficient delivery of services; and*
- *To encourage the equitable distribution of community resources and obligations.*

An annexation consideration, therefore, requires conformance with Park City's adopted General Plan, or adopted annexation plan, to guide the City Council in making decisions including an established checklist of items to consider. Attachment B to this report is the Park City's most current annexation checklist and process flowchart and is consistent with the Utah Code. A simplified overview is the 2014 General Plan supports the consideration of including within the AEA land: North of Park City in Round Valley; east of US40 inclusive of Richardson Flat, Clark Ranch and surrounding area down to the Wasatch County border; and west to incorporate full properties to be within Park City boundaries. However, the support is made contingent upon it being *consistent with the City and County's regional planning goals as well as mandates of the State Code*.

Background

- Any annexation consideration has to comply with Utah Code, Title 10, Chapter 2 ([link](#)).
- Park City's LMC annexation section more specifically outlines the process for annexation consideration once a policy and boundary declaration is in place ([link](#)).
- Park City's 2014 General Plan sets the general policy direction for expanding the AEA ([link](#), p. 34-37) and requires consideration of adjacent County's regional planning goals including Summit County ([link to Snyderville Basin General Plan](#)) and Wasatch County ([link to Wasatch County General Plan](#)). The General Plan states: In addition, the proposed expansion of the AEA east of US40 will allow the City to jointly plan this area in conjunction with the County recognizing that the General Plan recommends this area to primarily be preserved as open space with the consideration of wildlife corridors.
- Park City staff participated in Summit County's 2015 Snyderville Basin General Plan process and land use outcomes.

Most recent AEA or annexation considerations are:

- In 2017 the AEA was expanded to include the portion of Clark Ranch that is west of US40 and a portion of Round Valley, but not east of US40 or the Bonanza Flat area until conservation easements are in place.
- In 2012 the Quinn's Junction Annexation was executed after a joint planning effort with Summit County resulting in the Quinn's Junction Joint Planning Commission Development Principles.

Recommendation

Staff recommends City Council discuss the following annexation policy questions:

1. Does City Council want to move forward on consideration any or all of these potential expansions to the AEA? If so, which ones?
2. Does City Council want to prioritize expanding the AEA to enable consideration of the three annexation areas the City currently owns (Round Valley, Clark Ranch, and Bonanza Flat)?
3. Does the Council wish to prioritize a quick, proactive AEA amendment or start with public engagement, joint county planning and Planning Commission/staff recommendations prior to initiating formal changes, such as considering areas east of HW 40?
4. Does City Council want to provide policy direction on requests inside the current annexation boundary that are not consistent with existing General Plan/policy priorities?
5. Does the City Council want to revise the General Plan for consideration of revising Park City's current annexation boundary that further defines (expands or limits) a joint planning effort?
6. When in the process, would City Council want staff to initiate joint study sessions with adjacent counties and school districts on annexation boundary decisions?

Attachments

- A September 2008 Utah League of Cities and Towns, *A Guide to Understanding the Annexation Law in Utah*
- B Park City Annexation Checklist and Flowchart, Updated July 2015

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Anne Laurent

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section:

Subject:

5:10 p.m. - Building Permit Software Update

Suggested Action:

Attachments:

[Building Permit Software Staff Report](#)



City Council Staff Report

Subject: Building Permit Software Update
Author: Dave Thacker, Chief Building Official
Anne Laurent, Community Development Director
Department: Community Development
Date: June 27, 2019
Type of Item: Informational

The Community Development (Planning, Engineering and Building) Department is excited to have launched the new Building Permit software on June 3, 2019. Staff provided outreach through fliers in City Hall, social media and newsletters. Live training sessions were conducted to introduce and demonstrate the software's capabilities.

The software is web based, and can be accessed at www.parkcity.mycityinspector.com. Park City is now able to receive permit submittals online at any time of day or day of the week, allow applicants to lookup plan review status, request building inspections and receive automatic emails of inspection results.

As of June 20, 2019:

- **365 Registered Builders/Developers** in the software
- **98 Permit Applications** submitted online
- **583 Building Inspections** were requested and performed

Staff will continue to troubleshoot and make refinements to the software as the implementation progresses. To date staff has experienced reduced wait lines at the counter and received encouraging words of encouragement about making the transition to electronic plan reviews, inspection requests, and being able to track the progress online. Additionally regular reporting of transactions and timeframes will be published for the City Council and public to see.

The next steps will be to add application types to the software and implement a customer feedback process to 'rate your experience' as each customer completes their transaction.

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Holly Lopez

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

5:30 p.m. - 2018 Annual Water Quality Consumer Confidence Report

Suggested Action:

Information only

Attachments:

[Consumer Confidence Staff Report](#)

[2018 Annual Water Quality Consumer Confidence Report](#)

[2018 Annual Water Quality Consumer Confidence Report - Spanish](#)



City Council Staff Communications Report

Subject: 2018 Annual Water Quality Consumer Confidence Report
Author: Michelle De Haan, Water Quality Manager
Department: Public Utilities
Date: June 20, 2019
Type of Item: Informational

Each year Public Utilities releases the Annual Water Quality Consumer Confidence Report to review drinking water quality and provide information regarding projects completed for the year as well as upcoming projects. This annual publication and components of it are required by EPA and the Utah Division of Drinking Water (DDW).

We would like to provide Council with a copy of the report prior to its mailing. The report will be postmarked by June 30th per EPA requirements.

Below are some highlights from the report:

- Continued compliance with drinking water quality standards
- Continued investment in our Water Treatment Infrastructure including complying with Clean Water Act stream standards for Judge and Spiro Tunnels and increasing overall drinking water treatment system capacity
- Successful 1st year operation of Creekside WTP
- A progress update on design of the 3Kings WTP
- Inclusion of energy efficient designs

Hard copies will be mailed to Park City zip codes, and English and Spanish versions will be available on the City website.

DRINK LOCAL TAP WATER!

2018 ANNUAL WATER QUALITY CONSUMER CONFIDENCE REPORT

PARK CITY



WATER
QUALITY

Dear Park City Water Customer,

We are pleased to provide the 2018 Drinking Water Quality Consumer Confidence Report. Once again, Park City Water has provided the highest-quality drinking water and customer service for our residents, visitors, and businesses. As with years past, all drinking water met or exceeded quality standards set by the Environmental Protection Agency and Utah Division of Drinking Water for all testing from January through December 2018.

Setting the Standard for Excellence

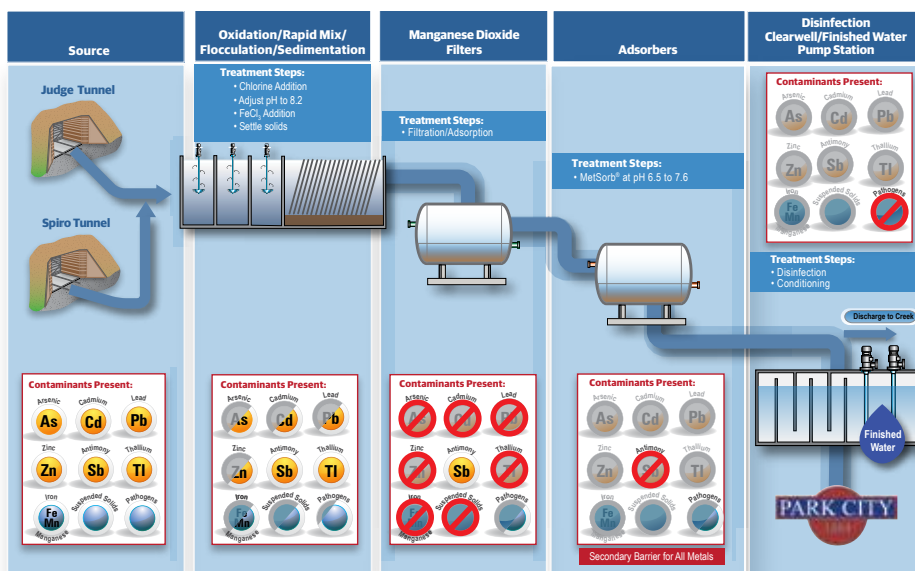
Park City has one of the most complex municipal water systems in the country.

Continued Investment in our Water Treatment Infrastructure

Park City's municipal water system is an invaluable community asset, and we are working hard to design and construct a complete, redundant water treatment system that will provide safe, plentiful drinking water for generations to come. In recent years, we have significantly upgraded the Quinns Junction Water Treatment Plant (which treats water from the Weber River) and constructed a new treatment facility next to Creekside Park.

Future Capital Projects

Park City is also in the process of designing the 3Kings Water Treatment Plant to treat water from Judge and Spiro Tunnels. The facility is presently being designed to net-zero carbon emission standards and will help the City meet our highly ambitious climate goals. You can learn more about our energy and climate plan by going to parkcity.org and searching for "environmental sustainability." For information about the 3Kings Water Treatment Plant go to 3KingsWTP.parkcityutilities.org.



3Kings Water Treatment Plant treatment process

Although we are classified as a "small water system," by the U.S. Environmental Protection Agency, we have seven sources, quite a high number for a town of our size. We also continue to manage our town's mining legacy. We meet these challenges through strict compliance with state and federal standards, as well as unyielding professionalism and dedication to excellence.

pride. If you ever have questions about your water quality don't hesitate to give me a call.

Sincerely,

Michelle De Haan
Water Quality and Treatment Manager
435.615.5340



Park City is a proud member of the Utah Water Quality Alliance, continually striving to produce the best quality water.



CREEKSIDE WATER TREATMENT PLANT

The building was designed with the neighborhood in mind

We are happy to announce that our recently completed Creekside Water Treatment Plant has been successfully operating for nearly a year now. The plant is located adjacent to Creekside Park on Holiday Ranch Loop Road, and treats water from two wells: Divide Well and Park Meadows Well. In 2006 (and again in 2012), the Park Meadows Well was designated as being under the influence of surface water, which triggered more stringent regulations to protect public health and safety. The new facility treats the water with ultraviolet light, chlorine, and cartridge filtration to meet these regulations.



On-site chlorine generation



Chlorine-feed pumps

On-site Chlorine Generation

The plant was designed—first and foremost—with the safety of the surrounding neighborhood in mind: the chlorine used in the treatment process is actually generated on-site, rather than being trucked in. The only chemical delivered to the location is salt, a key component in chlorine. When electricity is applied to a water-salt mixture, chlorine is produced. In addition, the chlorine generated through this process is very low-strength (0.8 percent), as opposed to what had been shipped in (12 percent). This offers a much safer and more environmentally friendly alternative.

Energy-efficient Design

We are also proud of the new building's advanced energy-efficiency features, including enhanced building envelope systems to reduce heating and cooling demands, heat recovery systems, and photovoltaic (solar) panels that provide enough power to meet the building's lighting and heating needs. Park City has the most ambitious climate goals in North America (we are on track to achieve net-zero municipal carbon emissions by 2022), and our water-treatment facilities are a key part of our energy-reduction strategies.

PARK CITY WATER SOURCES & TREATMENT PROCESSES

SURFACE WATER TREATMENT

The Quinns Junction Water Treatment Plant is a state-of-the-art facility that treats water from the Weber River upstream of Rockport Reservoir with microfiltration, organic contaminant removal, taste and odor control, manganese removal, and chlorine disinfection.

THREE WELL SOURCES

- Middle School Well
- Divide Well
- Park Meadows Well – Treated by cartridge filtration and ultraviolet light due to classification by Utah DDW as a groundwater under the influence of surface water.

ONE SPRING

Thriot Spring

ONE TUNNEL SOURCE

Spiro Tunnel – treated through a coagulation/filtration plant for

reduction of arsenic and thallium to meet the MCL and reduction of iron and manganese to below the aesthetic secondary MCL. Treated Spiro water is blended with Thriot Springs under a Utah DDW-approved plan to reduce antimony concentrations.

WHOLESALE TREATED WATER

Mine tunnel water treated by Jordanelle Special Service District with a lime softening, filtration plant for reduction of metals.

SOURCE PROTECTION PLAN

Park City's Drinking Water Source Protection Plan was initially approved by the state in 1999 and was updated in 2011 and 2016. It contains information about source-protection zones, potential contamination sources and management-protection strategies. Potential contamination sources common in our protection areas are residential properties; roadways; infrastructure (i.e., sewer and storm drains); golf courses; mine tailings and related mine workings; and ski-resort operations.

WATER QUALITY DATA TABLE

We routinely monitor for contaminants in your drinking water in accordance with the EPA and Utah DDW regulations. The following table shows the results of our water-quality analysis from January 1, 2018 to December 31, 2018 – or the most recent testings completed in accordance with regulations. Every regulated contaminant detected in the water, even in the most minute traces, is listed in this table, along with the highest level allowed by regulation (MCL), the ideal goals for public health, the amount detected, the usual sources of contamination, and a key to units of measurement. Park City also samples within the distribution system for many contaminants four times a year. Those results can be found at parkcityutilities.org.

Contaminant	Violation Y/N	Level Detected ND/Low-High	Unit Measurement	MCLG	MCL	Date Sampled	Likely Source of Contaminant
Antimony	N	ND - 4.5	ppb	6	6	2018	Substance that occurs naturally in drinking water.
Arsenic	N	0.5-2.6	ppb	0	10	2018	Erosion of natural deposits. Runoff from orchards. Runoff from glass and electronic production waste.
Barium	N	0.01-0.084	ppm	2	2	2018	Discharge of drilling wastes. Discharge from metal refineries. Erosion of natural deposits.
Copper a. 90th percentile b. # of homes that exceed the AL	N	a. 0.279 b. 0 of 21	ppm	N/A	AL = 1.3	2016	Corrosion of household plumbing. Erosion of natural deposits.
Lead a. 90th percentile b. # of homes that exceed the AL	N	a. 1.9 b. 0 of 21	ppb	0	AL = 15	2016	Corrosion of household plumbing. Erosion of natural deposits.
Cyanide	N	ND-2	ppb	200	200	2018	Discharge from steel/metal factories. Discharge from plastic and fertilizer factories.
Fluoride	N	ND-0.2	ppm	4	4	2018	Erosion of natural deposits.
Nitrate	N	ND-1.5	ppm	10	10	2018	Runoff from fertilizer use. Leaching from septic tank sewage. Erosion of natural deposits.
Sodium	N/A	5.2-101	ppm	N/A	N/A	2018	Erosion of natural deposits. Note: Utah DDW requires monitoring for sodium though no MCL has been established.
Selenium	N	ND - 2.6	ppb	50	50	2018	Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines.
Sulfate	N	8-231	ppm	N/A	1,000	2018	Occurs naturally in drinking water. Note: Utah DDW established an MCL. EPA SMCL MCL = 250 ppm
TDS (Total dissolved solids)	N	220-1060	ppm	N/A	2,000	2018	Erosion of natural deposits. >1,000 ppm requires evaluation of other available sources. EPA SMCL = 500 ppm
Turbidity at Quinns Junction WTP	N	Highest Avg. Monthly: 0.027 Highest: 0.073 100% ≤ 0.3	ntu	1	TT Requirement: < 95% of time < 0.3 ntu	2018	Soil Runoff
Turbidity before/after start-up of Creekside WTP	N	Highest Avg. Monthly: 0.18/0.03 Highest: 0.28/0.08 100% ≤ 0.3	ntu	1	TT Requirement: < 95% of time < 0.3 ntu	2018	Soil Runoff
Chlorine Residual	N	Range: 0.6-2.2 Avg. 1.6	ppm	MRDLG =4	MRDL = 4	2018	Water additive used to control microbial growth.

ORGANIC CONTAMINANTS

Bromodi-chloromethane	N	ND - 1.0	ppb	0	80 (Sum of 4 TTHMs)	2017-2018	Byproduct of drinking water chlorination.
Chloroform	N	ND - 3.6	ppb	0	80 (Sum of 4 TTHMs)	2017-2018	Byproduct of drinking water chlorination.

RADIOACTIVE CONTAMINANTS

Gross Alpha	N	1 - 2.8	pCi/l	0	15	2016-2018	Erosion of natural deposits.
Gross Beta	N	1 - 5.9	pCi/l	0	50	2016-2018	Decay of natural and man-made deposits

DISINFECTION BY-PRODUCTS (RAA=RUNNING ANNUAL AVERAGE)

Total Trihalomethanes (TTHMs)	N	6.9 - 26.2	ppb	Highest LRAA 18.8	N/A	80	1st - 4th Qtr 2018	Byproduct of drinking water chlorination.
Total Haloacetic Acid (HAAs)	N	2.2 - 23.2	ppb	Highest LRAA 11.1	N/A	60	1st - 4th Qtr 2018	Byproduct of drinking water chlorination.

DETECTED UCMR4 MONITORING CONSTITUENTS

Unregulated Drinking Water Constituent	Unit Measurement	MCLG	MCL/SMCL	Level Detected ND/Low-High	Average Level	Date Sampled
Bromide	ppb	ppb	n/a	ND-76	23.25	2018
Manganese	ppb	ppb	50	ND-0.49	0.06	2018
HAA5	ppb	ppb	60	6.35-25.56	11.71	2018
HAA6Br	ppb	ppb	n/a	3.51-11	6.13	2018
HAA9	ppb	ppb	n/a	9.91-33.97	16.68	2018
TOC	ppb	ppb	n/a	ND-2400	1050	2018

Unregulated contaminants monitoring helps USEPA and DDW to determine where certain contaminants occur and whether they need to be regulated. In 2018, Park City water system was randomly selected to collect samples for List 1 contaminants that included: metals, pesticides, semi-volatile organic chemicals (SOCs), alcohols and haloacetic acids (HAAs). distribution and source water were monitored. Only detected constituents are presented in the table.

For water systems that have multiple sources, the Utah DDW has given systems the option of listing test results of contaminants in one table, instead of multiple tables. To accomplish this, the lowest and highest values detected in the multiple sources are recorded in the same space in the report table.





Water quality testing



Operators monitoring water treatment plants



Water quality flushing



Surface water quality testing

WHAT YOU CAN DO TO HELP

HELP MAINTAIN YOUR DRINKING WATER PLUMBING

Park City's Water Department is dedicated to delivering high-quality drinking water, and it is important homeowners and businesses understand their responsibility beyond the meter. Past the meter, each customer is responsible for the quality of their water. The American Water Works Association has developed videos and brochures with tips on maintaining high-quality water in homes and business, as well as information about home treatment systems. For details, please visit DrinkTap.org and click "Water Info."

Certain times of the year Park City homes and businesses use very little water, especially hot water. It is important to conduct proper maintenance prior to bringing building plumbing back into service (e.g., flushing boilers/hot water heaters, unused faucets, etc.).

CHECK FOR CROSS CONNECTIONS

Cross connections are defined as actual or potential connections between a drinking water pipe and another source, where it is possible for a contaminant to enter the drinking water supply. This connection, if not properly protected, can lead to the contamination of the drinking water system through a backflow event. For example, a hose that is submerged in a pool, hot tub, carwash bucket, bathtub or laundry bucket, or a pesticide sprayer connected to a garden hose, creates a cross connection. Cross connections are generally unintentional and

can happen anywhere there is a water supply. It is the responsibility of the consumer to purchase, install, and arrange annual testing and maintenance of any backflow prevention device/assembly in order to comply with Park City's Cross Connection and Backflow Ordinance. See parkcityutilities.org and search for "Cross Connection & Backflow Control" for more information. Please be vigil and report any suspicious activity that could result in a cross connection or any possible contamination of the water system, malicious or unintentional.

INFORMATION ABOUT HARD WATER

A common concern for many customers is water hardness because it can cause scaling and other aesthetic issues. Water hardness is comprised of naturally-occurring minerals, particularly calcium and magnesium. Though hard water can be a nuisance, it is not regulated by DDW or USEPA as it not considered to present a risk to human health. Effects of hard water may include: scale on plumbing fixtures and appliances; soap scum on shower walls, bathtubs, sinks and faucets; and reduced lathering of soaps, shampoos and household cleaners. Hardness of Park City water is tested regularly in 8 areas of the distribution system. Results of this testing, among other water quality parameters, can be found on the parkcityutilities.org website in the "Water Quality in Your Neighborhood" section. If you consider a household water softening device or any other at home water treatment device, please visit DrinkTap.org and click "Water Filters and Home Treatment Devices" for reference.

IMPORTANT DEFINITIONS & ABBREVIATIONS

ACTION LEVEL (AL):

The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA):

Samples collected for four consecutive quarters at one sample location, with results averaged over that period.

MAXIMUM CONTAMINANT LEVEL GOAL (MCLG):

The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MAXIMUM CONTAMINANT LEVEL (MCL):

The highest level of a contaminant allowed in drinking water. MCLs are set as close to the MCLGs as possible, using optimal treatment technology.

MAXIMUM RESIDUAL DISINFECTANT LEVEL GOAL (MRDLG):

The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

MAXIMUM RESIDUAL DISINFECTANT LEVEL (MRDL):

The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

NOT APPLICABLE (NA):

The measurement does not apply.

NON-DETECT (ND):

No contaminant level detected during testing.

NEPHELOMETRIC TURBIDITY UNITS (NTU):

Measure of water clarity.

PICOCURIES PER LITER (PCI/L):

Measure of the radioactivity in water.

PARTS PER BILLION (PPB) OR MICROGRAMS PER LITER (UG/L):

Units describe the levels of detected substances. One ppb is approximately equal to one drop of water in a small backyard swimming pool (13,000 gallons).

PARTS PER MILLION (PPM) OR MILLIGRAMS PER LITER (MG/L):

Units describe the levels of detected substances. One ppm is approximately equal to one drop of food coloring in 13 gallons of water.

SECONDARY MAXIMUM CONTAMINANT LEVEL (SMCL):

USEPA does not enforce SMCLs. They are established only as guidelines to assist public water systems in managing their drinking water for aesthetic considerations, such as taste, color and odor. These contaminants are not considered to present a risk to human health at the SMCL.

TREATMENT TECHNIQUE (TT):

A required process intended to reduce the level of a contaminant in drinking water.

VARIANCE:

Permission not to meet an MCL under certain conditions.

WAIVERS:

Because some chemicals are not used or stored in areas around drinking water sources, some water systems have been given waivers that exempt them from having to take certain chemical samples: these waivers are also tied to Drinking Water Source Protection Plans.



Quinns Junction Water Treatment Plant microfilters



Creekside Water Treatment Plant filters



Quinns Junction Water Treatment Plant

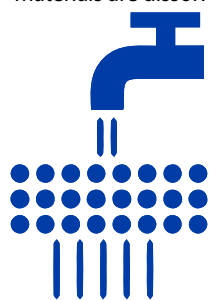
EPA HEALTH INFORMATION

To ensure your tap water is safe to drink, the Environmental Protection Agency prescribes limits on the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. For more information about contaminants and potential health effects, call the [EPA's Safe Drinking Water Hotline, 800.426.4791](tel:8004264791).

Sources of drinking water (tap and bottled) include rivers, lakes, streams, ponds, springs and wells. Water travels over the surface of the land or through the ground, naturally occurring minerals and radioactive materials are dissolved. Water can also pick up substances resulting

from the presence of animals or human activity. Contaminants that may be present in source water include:



(A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.

(B) Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

(C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, storm water runoff and residential uses.

(D) Organic chemical contaminants, including synthetic and volatile organics, which are byproducts of industrial processes and petroleum production; can also come from gas stations, urban storm water runoff and septic systems.

(E) Radioactive contaminants, which can be naturally occurring or the result of oil and gas production and mining activities.

ATTENTION IMMUNOCOMPROMISED PERSONS

Some people may be more susceptible to contaminants in drinking water than the general population. Immunocompromised persons undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, elderly people and infants can be particularly at risk for infections. If applicable, please seek advice from your healthcare provider. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available at the [Safe Drinking Water Hotline, 800.426.4791](tel:8004264791).

TOGETHER, LET'S GET THE LEAD OUT

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service



lines and home plumbing. Park City Water Department is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about

lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at epa.gov/safewater/lead. Park City water quality professionals understand the risks of lead exposure and are taking active measures to manage and mitigate risk. We encourage water customers to review a recently published AWWA animation "Together, Let's Get the Lead Out" found on YouTube channel at: [youtube/PqFHrae92OM](https://www.youtube.com/watch?v=PqFHrae92OM).

SMART WATER IRRIGATION

Receive a rebate for 50 percent of your cost (up to \$150) when you purchase an eligible WaterSense smart controller. Smart controllers reduce water waste by automatically adjusting how often and how long a landscape is watered based on local weather and landscape conditions. For more information, visit utahwatersavers.com

RESOURCES

GENERAL INQUIRIES

Park City Water Department
M-F; 8:00 a.m.-5:00 p.m.
435.615.5335
parkcitywater.org

SAFE DRINKING WATER HOTLINE

800.426.4791

WATER EFFICIENCY TIPS

parkcity.waterinsight.com

MAINTAINING DRINKING WATER PLUMBING

DrinkTap.org, click Water Info

LEAD IN DRINKING WATER

epa.gov

EVEN-ODD LANDSCAPE WATERING

Effective May 1–September 30, 2019 It's easy to remember when to plan your outside watering. If you live or work at an even-numbered address, water on even-numbered days. If your home or business is at an odd-numbered address, water on odd-numbered days. In either case, remember that outside watering is allowed only between the hours of 7:00 p.m. and 10:00 a.m. The Park City water manager may make exceptions for new landscaping.

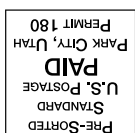
WATERSMART

If you are a Park City Water customer, you have likely received a Home Water Report by mail or email, which provides valuable information on how to improve water efficiency for lower bills and long-term conservation practices. If you are not an account holder, you can access our WaterSmart customer portal at parkcity.waterinsight.com for information on water conservation practices and watershed preservation.

Thank you for participating in Park City's WaterSmart program. By working together, we can make a vital contribution toward sustainability now and in the future.



Postal Patron



¡TOMA AGUA DE LA LLAVE!

REPORTE ANUAL 2018 DE CALIDAD DE AGUA

PARK CITY



WATER
QUALITY

Estimado consumidor de agua de Park City,
Nos complace proporcionarle el Reporte anual 2018 de calidad de agua. Una vez más, Park City ha proporcionado la más alta calidad en agua potable a sus residentes, visitantes y negocios. Como en años anteriores, toda el agua potable ha logrado o excedido los estándares de calidad de la Agencia de Protección del Medio Ambiente y la División de Agua Potable de Utah para todas las pruebas desde enero hasta diciembre 2018

Estándar de excelencia

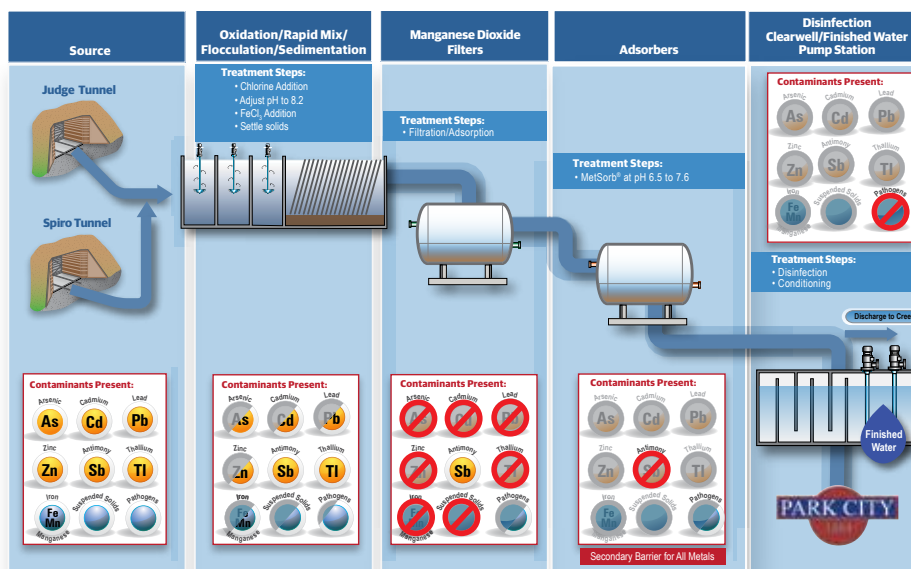
Park City tiene uno de los sistemas municipales de agua más complejos del país.

Inversión continua en nuestra infraestructura de tratamiento de agua

El Sistema de agua de Park City es un recurso valioso para esta comunidad y estamos trabajando para diseñar y construir un Sistema de tratamiento de agua completo que proporciona agua potable segura para consumo para el uso También de generaciones futuras. En años recientes hemos actualizado significativamente la Planta de tratamiento de agua de Quinns Junction (la cual trata el agua del rio Weber) y se construyó una nueva instalación al lado de Creekside Park.

Futuros proyectos capitals

Park City También está en el proceso de diseñar la planta de tratamiento de agua de 3 Kings la cual dará tratamiento a las aguas de los túneles Judge y Spiro. Estas instalaciones están actualmente diseñadas bajo estándares de emisiones cero de carbón neto y que ayudara a la comunidad de Park City a lograr la ambiciosa meta de ayudar al medio ambiente. Puede aprender más sobre nuestro plan de ahorro de energía y ayuda al medio ambiente en parkcity.org y busque bajo el título de sustentabilidad medioambiental. Para más información sobre la planta de tratamiento de agua de 3 Kings busque en 3KingsWTP.parkcityutilities.org.



3Kings Water Treatment Plant treatment process

A pesar que estamos clasificados como un "Sistema de agua pequeño" según la agencia Estadounidense de Protección al Medio Ambiente, tenemos siete fuentes de abastecimiento, un numero bastante elevado para un pueblo de nuestro tamaño. Además, estamos trabajando en el legado minero que tenemos. Trabajamos en estos retos a través de un cumplimiento estricto de los estándares estatales y federales, así como siendo profesionales y dedicados a la excelencia.

En pocas palabras

El agua de Park City continúa siendo de una calidad superior, puede beber el agua de Park City con confianza y orgullo, si tiene preguntas sobre la calidad del agua que toma llámame.

Sincerely,

Michelle De Haan
Gerente de Tratamiento y Calidad del agua
435.615.5340



Park City is a proud member of the Utah Water Quality Alliance, continually striving to produce the best quality water.



PLANTA DE TRATAMIENTO DE AGUA DE CREEKSIDE

Las instalaciones fueron diseñadas con el área residencial en mente.

Felizmente anunciamos que nuestra recién terminada Planta de tratamiento de agua de Creekside ha estado operando de manera exitosa por cerca de un año. La planta de tratamiento de agua se encuentra localizada al lado de Creekside Park en Holiday Ranch Loop Road, y trata el agua de dos pozos, Divide Well y Park Meadows Well. En 2006, y de nuevo en 2012 el Park Meadows Well se le califica como un pozo con agua de la superficie, lo cual provoca que se redoblen las regulaciones para mantener la salud pública y la seguridad. Las nuevas instalaciones tratan el agua con luz ultravioleta, cloro y filtros para cumplir con los requerimientos.



On-site chlorine generation

Generación de cloro en instalaciones

La planta fue diseñada más que nada con la seguridad del área residencial en mente, el cloro utilizado en el proceso de tratamiento se produce ahí mismo en lugar de traerlo de otro lugar, el único químico que se trae de otro lugar es sal, un componente clave en el cloro. Cuando se aplica energía a la mezcla de sal con agua, se produce cloro, el cloro producido por este medio es de bajo poder, 0.8 por ciento. Esto crea una alternativa mas segura para el medio ambiente.



Chlorine-feed pumps

Diseño de energía eficiente

Además, estamos muy orgullosos de las características del nuevo edificio en cuanto a energía eficiente, esto incluye los sistemas para reducir las demandas de calentadores o aire acondicionado, sistemas de recuperación de calor y sistemas de paneles solares que proveen suficiente energía para las necesidades de electricidad y calentamiento. Park City tiene las metas más ambiciosas de todo Norte América, estamos encaminados a lograr las huellas de carbón cero para 2022, y nuestras instalaciones de tratamiento de agua son parte de nuestras estrategias para la reducción de energía.

RECURSOS Y PROCESOS DE TRATAMIENTO DEL AGUA EN PARK CITY

TRATAMIENTO DE AGUA DE RIO

La planta de tratamiento de agua de Quinns tiene unas instalaciones que dan tratamiento a las aguas del Rio Weber por la reserve de Rockport por medio de microfiltración, remoción orgánica de contaminantes, control de olor y sabor, remoción de manganeso y desinfección de cloro.

TRES POZOS

- Middle School Well
- Divide Well
- Park Meadows Well-Tratada con filtros y luz ultravioleta debido a la clasificación asignada por la Division de agua potable de Utah como agua subterránea bajo la influencia de aguas de superficie.

AGUA DE MANANTIAL

Thriot Spring

TUNEL

Spiro Túnel - Tratada por medio de una planta de filtración/coagulación para la reducción de arsénico y talio según los requerimientos del nivel máximo de contaminante y reducción

de hierro y manganeso por debajo del estándar secundario del nivel máximo de contaminante. Esta agua se mezcla con el agua de manantial de Thriot según el plan aprobado por la Division de agua potable para reducir concentraciones de antimonio.

AGUA TRATADA AL POR MAYOR

Agua del túnel Mine tratada por el Distrito de Servicios Especiales de Jordanelle con un suavizante y pasada por una planta de filtración para la reducción de metales.

PLAN DE PROTECCION DE FUENTE

El plan de protección de Fuente para el agua potable de Park City inicialmente se aprobó por el estado en 1999 y se actualizo en 2011 y 2016.

Contiene información sobre las zonas de protección de las fuentes de donde proviene el agua, fuentes de contaminación potencial y estrategias de manejo y protección.

Las fuentes de contaminación potenciales en nuestras áreas protegidas; carreteras; infraestructura, (alcantarillado); campos de golf, escombros de minas y trabajos relacionados a las minas y operaciones de los resorts para esquiar.

TABLA INFORMATIVA SOBRE LA CALIDAD DEL AGUA

Se llevan a cabo monitoreos de rutina en busca de contaminantes en el agua de conformidad con la Agencia de Protección al medio ambiente y las regulaciones de la División de agua potable. La siguiente tabla muestra los resultados de los análisis del 1 de enero de 2018 hasta el 31 de diciembre de 2018. O los resultados más recientes completados de acuerdo con los reglamentos. Cada contaminante detectado en el agua, aun de manera mínima, se encuentra detallado en esta lista incluyendo también los niveles más altos permitidos por el reglamento (MCL). Las metas ideales para salud pública, la cantidad detectada, las fuentes de donde proviene la contaminación y la clave para las unidades de medición. Park City también toma muestras para ser revisadas de las vías de distribución o llaves buscando contaminantes, esto se hace cuatro veces al año. Los resultados de estas pruebas pueden ser encontrados en parkcityutilities.org.

Contaminante	Violación SI/NO	Nivel Detectado No detectado NDA/Alto - bajo	Medición Unitaria	Objetivo máximo de nivel	Nivel máximo de nivel	fecha de toma de muestra	Probable fuente de contaminante
Antimony	N	ND - 4.5	ppb	6	6	2018	Substance that occurs naturally in drinking water.
Arsenic	N	0.5-2.6	ppb	0	10	2018	Erosion of natural deposits. Runoff from orchards. Runoff from glass and electronic production waste.
Barium	N	0.01-0.084	ppm	2	2	2018	Discharge of drilling wastes. Discharge from metal refineries. Erosion of natural deposits.
Copper a. 90th percentile b. # of homes that exceed the AL	N	a. 0.279 b. 0 of 21	ppm	N/A	AL = 1.3	2016	Corrosion of household plumbing. Erosion of natural deposits.
Lead a. 90th percentile b. # of homes that exceed the AL	N	a. 1.9 b. 0 of 21	ppb	0	AL = 15	2016	Corrosion of household plumbing. Erosion of natural deposits.
Cyanide	N	ND-2	ppb	200	200	2018	Discharge from steel/metal factories. Discharge from plastic and fertilizer factories.
Fluoride	N	ND-0.2	ppm	4	4	2018	Erosion of natural deposits.
Nitrate	N	ND-1.5	ppm	10	10	2018	Runoff from fertilizer use. Leaching from septic tank sewage. Erosion of natural deposits.
Sodium	N/A	5.2-101	ppm	N/A	N/A	2018	Erosion of natural deposits. Note: Utah DDW requires monitoring for sodium though no MCL has been established.
Selenium	N	ND - 2.6	ppb	50	50	2018	Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines.
Sulfate	N	8-231	ppm	N/A	1,000	2018	Occurs naturally in drinking water. Note: Utah DDW established an MCL. EPA SMCL MCL = 250 ppm
TDS (Total dissolved solids)	N	220-1060	ppm	N/A	2,000	2018	Erosion of natural deposits. >1,000 ppm requires evaluation of other available sources. EPA SMCL = 500 ppm
Turbidity at Quinns Junction WTP	N	Highest Avg. Monthly: 0.027 Highest: 0.073 100% ≤ 0.3	ntu	1	TT Requirement: < 95% of time < 0.3 ntu	2018	Soil Runoff
Turbidity before/after start-up of Creekside WTP	N	Highest Avg. Monthly: 0.18/0.03 Highest: 0.28/0.08 100% ≤ 0.3	ntu	1	TT Requirement: < 95% of time < 0.3 ntu	2018	Soil Runoff
Chlorine Residual	N	Range: 0.6-2.2 Avg. 1.6	ppm	MRDLG = 4	MRDL = 4	2018	Water additive used to control microbial growth.

ORGANIC CONTAMINANTS

Bromodi-chloromethane	N	ND - 1.0	ppb	0	80 (Sum of 4 TTHMs)	2017-2018	Byproduct of drinking water chlorination.
Chloroform	N	ND - 3.6	ppb	0	80 (Sum of 4 TTHMs)	2017-2018	Byproduct of drinking water chlorination.

RADIOACTIVE CONTAMINANTS

Gross Alpha	N	1 - 2.8	pCi/l	0	15	2016-2018	Erosion of natural deposits.
Gross Beta	N	1 - 5.9	pCi/l	0	50	2016-2018	Decay of natural and man-made deposits

DISINFECTION BY-PRODUCTS (RAA=RUNNING ANNUAL AVERAGE)

Total Trihalomethanes (TTHMs)	N	6.9 - 26.2	ppb	Highest LRAA 18.8	N/A	80	1st - 4th Qtr 2018	Byproduct of drinking water chlorination.
Total Haloacetic Acid (HAAs)	N	2.2 - 23.2	ppb	Highest LRAA 11.1	N/A	60	1st - 4th Qtr 2018	Byproduct of drinking water chlorination.

DETECTED UCMR4 MONITORING CONSTITUENTS

Unregulated Drinking Water Constituent	Unit Measurement	MCLG	MCL/SMCL	Level Detected ND/Low-High	Average Level	Date Sampled
Bromide	ppb	ppb	n/a	ND-76	23.25	2018
Manganese	ppb	ppb	50	ND-0.49	0.06	2018
HAA5	ppb	ppb	60	6.35-25.56	11.71	2018
HAA6Br	ppb	ppb	n/a	3.51-11	6.13	2018
HAA9	ppb	ppb	n/a	9.91-33.97	16.68	2018
TOC	ppb	ppb	n/a	ND-2400	1050	2018

Monitorear contaminantes no regulados ayuda a USEPA Y DDW a determinar donde se encuentran ciertos contaminantes y si necesitan ser regulados. En 2018 el Sistema de agua de Park City fue seleccionado al azar para coleccionar muestras de la lista 1 contaminantes que incluyen: metal, pesticidas, químicos orgánicos semi volátiles (SOC's), alcohol y ácidos haloaceticos (HAAs) Se monitorea el a 38 en el Sistema de distribución, así como la Fuente de donde proviene el agua. Solo los elementos detectados se encuentran presentes en esta tabla.

For water systems that have multiple sources, the Utah DDW has given systems the option of listing test results of contaminants in one table, instead of multiple tables. To accomplish this, the lowest and highest values detected in the multiple sources are recorded in the same space in the report table.



Water quality testing



Operators monitoring water treatment plants



Water quality flushing



Surface water quality testing

QUE ES LO QUE PUEDES HACER PARA AYUDAR

AYUDA CON EL MANTENIMIENTO DE LAS TUBERIAS

El Departamento de agua de Park City se dedica a llevar agua potable de alta calidad a los hogares y negocios, pero es indispensable que los mismos entiendan su responsabilidad, cada cliente es responsable por la calidad de su agua. La Asociación de Obras de Agua tiene videos y folletos con tips de cómo mantener la alta calidad del agua en los hogares y negocios, así como información sobre los sistemas de tratamiento, para más detalles, favor de visitar DrinkTap.org y haga clic en "Water Info."

Hay épocas en el año en los cuales las residencias y los negocios utilizan muy poca agua, especialmente agua caliente. Es importante darle un mantenimiento propio antes de utilizar de nuevo los equipos como por ejemplo boiler, calentadores, llaves, etc.

REVISE CONEXIONES CRUZADAS

Las conexiones cruzadas se definen como conexiones actualmente en uso y existe una mezcla entre agua potable y agua proveniente de otras fuentes donde es posible que un contaminante entre al suministro de agua potable, en estos casos, el agua no esta necesariamente protegida y pudiese contaminar el sistema de agua potable. Por ejemplo, una manguera que se sumerge en una piscina, un jacuzzi, una cubeta con agua para lavar el automóvil, tina de baño o cubeta para lavar ropa, una máquina de aerosol para pesticidas, todo esto crea una conexión cruzada generalmente sin intención y puede suceder en cualquier

lado donde haya un suministro de agua. Es responsabilidad del cliente es comprar, instalar y hacer una revisión anual y darle mantenimiento a cualquier dispositivo de reflujo con el fin de cumplir la ordenanza de conexión cruzada y reflujo de Park city.

Vaya a parkcityutilities.org y busque bajo el título de "Cross connection and backflow control" para más información. Por favor reporte cualquier actividad sospechosa que pueda provocar una conexión cruzada o una posible contaminación del sistema de agua.

INFORMACION SOBRE DUREZA DE AGUA

Una preocupación común para muchos clientes es la dureza del agua ya que puede causar resequedad en la piel, así como otros problemas. La dureza del agua se debe a los minerales naturales del agua, particularmente calcio y magnesio. El agua dura no se encuentra regulada por DDW o USEPA ya que se considera que no representa un riesgo a la salud. Los efectos de la dureza del agua pudiesen incluir sarro en tuberías y llaves, residuos de jabón en los baños, lavabos y llaves, así como limpiadores de baños, jabón para cuerpo, así como shampoo. La dureza del agua aquí en Park City se revisa de manera regular en 8 sistemas de distribución. Los resultados de estas pruebas, así como otros parámetros de calidad pueden ser encontrados en la página de internet de parkcityutilities.org en la sección de "Calidad del agua en tu vecindario". Si le interesa comprar un ablandador de agua o algún otro producto de tratamiento de agua, favor de visitar DrinkTap.org en la sección de Filtros de agua y sistemas de tratamiento de agua.

DEFINICIONES Y ABREVIACIONES IMPORTANTES

NIVEL DE ACTUACION "AL":

La concentración de un contaminante, que si se excede se deberá de tratar.

PROMEDIO ANUAL LOCAL "MCLG":

Muestras tomadas al largo de trimestres en una misma localidad con resultados promedio en ese periodo.

NIVEL META MAXIMO DE CONTAMINANTE "MCL":

Nivel más bajo de un contaminante en el agua potable donde no representa peligro para el consumo humano.

NIVEL META MAXIMO DE DESINFECTANTE RESIDUAL "MRDLG":

El nivel mas alto de contaminante permitido en el agua potable, estos se intentan mantener en el nivel más bajo posible utilizando tecnología para tratar el agua.

NIVEL META MAXIMO DE DESINFECTANTE RESIDUAL "MRDLG":

El nivel de desinfectante en el agua donde no representa peligro para el consumo humano, esto no refleja los beneficios del uso de desinfectantes para controlar los contaminantes. disinfectants to control microbial contaminants.

NIVEL MAXIMO DE DESINFECTANTE "MRDL":

El nivel mas alto de desinfectante permitido en el agua potable. Existe evidencia convincente que un desinfectante es necesario para controlar los contaminantes microbiológicos.

NO APLICA "NA":

Los niveles no aplican.

NO DETECTADOS "ND":

No se ha detectado niveles de contaminantes durante las pruebas.

UNIDADES DE TURBIDEZ NEFELOMETRICA "NTU":

Medición de la claridad del agua.

PICOCURIES POR LITRO (PCI/L):

Medición de radioactividad en el agua.

PARTES POR BILLON (PPB) O MICROGRAMOS POR LITRO (UG/L):

Unidades que describen los niveles de sustancias detectadas, una parte por billón equivale aproximadamente a una gota de agua en una piscina residencial pequeña (13,000 galones).

PARTES POR MILLON (PPM) O MILIGRAMOS POR LITRO (MG/L):

Unidades que describen los niveles de sustancias detectadas. Una ppm equivale aproximadamente a una gota de colorante para comida en 13 galones de agua.

NIVEL MAXIMO DE CONTAMINANTES SECUNDARIOS (SMCL):

USEPA no tiene SMCL bajo vigilancia. Solo se establece como una guía para ayudar a los sistemas públicos de agua a manejar su agua potable para cuestiones estéticas tales como olor, color y sabor. Estos contaminantes se considera que no representan riesgo para la salud del humano.

TECNICA DE TRATAMIENTO (TT):

Un proceso requerido para reducir el nivel de un contaminante en el agua potable.

VARIANCIA:

Permiso para no lograr un nivel máximo de contaminantes bajo ciertas circunstancias.

PERMISOS ESPECIALES:

Porque como algunos químicos no se utilizan o almacenan en áreas donde hay agua potable, a algunos sistemas de agua se les ha dado permiso para para que no se tomen muestras, estos permisos especiales van de la mano de los planes de protección de las fuentes de donde proviene el agua.



Quinns Junction Water Treatment Plant microfilters



Creekside Water Treatment Plant filters



Quinns Junction Water Treatment Plant

INFORMACION SOBRE SALUD DE LA AGENCIA DE PROTECCION AL MEDIO AMBIENTE

Para asegurar que el agua potable es segura para su consumo, la agencia de protección del medio ambiente tiene ciertos límites en la cantidad de contaminantes en el agua que provienen de los sistemas públicos de agua. Los reglamentos de la Administración de alimentos y fármacos establecen límites para contaminantes en agua embotellada que también deben de proporcionar la misma protección a la salud pública.

El agua potable, incluyendo el agua embotellada se podría esperar que contenga pequeñas cantidades de ciertos contaminantes. La presencia de contaminantes no necesariamente indica que esta agua es un riesgo para la salud. Para más información sobre contaminantes y riesgos a la salud llame a la línea de Agua potable segura de EPA 800-426-4791

Las fuentes de agua potable (de la llave o embotellada) incluye ríos, lagos, arroyos, estanques, manantiales, y pozos, el agua viaja por la superficie de la tierra o por el subsuelo, y naturalmente los minerales



y material radioactivo se disuelven en ella, el agua también a su paso recolecta sustancias por la presencia de animales o actividad humana, los contaminantes que pudieran estar presentes en la fuente del agua incluyen:

- (A) Contaminantes microbianos, tales como virus y bacterias, los cuales podrían provenir de plantas de tratamiento de aguas residuales, sistemas sépticos, ganado y fauna.
- (B) Contaminantes no orgánicos tales como sales y metales que provienen de lluvia, agua de desecho de casa habitación o industrial, aceite y producción de gas, minería o agricultura.
- (C) Pesticidas y herbicidas que pueden provenir de muchas partes tales como agricultura, agua de lluvia y de uso residencial.
- (D) Contaminantes químicos orgánicos, incluyendo orgánicos volátiles y sintéticos que provienen de procesos industriales y productos de petróleo, también pueden provenir de gasolineras, agua de lluvia y sistemas sépticos.
- (E) Contaminantes radioactivos que están presentes de manera natural en la producción de petróleo y gas, así como en las actividades mineras.

ATENCION PERSONAS CON PROBLEMAS DEL SISTEMA INMUNE

Algunas personas son mas susceptibles a los contaminantes en el agua potable que el resto de la población. Personas que estén bajo tratamientos de quimioterapia, que hayan tenido un trasplante de órgano, personas con HIV-AIDS u otros problemas del sistema inmune, personas de la tercera edad y niños pequeños podrían estar en mayor riesgo de contraer infecciones, si se llega a dar el caso, favor de consultar con su médico. Las guías o lineamientos de EPA/CDC para reducir el riesgo de una infección por criptosporidio y otros contaminantes microbiológicos se encuentran disponibles en [la línea de Agua potable segura de EPA 800.426.4791](#).

JUNTOS PODEMOS DESHACERNOS DEL PLOMO

Si el plomo se encuentra presente en el agua en grandes niveles podría causar serios problemas de salud, especialmente en mujeres embarazadas y niños. El plomo en el agua potable proviene principalmente de materiales y componentes asociados con las líneas de distribución de agua o plomería de las residencias. El departamento



de agua de Park City es responsable de proporcionar agua potable de alta calidad, pero no puede controlar la variedad de materiales utilizados en las líneas de plomería. Cuando su agua ha permanecido asentada por varias horas podría reducir el consumo de plomo abriendo la llave y dejando el agua correr por 30 segundos y hasta dos minutos antes de

utilizar el agua para tomar o cocinar, si a usted le preocupa la presencia de plomo en el agua y le gustaría que la analicemos, la información de plomo en el agua, métodos de análisis y pasos que puede tomar para poder minimizar la exposición favor de comunicarse con la línea de agua potable segura o ir a nuestra página de internet epa.gov/safewater/lead. Los profesionales en la calidad del agua en Park City entienden los riesgos de la exposición al plomo y están dando pasos para lograr manejar y reducir el riesgo, animamos a nuestros clientes a revisar el comercial recientemente publicado (Together, lets get the lead out) Juntos podemos deshacernos del plomo y que también se encuentra disponible en [youtube/PqFHrae92OM](https://www.youtube.com/watch?v=PqFHrae92OM).

RIEGO DE AGUA INTELIGENTE

Recibe un descuento de 50% de tu costo (hasta \$150) cuando compres un controlador inteligente de agua que califique, estos reducen el gasto de agua ajustando automáticamente que tan seguido y por cuanto tiempo un jardín es regado basándose en el clima y las condiciones de suelo. Para más información visite utahwatersavers.com

RECURSOS

PREGUNTAS GENERALES

Park City Water Department
M-F; 8:00 a.m.-5:00 p.m.
435.615.5335
parkcitywater.org

LINEA TELEFONICA AGUA POTABLE SEGURA
800.426.4791

TIPS PARA USO EFICIENTE DE AGUA
parkcity.waterinsight.com

MANTENIMIENTO DE DRENAJE DE AGUA POTABLE
DrinkTap.org, (bajo información de agua)

PLOMO EN AGUA POTABLE
epa.gov

RIEGO DE JARDINES NUMEROS PARES E IMPARES

A partir del 1 de mayo hasta el 30 de septiembre Es fácil recordar cuando debes planear el riego de tu jardín, si vives o trabajas en un lugar donde el numero en la dirección es par, esos días regaras tu jardín, lo mismo para los numero impares. En cualquiera de los casos, recuerda que el riego de jardines está permitido solamente de 7:00pm a 10:00am. El Gerente del Departamento de agua podría hacer algunas excepciones para jardines nuevos.

WATERSMART

Si eres un cliente del Departamento de agua de Park City, seguramente recibiste un reporte de consumo de agua por correo o correo electrónico en el cual se provee información valiosa de como eficientar el uso de agua para bajar el importe de tu recibo y practicas a largo plazo para preservar el agua. Si no tienes una cuenta puedes acceder nuestro portal como cliente waterSmart en parkcity.waterinsight.com para información sobre la práctica de conservación del agua.

Gracias por participar en el programa WaterSmart de Park City. Trabajando juntos podremos hacer una contribución importante a la sustentabilidad hoy y para el futuro.



Postal Patron



P.O. Box 1480
Park City, Utah 84060



Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

5:45 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Adriane Juarez

Submitting Department: Library

Item Type: Staff Report

Agenda Section:

Subject:

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

Suggested Action:

Recognize Park City Library Executive Director, Adriane Herrick Juarez, and Park City Library Board Member, Margie Green Schloesser, for 2019 Utah Library Association Awards.

Attachments:

[Library Association Award Staff Report](#)



City Council Staff Report

Subject: Park City Library Executive Director and Board Member Receive Awards
Author: Becca Lael, Community Engagement Librarian
Department: Library
Date: June 27, 2019
Type of Item: Staff Communications Report

Summary Recommendations:

Recognize Park City Library Executive Director, Adriane Herrick Juarez, and Park City Library Board Member, Margie Green Schloesser, for 2019 Utah Library Association Awards.

Background:

2019 Utah Library Association Distinguished Service Award

Adriane Herrick Juarez was awarded the 2019 Utah Library Association Distinguished Service Award. This award is given to a librarian with the most significant record of contribution throughout his or her career, recognized by colleagues as providing exceptional service to library patrons and the profession. As Executive Director of the Park City Library, Ms. Herrick Juarez completed a \$9.6 million dollar historic library renovation in 2015. She worked for the Salt Lake City Public Library for 28 years before taking over at the Park City Library in August 2013. She served as Utah Regional Director for Emporia State University's School of Library and Information Management (SLIM) for 7 years from 2006-2013. She was the Utah Library Association President from 2012-2013. In 2017, she became the host of Library Leadership Podcast where she interviews guests about their ideas, innovations, and strategic insights in the profession. She believes librarianship is an ever-evolving practice, enhanced by thought-provoking engagement with one another. Ms. Herrick Juarez was nominated by Daniel Mauchley, Duchesne County Library Director, and Becca Lael, Park City Library Community Engagement Senior Librarian, for her exceptional work, her influential podcast, and her many roles in professional library organizations such as the American Library Association's Committee on Library Advocacy and the Mountain Plains Library Association Leadership Institute.

2019 Utah Library Association Special Service to Libraries Award

Margie Green Schloesser was awarded the 2019 Utah Library Association Special Service to Libraries Award. This award is given to a community member who has dedicated their unwavering spirit, financial investment, and/or personal time to improve library services through construction, funding, or promoting literacy. Ms. Schloesser was nominated by Becca Lael, Park City Library Community Engagement Senior Librarian, for her remarkable dedication to advocate for the Library's Mural Wall Fundraiser. Ms. Schloesser worked with the media to run stories on the fundraising project, designed flyers, and curated informative pieces for how to purchase tiles for prospective donors. Margie Green Schloesser has been a Park City Library Board member for 5 years and a Park City resident for 19 years. During this time she served a term as Board Chair, managed the ongoing Mural Wall Fundraising Project, and helped coordinate 500 volunteers in an honorary book brigade for the 2015 Grand Opening. A small business owner and a retired IT executive of a Fortune 100 company, she has been a year-round volunteer for the Sundance Film Festival for seventeen years.



Pictured above are 2019 Utah Library Association (ULA) Award Winners, who received recognition at the ULA Conference in May 2019. From left to right: Caitlin Gerrity Kime (Librarian of the Year Award), Margie Schloesser (Special Service to Libraries Award), Adriane Herrick Juarez (Distinguished Service Award), Peter Bromberg (Legislative Award for Excellence in Political Affairs and Library Advocacy Award), Ammon Treasure (President's Award).

Further Information:

The Utah Library Association is a statewide professional library organization for public, academic, and special-library librarians and employees. The organization advocates for libraries and provides professional development, networking, community service, and leadership.

The Utah Library Association award nominations are accepted once a year. Winners are chosen by an awards committee.

More information about the 2019 Award Winners can be found at:
<http://ula.org/2019-award-recipients/>.

To learn about the awards and past award winners, visit:
<http://ula.org/organization/committees/awards/>.

To listen to Adriane's Library Leadership Podcast visit:
<https://libraryleadershippodcast.com>

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Adriane Juarez

Submitting Department: Library

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Appoint Bill Humbert and Reappoint Kristy Hoffman to the Library Board for Three-Year Terms

Beginning July 1, 2019

(A) Public Input (B) Action

Suggested Action:

Attachments:

[Library Board Appointments Staff Report](#)

City Council Manager's Report



Subject: FY20 Library Board Appointments
Author: Adriane Herrick Juarez
Department: Library
Date: June 27, 2019
Type of Item: Appointments

Summary Recommendations:

Staff recommends the appointment of Bill Humbert and re-appointment of Kristy Hoffman to serve on the Library Board for three-year terms beginning July 1, 2019.

Background:

Park City Municipal Code and Utah State Code require municipal Library Board appointments to be made effective July 1. The Library Board must have between five and nine members. All vacancies must be filled by Park City residents.

Unlike most of PCMC's boards and commissions, it has been the practice of the Library Board that interviews for Library Board appointments are conducted by the Library Board and recommendations are made to the Mayor and City Council for formal appointment.

Currently, the Park City Library Board has nine board members. Two of the current board members' terms expire on June 30, 2019. One expiring-term member reapplied for her seat, and is eligible to serve an additional term according to Library Board Bylaws. The Library Board is recommending the re-appointment of Kristy Hoffman for an additional term, and the appointment of Bill Humbert, a newly applying board member, to serve beginning July 1. This will maintain a total of nine board members.

In accordance with City policy, ads for the Library Board vacancies were publicly posted in the Park Record. Applications for Board positions were available at the Library and on the City & Library web sites. In addition to the two applicants who are being recommended, an additional application was received but the person was ineligible due to the fact that they lived outside of City limits.

Analysis:

A Library Board subcommittee interviewed the new candidate. Bill Humbert is being recommended for appointment. Kristy Hoffman is being recommended for re-appointment.

The attached letter (Attachment A) from the Library Board Chair, Jane Osterhaus, describes the qualifications of the candidates. Approval of these candidates will maintain the total number of voting board members at nine, as allowed in Library Board bylaws.

Department Review:

Executive & Legal Departments

Alternatives:

A. Approve the Request:

Make the appointments to maintain the current size of the Library Board.

B. Deny the Request:

Make alternative appointments, reduce the size of the Board, or reopen the recruitment process.

C. Continue the Item:

Utah Code requires municipal library board appointments to be made effective by July 1 each year.

D. Do Nothing:

The Board could be reduced in size due to inaction.

Consequences of not taking the recommended action:

Library will not have a functioning board by the Utah Code deadline of July 1.

Recommendation:

Appoint Bill Humbert and re-appoint Kristy Hoffman to serve on the Library Board for three-year terms beginning July 1, 2019.

Attachment A

June 10, 2018

Mayor Andy Beerman and Park City Council
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

Honorable Mayor and City Council,

After conducting interviews of the new candidates who applied, the Park City Library Board recommends the addition of Bill Humbert to the Library Board and the reappointment of Kristy Hoffman, for 3 year terms.

Bill Humbert has lived in Park City for 8 years. He was a member of Leadership Class 20 and is a member of the Board of Leadership Park City Alumni. He was a volunteer for the PC High School Girls Basketball Team for the 2018-2019 Season. He is a twice published author with books on the shelves of the Park City Library and a regular patron, along with his family. He brings the qualities of being a nationally recognized expert Talent Attraction Consultant and Career Transition Coach, as well as a Public Speaker. He appreciates the importance of libraries and as a Board Member will work to ensure the continued relevance to all in the community, including young and old.

Kristy Hoffman has lived in Park City for 20 years. She had a successful first term as a Library Board Member. She currently works as a co-teacher at the Park City Coop Preschool. She was a Live PC, Give PC Chair in the schools for 5 years creating programs such as an art installation, a school-wide snack program, water filtration stations, and aiding in purchasing PA Equipment. She has also worked with the Park City Education Foundation Red Apple Gala, Running with Ed, and Phone-a-Thons. She has a great love of books, which she has passed on to family members. As a Library Board member she brings great organizational skills along with an interest in increasing community involvement, creating more children's programs, and offering student educational programs.

The Library Board appreciates your consideration of these applicants to the Park City Library Board. Please contact either Adriane Herrick Juarez or me if you have any questions.

Sincerely,

Jane Osterhaus
FY19 Library Board, Chair

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Fourth of July Event Reminders

Suggested Action:

Attachments:

[4th of July Event Reminders](#)

City Council Staff Report



Subject: Fourth of July Celebration Reminders
Author: Jenny Diersen, Special Events & Economic Development
Program Manager
Department: Special Events
Date: June 27, 2019
Type of Item: Informational

Executive Summary

The Fourth of July Celebration is an important event to our community, culture and provides ancillary economic benefits for our local business community. As the City has taken on the role of the event planner, staff believes it is the community spirit, uniqueness and diversity of the event's offerings that drive guests to the event. Over the last past years, significant changes have been made to the event, in particular the City taking on the role of producing the event, after the prior host organization could no longer run the event, and increasing mitigations regarding crowd and traffic control.

Analysis

The Fourth of July Celebration will take place on Thursday, July 4, 2019. The event has had substantial changes over the last few years including:

- As the City has become the event organizer, we have worked to bring back the fun and funk and to increase the community feel of the event.
- Moving City Park Activities from South End to North End to reduce the feeling of overcrowding.
- Streamlined the many event permits under one permit to increase coordination and services.
 - o Previously, Park City Resort Event, Volleyball, 5K and Rugby were all separate event permits. Streamlining these groups allows us to better plan and mitigate with stakeholders.
 - o Deer Valley Concerts were not scheduled in 2016, 2017, 2018 or 2019. This makes a substantial positive difference in traffic mitigation after fireworks.
- Increasing residential and transportation mitigation
 - o Bike Valet at 9th Street during the parade
 - o Free Parking at School District and Resort Lots
 - o Paid Parking (\$20) at China Bridge from 8 a.m. to 1 p.m.
 - o Running Homestake Main Street Employee Shuttle
 - o Transportation Command Center (TCC) will be operating.
 - o Bus Lane on Deer Valley Drive to expedite Transit
 - o Security Company Hired to support Park City Police in residential areas
 - o We will also be promoting the Ecker Hill Park & Ride, Kamas Commuter and Electric Express Bus as they will be running on the 4th of July.

Staff also wanted to highlight to Council that this year there we anticipate there are about 55 parade floats, of which all are local Park City and Summit County residents and businesses. Floats that are walk, bike or e-vehicle received a \$50 discount to align with City's Energy priority. Staff continues to work to ensure the parade keeps a local focus with residents and businesses.

- This is the same as compared to last year. In previous years, staff had had surplus of 70 to 80 floats, including some that were not local community members or businesses. When we had a larger amount of floats, staff received concerns that the parade was too long and did not identify with our community.

The parade theme this year is *Hats Off To America*, Carl Workman has been selected as the Grand Marshal of the Parade – we will honor Carl's incredible achievements and community impacts that he has made in our community over the past 95 years.

- *Carl Workman was born in his family home on Park Avenue in 1924, and raised here in Old Town. He has been a hard worker all of his life from early on, delivering Park Record newspapers, shoveling snow, working on a chicken farm, working at the Egyptian theater. Carl helped construct the original Snow Park Ski Resort, and was a silver miner in the Daily West Mine, worked at the mills and much more. Carl served our country in WWII and is a South Pacific Vet (Sergeant). When he returned from war, he went into the oil business. Carl now maintains his property (previously Union Pacific land, then a family chicken farm) nearly 3 acres near Old Ranch Rd and hwy 224. You may see him out mowing or working on his equipment. He is now single, with children, grandchildren and great grandchildren.*

Beginning on Friday this week, a full schedule of 4th of July Activities will be found on the City's homepage with Transportation and Parking Impact information. This information will be distributed in Spanish as well. Staff will implement community outreach for the event including impact information to local residents and businesses, web and social media outreach, and local media such as Park Record and KPCW. The community can sign up for the City's text alert system by texting PCEVENTS to 888777 to receive the most up to date transportation and emergency information. Transportation Planning has also integrated a Transportation Survey on the City homepage that will be available July 2 through July 13. Community and business members can provide feedback about their transportation experience during the Fourth of July event, so that staff can use the feedback for planning in future years.

Staff wanted to thank City Council and the many community members who help make this event possible. The event would not be possible without the collaboration of our community including:

- Summit County, Park City School District, Park City Resort and Deer Valley Resort, who help coordinate transportation and parking mitigation for the event.
- The Activity Providers who make the event's offerings unique to our community – Park City Boy Scout Troop (Kids Games), Park City Boy Scout LDS Troop (provides Pancake Breakfast), Park City Cheer (Face Painting), Park City Rugby Club (Rugby Games), Park City Ski Team (4th of July 5K), Park City Resort

(BBQ, Music and Fireworks), Park City Recreation (4th of July Volleyball Tournament)

- The Chamber is still involved with the event, as many of the Ambassadors, specifically, Joel Fine leads the charge on Swede Alley with the Parade Line up and the Chamber will still take on the role of judging the parade.
- Rocky Mountain Power and Summit County Restaurant Tax for their financial support and sponsorship of the event.
- The Special Events Department is very appreciative of every City Department who play a role in coordinating and making this event possible. Their work is many times left unseen, and is essential in making this event safe and successful.

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[May 30, 2019 Minutes](#)



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

May 30, 2019

The Council of Park City, Summit County, Utah, met in open meeting on May 29, 2019, at 3:00 p.m. in the City Council Chambers.

WORK SESSION

Police Complaint Review Committee Member Interviews:

Deanna Rhodes and Tom Horton were interviewed by Mayor Beerman and the City Council.

Council Member Gerber moved to close the meeting to discuss property and personnel at 3:35 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION*

Council Member Ware Peek recused herself from the second property item on the Closed Agenda.

Council Member Worel moved to adjourn from Closed Meeting at 5:45 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

WORK SESSION (CONTINUED)

2019-20 City Manager's Recommended Budget: Operating Budget and Fee Change Recommendations:

This item was discussed in New Business.

REGULAR MEETING

I. ROLL CALL

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

II) AWARDS AND RECOGNITION

1. Presentation of the 2018 Cindy Matsumoto Historic Preservation Awards to the Historic Glenwood Cemetery for Stewardship of the Site; the Little Belle Ore Bin for Excellence in Restoration; the Jupiter Ore Bin for Excellence in Restoration; and the Alliance Mine Site for Stewardship of the Site:

Randy Scott, Historic Preservation Board (HPB) member, explained the four awardees would be given a plaque to hang at their sites. A painting of the Glenwood Cemetery was commissioned and would hang at City Hall.

Mayor Beerman opened the meeting for public input.

Cindy Matsumoto thanked the HPB members and others for all their hard work. She also announced the museum's annual Park City home tour.

Mayor Beerman closed public input and thanked the groups for all their dedication in preserving these structures.

2. Summit Community Power Works (SCPW) Challenge High School Winners Recognition:

1 Celia Peterson, Environmental Sustainability, and Jeff Bousson, SCPW, presented this
2 item. Bousson reviewed the purpose of SCPW and reviewed an online challenge that
3 SCPW gave to the Park City High School students. He thanked the teachers and
4 students for their efforts in reducing Park City's carbon footprint. Peterson gave
5 certificates of recognition to the winning teams and stated two trees would be planted in
6 the teams' honor.

7
8 Mayor Beerman opened the meeting for public input.

9
10 Megan McKenna, PCHS Science teacher, thanked the City for supporting the students.

11
12 Mayor Beerman closed the public input portion of the meeting.

13
14 **III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

15
16 **Council Questions and Comments:**

17 Council Member Ware Peek congratulated the Mental Health Alliance for all their events
18 supporting Mental Health Month.

19
20 **Staff Communications Reports:**

- 21 1. Quarterly Budget Report- FY2019 Third Quarter
22 2. 2019 Spring Runoff Update
23 3. Park City Heights Neighborhood Park Update
24

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

27
28 Mayor Beerman opened the meeting for public input on matters not being addressed on
29 the agenda.

30
31 Toni Naples stated she was in a YouTube video for the Cougar Cab show on Main
32 Street. She heard food trucks were allowed on Main Street but only on private property
33 and suggested only allowing them from 11:30 p.m.-2:00 a.m. Mayor Beerman
34 suggested that she go to HPCA or Main Street merchants who might have private
35 property options where food trucks could park.
36

Joe Butterfield noticed the lighting in downtown were high pressure sodium lights. He requested those lights be changed out for energy saving fixtures. Council Member Henney stated LED lights were installed when the City did the Deer Valley project. The City was trying to change those out as projects were done. In some neighborhoods, street lights were pulled out completely. Troy Daley, Streets Manager, stated the lights were owned by Rocky Mountain Power and they had some restrictions, but the lights could be fitted for LED.

Mayor Beerman closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Approve Two Grazing Leases with Gillmor Ranching LLC for City-Owned Property Along SR-248 and the Clark Ranch Open Space in a Form Approved by the City Attorney:

2. Request to Approve Professional Service Provider Agreements Totaling \$317,800 for Noxious Weed Abatement, in a Form Approved by the City Attorney: PMG Vegetation Control - \$80,000; Ground Solutions - \$25,000; Green Leaf - \$30,000; Eco Lawn - \$70,000; Jesus Rea Landscaping - \$108,800; and Ground Solutions - \$4,000:

3. Request to Authorize the City Manager to Enter into a Memorandum of Understanding (MOU) with Summit County Health Department for Continued Financial Contributions for the Mental Health Director Position, in the amount of \$60,000 in a Form Approved by the City Attorney's Office:

Council Member Henney requested to pull Item 3 off the Consent Agenda.

Council Member Henney moved to approve Items 1 and 2 on the Consent Agenda.
Council Member Worel seconded the motion.

RESULT: APPROVED

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

3. Request to Authorize the City Manager to Enter into a Memorandum of Understanding (MOU) with Summit County Health Department for Continued

Financial Contributions for the Mental Health Director Position, in the amount of \$60,000 in a Form Approved by the City Attorney's Office:

Jed Briggs stated the MOU was being continued to a future meeting because there were questions on how the City wanted it to look in the future. He asked to come back on June 6th to discuss it further.

Council Member Henney wanted to discuss funding a fulltime position versus a contract position. Council Member Worel asked that Rich Bullough come to explain the nuances. Council Member Joyce requested a discussion on guidelines for contributing to projects that were with the County. Council was in favor of having this discussion. Council Member Worel felt the mental health funding was time sensitive and needed to be addressed soon.

Council Member Henney moved to continue authorizing the City Manager to enter into a Memorandum of Understanding (MOU) with Summit County Health Department for continued financial contributions for the Mental Health Director position, in the amount of \$60,000 in a form approved by the City Attorney's Office to a date uncertain. Council Member Joyce seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

VI) NEW BUSINESS

1. 2019-20 City Manager's Recommended Budget: Operating Budget and Fee Change Recommendations:

Briggs reviewed the budgeting for outcomes process. He discussed budget increases and personnel changes by department.

Council Member Gerber asked about the \$6,000 slotted for affordable housing, and thought consulting services were more expensive. Briggs stated the original request was \$13,000. Foster stated there was new staff in Planning that would focus on policy analysis, which would alleviate time for other housing staff. Council Member Gerber felt this critical priority should have additional funding and support. Foster stated this could come back for further discussion.

Briggs noted the other element of housing was in the special service contracts. Mayor Beerman pointed out that the affordable housing MPD and other projects that burdened the Planning Department could be filled if more funding was set aside for affordable housing.

Council Member Ware Peek asked about the variance in the personnel change chart for Public Utilities. Briggs explained the variance column showed how the money impacted different funds. There was discussion on the Transit Housing HOA fees. Alfred Knotts stated the annual cost was \$120,000 which included water and electricity and was offset by the rent received from the occupants. Council Member Worel asked if the County had input in the Transit personnel funding since they contributed to Transit. Foster indicated the County was supportive of the new Transit personnel structure.

Council Member Ware Peek asked why Fleet was not part of the Transit Department. Knotts stated that might eventually be part with the onboarding of more electric vehicles, but for now it was separate. Foster explained the Fleet Department was actually a Fleet Maintenance Department. Council Member Ware Peek asked about the bus shelter maintenance position. Knotts explained the reasoning behind the personnel shifts. Mayor Beerman noted the County requested a position for maintaining the shelters.

Council Member Joyce requested a broader discussion on Transit within the next four or five months. Mayor Beerman suggested it would be a good topic for the summer retreat. Council Member Joyce was concerned about the increase in fulltime employees compared to the increase in services. Discussion ensued on personnel versus capital. Briggs stated that would be a good conversation for a future meeting.

With regard to the Fee Schedule, Council Member Gerber asked about the fee increase for seniors at the MARC and Ice Arena and noted an inconsistency with what constituted being a senior. It was indicated the age set for seniors should be 65+ years old. Council Member Joyce asked why Ice didn't increase its fees. There was discussion on subsidies for Ice and Recreation.

Mayor Beerman opened the public hearing.

Angela Moschetta expressed concern with the disorganized budget agendas, spreadsheets only understandable by the budget manager, etc. She liked Council Member Joyce's forecasting tool discussion. She suggested adding a line item to the

1 budget to get an organizational and/or HR expert to analyze staffing. She felt this was
2 problematic and too many people questioned the budget and employee salaries for
3 service.

4
5 Mayor Beerman closed the public hearing.

6
7 Council Member Gerber moved to continue discussing the 2019-20 City Manager's
8 Recommended Budget at the June 6, 2019 meeting. Council Member Worel seconded
9 the motion.

10 **RESULT: CONTINUED TO JUNE 6, 2019**

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

12
13 **2. Consideration to Approve a Five (5) Year Interlocal Agreement for Joint Use of**
14 **Facilities for Recreation between Park City School District, Snyderville Basin**
15 **Special Recreation District, and Park City Municipal Corporation:**

16 Ken Fisher, Recreation Manager, presented this item and stated it was the third time
17 this agreement was being renewed. Council Member Gerber stated she was impressed
18 with the process and found it interesting as usage configurations were determined.
19 Mayor Beerman asked if this would be related to the request from Mountain Trails, to
20 which Fisher replied that it was not related to that request.

21
22 Council Member Ware Peek asked if there were challenges for Park City. Fisher stated
23 this MOU was great for alleviating challenges because operations were set out in the
24 agreement. Council Member Ware Peek stated social equity wasn't outlined in the
25 agreement and asked if it would be reworded. Fisher stated each facility would charge
26 fees as they saw fit. Council Member Worel was impressed with the cooperation
27 between entities. Council Member Ware Peek asked about the rule change for dogs on
28 fields during games. Fisher explained that during the soccer games dogs were
29 sometimes right next to the field. A ten foot buffer was created to prevent that.

30
31 Mayor Beerman opened the meeting for public input. No comments were given. Mayor
32 Beerman closed the public input portion of the meeting.

33
34 Council Member Henney moved to approve a five (5) year interlocal agreement for Joint
35 Use of Facilities for Recreation between Park City School District, Snyderville Basin

Special Recreation District, and Park City Municipal Corporation. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Resolution 11-2019, a Resolution Approving Building Department Fee Waivers on New Renewable Energy Projects:

Celia Peterson, Environmental Sustainability, explained the resolution removed the caps and updated the policy overall, offering many incentives including fee waivers. She also discussed other projects her team was working on.

Council Member Ware Peek asked about the application process for a fee waiver. Downard stated projects that met the requirements for this fee waiver did not need an application, and the fee was waived automatically. Council Member Gerber asked if word had gotten out about the fee waivers. Peterson stated the fee waivers should have ended in 2013, but the Building Department kept granting the waivers. Downard stated there were builders who consistently used these waivers. Peterson stated the City would be installing electric vehicle chargers in the City and those would receive the fee waivers as well.

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

Council Member Gerber moved to approve Resolution 11-2019, a resolution approving Building Department Fee Waivers on New Renewable Energy Projects. Council Member Henney seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2019-29, an Ordinance Approving an Extension of Approval for the Park City Heights Phase 2 Subdivision Located off Calamity Road, South of Richardson Flat Road and West of US Highway 40, Park City, Utah:

Kirsten Whetstone, Senior Planner, presented this item. She explained Ivory Homes was installing infrastructure and needed two more years to complete that, along with constructing a new water tank, before recording this plat.

With regard to a question about affordable housing obligations, Whetstone indicated the first phase of this subdivision had 68 of the 79 required affordable units. All but two were completed or under construction. Phase Four had three planned affordable units and Phase Five would have the remaining eight affordable units. Phase Four couldn't construct until the water tank was completed, so it was probable that Phases Three, Four and Five would be recorded and the construction would be very close together.

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

Council Member Joyce moved to approve Ordinance No. 2019-29, an ordinance approving an extension of approval for the Park City Heights Phase 2 Subdivision located off Calamity Road, south of Richardson Flat Road and west of US Highway 40, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Ordinance 2019-30, an Ordinance Approving Municipal Code Amendments Regarding Gravel and Landscaping in Title 11 Chapter 15-3 Acceptable Cover, Title 14 Chapter 2-7 Park Strips; Land Management Code Title 15 Chapter 3-3 General Parking and Driveway Standards; Title 15 Chapters 5-1 Policy and Purpose and 5-5(N) Landscaping; and Title 15 Chapter 15-15 Definitions:

Liz Jackson, Planning Department, presented this item. She indicated some clarifications regarding artificial turf had been added. She asserted these amendments would avoid landscapes that were not compatible with the area. She also noted within the amendments there would be an approved plant list.

Council Member Joyce asked to interpret the term "limited" with regard to the artificial turf language. Erickson stated the turf was limited to areas of active recreation or undevelopable locations. Council Member Worel thought the use of the backyard should be up to the owner. Erickson stated there were limits of disturbance which if exceeded, would conflict with the General Plan.

Council Member Gerber appreciated the new wording for artificial turf which would give residents more liberties with their property. She noted the wording "maintain the

aesthetic experience of Park City” might come off wrong to some people. Council Member Joyce pointed out a discrepancy in one of the attachments with regard to rock size for Jackson to clean up.

Mayor Beerman opened the public hearing.

Sarah Hall stated the gravel and turf limitations were harsh, especially when residents were trying to control water consumption.

Mayor Beerman closed the public hearing.

Mayor Beerman asked about artificial turf percentages in small yards. Erickson stated that would be a judgment call by the owner. Council Member Gerber asked about using gravel as part of a variety of landscaping alternatives. Erickson stated gravel retained heat, but if used, vegetation should accompany it. Erickson stated these amendments were forward looking, especially for new development landscape plans. Mayor Beerman asked about turf block. Erickson stated turf block was fine for pathways and in some other instances. He noted this would be coming back in the Parking regulations.

Council Member Worel moved to approve Ordinance 2019-30, an ordinance approving Municipal Code amendments regarding Gravel and Landscaping in Title 11 Chapter 15-3 Acceptable Cover, Title 14 Chapter 2-7 Park Strips; Land Management Code Title 15 Chapter 3-3 General Parking and Driveway Standards; Title 15 Chapters 5-1 Policy and Purpose and 5-5(N) Landscaping; and Title 15 Chapter 15-15 Definitions with the amendment of including the additional artificial turf language. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration of Utah Open Lands Funding Request in the Amount of \$550,000 to Finalize the Purchase of Armstrong Snow Ranch Pasture
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Armstrong Snow Ranch Pastures Staff Report](#)

[Exhibit 1: Utah Open Lands Funding Request](#)

City Council Staff Report

**Subject: Utah Open Lands Funding Request-
Armstrong Snow Ranch Pastures Open Space**

Author: Heinrich Deters

Department: Sustainability

Date: June 27, 2019

Type of Item: Administrative- Conservation Funding Request

Recommendation

Utah Open Lands (UOL) has requested additional funds to help close their fundraising gap necessary to finalize the purchase of Armstrong Snow Ranch Pasture (Exhibit I). UOL's request is time sensitive due to an impending property closing deadline of June 30, 2019. UOL's request is for an additional \$550,000.

Upon receipt of UOL's request and given the interest to support and protect the Armstrong Snow Ranch Pasture (ASRP), the Mayor requested staff prepare a public hearing at the next regularly scheduled Council meeting to gauge community support.

In order to prepare for the public hearing, staff has provided a brief history of the property and financial analysis to assist with Council's consideration.

Executive Summary

As a result of a UOL's request to provide additional financial support, staff researched a variety of financial strategies to help identify potential sources of funding for consideration. Staff evaluated additional operating and capital budget cuts, utilization of reserves, and paying the \$550,000 over a longer period of time.

Last year, Park City voters overwhelmingly approved the \$48 million Treasure Hill/Armstrong Snow Ranch Pasture Open Space Bond by 78%, which anticipated a contribution of up to \$3 million for the ASRP. UOL is concerned that they will not secure and protect the ASRP despite the \$3 million pledge by Park City's voters.

In February, in order to secure and protect Treasure Hill, staff issued General Obligation (GO) and Sales Tax Bonds. Fortunately, the bond premium, principal and interest rates outperformed financial estimates. The result: PCMC only borrowed \$44 million, and not the \$45 million initially projected for Treasure Hill. Thus, property taxpayers are paying less than estimated when they voted to protect Treasure Hill and ASRP. After maintaining the \$3 million pledge, an additional \$1 million in bond authorization remains available to draw upon.

For this reason, staff recommends granting UOL's financial request and utilizing part of the existing the \$1 million in additional bond authorization, rather than additional budget cuts or reserves. Staff noted the following:

- **Strong Voter Support** – Public support to protect Treasure Hill and ASRP was the highest ever for an open space initiative in Park City – 78% voter approval;
- **Overall Financial Strength** – favorable principal, premium, and interest rates resulted in only \$44 million borrowed, not \$45 million;

- **Eliminates Development Potential** – a majority of the property allows for 1/3 acre development lots, which could result in approximately 48 single family homes and the loss of the City's only private working agricultural land; and
- **COSAC Priority Property** – the Armstrong properties were consistently rated as a high priority acquisition target by the Citizens Open Space and Advisory Committee.
- **Low Taxpayer Impact** – \$550,000 to secure the property in perpetuity has a small taxpayer impact (only \$2.20 per year to a primary resident who owns a home with a taxable value of \$800,000).



Background

In 2009, Park City, in conjunction with UOL, acquired 136 acres known as Armstrong Open Space. The property sits at the head of Thaynes Canyon, is home to the popular Armstrong Trail, and most commonly is seen along the fairway of the 5th hole on the Park City Municipal Golf Course.

On July 12, 2018, UOL presented City Council with the ASRP open space preservation plan, which consisted of 19 acres of additional land owned jointly by Kerry Armstrong and Herb Armstrong, located near Thaynes Canyon Drive.

The property's conservation value was determined to be \$16 million, by Cushman & Wakefield, a professional appraiser. Conservation value is determined by noting the difference between the market value before the easement (\$17,575,000) and the land value after the easement (\$920,000). (See Below chart)

Value Conclusions			
Appraisal Premise	Real Property Interest	Date Of Value	Value Conclusion
Market Value As Is - Before Easement	Fee Simple (Surface Rights)	January 26, 2017	\$17,575,000
Market Value As Is - After Easement	Fee Simple (Surface Rights)	January 26, 2017	\$920,000
Difference	Fee Simple (Surface Rights)	January 26, 2017	\$16,655,000

Compiled by Cushman & Wakefield of Colorado, Inc.

After a \$10 million donation by the Armstrong's, the total cost of the ASRP protection project was \$6 million. The project breakdown:

- UOL requested the City match up to \$3 million;
- UOL would raise the remaining \$3 million via private funding

If protected, the City would receive fee title to 5 additional acres of dedicated open space, as well as preserve the remaining 14 acres in a conservation easement in partnership with UOL.

Accordingly, on July 19, 2018, staff requested Council consider the proposed options and the financial implications of combining the Treasure Hill bond initiative with the ASRP. Ultimately, Council directed staff to prepare an Election Resolution for \$48 million for a combined bond, to be placed on the November 2018, ballot. The ballot initiative passed by an unprecedented 78%, and in February, the City closed on the Treasure Hill portion of the 2019 GO and Sales Tax Revenue bonds. This enabled the City to formally protect Treasure Hill in March 2019.

The City went through an extensive budget process to keep the GO portion of the bonds as low as possible. Funding strategies included deferring and de-obligating funded capital projects, utilizing the additional resort community sales tax 2017 and 2019 bonds, dedicating sales of asset proceeds and year-end revenues over expenditures, as well as the planned \$45 million 2019 GO bond proceeds including potential bond premium.

The \$45 million Treasure Hill portion of the GO bonds were sold at a true interest rate of 2.47%, far exceeding the conservative 2.8% estimate used to calculate the annual property owner's tax payment. Based on all allocated funding sources for the \$64 million Treasure Hill acquisition and estimated cost for any trail, trailhead, or environmental/conservation protection or remediation costs, with bond premiums, sufficient funds were in place to reduce the GO principal amount from \$45 million to \$44 million.

It was estimated that the owner of the average primary residence, with a taxable value of \$800,000, would pay an estimated \$194.00 per year if the bonds were issued for \$48 million. Due to lower rates and premiums, taxpayers will pay less than the estimated \$194.00 per year on the bonds.

The remaining GO bond authorization was anticipated to be \$3 million, and would match funding from UOL fundraising to acquire ASRP. By reducing the principal amount from \$45 to \$44 million on the 2019 GO Bond issuance, the City has \$1 million in additional authorization remaining in the voter-approved GO bond.

The additional GO bond authorization will remain effective for up to ten years, and bond proceeds are limited exclusively to the purchase and protection of Treasure Hill and ASRP.

Analysis

ASRP Includes 19 acres owned by two parts of the Armstrong family and represents the only remaining private working agricultural pastures within City limits. The property has significant scenic, wildlife and agricultural value. Further, public access in the form of recreational trails is contemplated should the property be preserved.

Staff has provided a link to the current UOL webpage: <https://utahopenlands.org/snow-ranch-pastures/>

Current Funding Gap from UOL

The total cost for acquiring the open space and conservation is \$6 million. The current funding gap is \$1,103,929. UOL's request is approximately 50% of the current shortfall.

	1488 South Main Street Salt Lake City, UT 84115 (801) 463-6156 www.UtahOpenLands.org	
Total Purchase Price		\$16,000,000
Sources of Funding		Amount
Landowner Contribution		\$10,000,000
Treasure Hill/Armstrong City Bond		\$3,000,000
Pledges from Individual Donors		\$191,600
Anonymous Foundation Pledge		\$250,000
Individual Contributions		\$525,471
Alternative Visions Fund at the Chicago Community Trust		\$250,000
Walbridge Fund		\$625,000
Richard K. and Shirley S. Hemingway Foundation Grant Over 2 Years (\$14,500 annually)		\$29,000
Utah Open Lands Board Contribution		\$25,000
TOTAL RAISED		\$14,896,071
FUNDS NEEDED TO COMPLETE PURCHASE		\$1,103,929
Request to Park City Council		\$550,000
Remaining amount needed after request		555,929

Impact to the taxpayer of a \$550,000 incremental contribution

Because the Treasure Hill bond was issued for less than \$45 million due to the excellent interest rate and bond premium, the taxpayer will still pay less than was originally forecasted, even if Council determines to contribute an additional \$550,000.

For example, the taxpayer owning a primary residence valued at the average taxable value of \$800,000 **will pay an additional \$2.20 per year to cover the \$550,000.**

As a result, staff recommends securing the ASRP property.



June 21, 2019

Park City Council
c/o Heinrich Deters Trails and Open Space Manager
Delivered via: email

Dear Park City Council,

On behalf of Utah Open Lands I am writing to you today to request your help in ensuring that Armstrong Snow Ranch Pastures is protected forever and to bring to fruition what the voters affirmed when they passed the Treasure Hill and Armstrong/Snow Ranch Pastures open space bond by 77.7%. Many in the community have demonstrated their support for the protection of this landscape by making personal contributions in addition to increasing their taxes to see this beautiful piece of Park City protected.

The Armstrong Family too, has made a significant contribution by donating a substantial portion of the conservation easement value. The \$6 million purchase price for saving this highly developable property is a fraction of the true cost and a priceless addition to the open space that gives back to the community in the high quality of life all enjoy. It is more than wildlife habitat and a viewshed, it is a part of Park City's history that dates back to the late 1800s.

Our request to the City Council is that you help us close the remaining gap in funding needed to reach the \$6 million goal. Our ask is that the council consider at least meeting us halfway in the final \$1.12 million that we have left to raise. After two extensions graciously granted by the family we are in the eleventh hour to meet our June 30th deadline.

On behalf of the community that has worked so hard to see this treasure protected I appreciate your consideration of our request.

Respectfully,


Wendy E. Fisher
Executive Director

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve the Bonanza Flat Development Agreement with Wasatch County
(A) Public Input (B) Action

Suggested Action:

Attachments:

[Bonanza Flat Development Agreement Staff Report](#)

[Bonanza Flat Development Agreement](#)

City Council Staff Report

**Subject: Wasatch County Development Agreement-
Bonanza Flat**

Author: Heinrich Deters

Department: Sustainability

Date: June 27, 2019

Type of Item: Administrative- Development Agreement Approval

Recommendation

Staff recommends Council approve a Development Agreement with Wasatch County per the Bonanza Flat Open Space. (Attachment I)

Background

Park City acquired the 1350 acre Bonanza Flat Open Space in June of 2017. Over the past two years, Staff, City Council and Utah Open Lands have conducted and implemented a planning process that included the following:

- Hundreds of staff hours collecting baseline data for the conservation easement; and
- Hosted several online and on site surveys, counts and interviews; and
- Completed restoration and reclamation projects associated with possible mine hazards; and
- Implemented temporary restroom facilities at Empire and Guardsman Pass; and
- Held numerous public planning meetings and open houses, including the Technical and Stakeholder groups; and
- Attended several meetings with Wasatch County; and
- Attended several meetings with Utah Department of Transportation.

All of these efforts were completed with the purposes of adopting a third party conservation easement preserving the property as open space and consistent with the 2016 bond language.

Analysis

Wasatch County acting pursuant to its authority under Utah Code Annotated 17-27a-101 et seq., and its land use policies, ordinances, and regulations has made certain determinations with respect to the Property, the Application, and the Development and, in the exercise of its legislative discretion, has elected to approve this Agreement consistent with Wasatch County Code Section 16.27.23, which allows the Wasatch County Manager the ability to enter into a 'Development Agreement' with individuals or entities at any phase of a development. [Wasatch County Code-DEVELOPMENT AGREEMENTS](#)

Mike Davis, County Manager, has reviewed and executed the Agreement on behalf of Wasatch County.

While Bonanza Flat is an open space parcel free of standard residential or commercial development, the Wasatch County Manager required this agreement as part of the trailhead parking plan submitted to Wasatch County in 2018.

The agreement outlines several conditions. Staff has provided a status update for those materials to the implementation of trails and trailheads on the property.

1. **Compliance With Plans.** Developer agrees to fully comply with the plans submitted in its Application, attached hereto and incorporated herein as Exhibit B-‘Site Plan’, unless required otherwise in this Agreement.
 - *This references the (5) recreational trailhead plans provided to the County and proposed for the property.*
2. **Health Department Approval.** Developer shall apply for and obtain a permit for the vault restrooms from the Wasatch County Health Department, pursuant to Title 12- Health and Sanitation, of the Wasatch County code.
 - *Staff is in the process of obtaining the Health Department Agreement and construction permits for the proposed restrooms.*
3. **Emergency Access Gates.** Developer shall comply with the County requirement that all gates installed by Developer on private roads within the Property, including, but not limited to, Big Sky, Bonanza Ridge, Jeep Hill and Culvert Meadow, shall be emergency “crash” gates designed to allow emergency access.
 - *Staff has implemented gates along the private roads identified in the agreement and will ensure that they are crash rated. Further staff is coordinating with Wasatch County Search and Rescue teams per emergency access associate with Bonanza Flat.*
4. **Back Country Trail Construction.** County supports Developer’s desire to construct back country trails within the Property. Property. Developer agrees that the design and construction of such trails shall comply with the requirements of Wasatch County Code Section 16.38, Appendix 3, as enacted on the date of Developer’s Application for any new trail construction.
 - *Staff is working with the Wasatch County Planning Director, Mountain Trails Foundation and Utah Open Lands per the planning and implementation of the trails plan.*
5. **Trailheads.** Trailheads shall be constructed in accordance with Section 16.38 03 (F) to promote appropriate site lines and to allow for safe vehicular ingress and egress from the County roadways.
 - *Staff has reviewed the site plans with the Wasatch County Planning Director and removed any proposed structure from an area 33’ from the centerline of both Guardsman Pass and Pine Canyon roads.*

Should Council approve the Development Agreement as provided, staff will have the document recorded in Wasatch County. Further, staff will move forward with the construction of the trailheads and trails consistent with the Agreement.

Attachment I- Wasatch County Development Agreement- Bonanza Flat

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT Agreement, (the "Agreement") is made and entered into as of this 19th day of June _____, 2019, by and between Park City Municipal Corporation, a Utah municipal corporation, (the "Developer"), and Wasatch County, a political subdivision of the State of Utah, (the "County").

RECITALS

A. Developer currently owns that certain real property known as Bonanza Flat in Wasatch County, Utah, (the "Property"). The Property consists of approximately 1,350 acres of land as more particularly described on Exhibit "A" attached hereto, and by this reference made a part hereof.

B. Developer has submitted an application, as required by Wasatch County, (the "Application"), for a development consisting of up to five (5) trailhead parking areas with vault-style restroom facilities and related appurtenances to be used by public visitors to the Bonanza Flat area, (the "Development").

C. The County, acting pursuant to its authority under Utah Code Annotated 17-27a-101 et seq., and its land use policies, ordinances, and regulations has made certain determinations with respect to the Property, the Application, and the Development and, in the exercise of its legislative discretion, has elected to approve this Agreement.

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The recitals are hereby incorporated as part of this Agreement.

2. **Conditions of Development Plan.** The Development shall comply with the following conditions:

a. **Compliance With Plans.** Developer agrees to fully comply with the plans submitted in its Application, attached hereto and incorporated herein as Exhibit B-‘Site Plan’, unless required otherwise in this Agreement.

b. **Health Department Approval.** Developer shall apply for and obtain a permit for the vault restrooms from the Wasatch County Health Department, pursuant to Title 12- Health and Sanitation, of the Wasatch County code.

c. **Emergency Access Gates.** Developer shall comply with the County requirement that all gates installed by Developer on private roads within the Property, including, but not limited to, Big Sky, Bonanza Ridge, Jeep Hill and Culvert Meadow, shall be emergency “crash” gates designed to allow emergency access.

d. **Back Country Trail Construction.** County supports Developer’s desire to construct back country trails within the Property. Developer agrees that the design and construction of such trails shall comply with the requirements of Wasatch County Code Section 16.38, Appendix 3, as enacted on the date of Developer’s Application for any new trail construction.

e. **Trailheads.** Trailheads shall be constructed in accordance with Section 16.38 03 (F) to promote appropriate site lines and to allow for safe vehicular ingress and egress from the County roadways.

3. **Compliance with County Design and Construction Standards.** Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the County necessary for the development of the Property, except as expressly provided herein.

4. **Reserved Legislative Powers.** Nothing in the Agreement shall limit the future exercise of the police power by the County in enacting zoning, subdivision, development, transportation, environmental, open space and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer’s vested rights to develop the Property as provided herein.

5. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Wasatch County Recorder, shall be deemed to run with the Property, shall encumber the same, and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual, or entity without assigning the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede the assignment, sale, or transfer of the Property, or any portion thereof, by Developer.

7. **No Joint Venture, Partnership or Third Party Rights.** This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

8. **Term.** Developer shall construct in accordance with site plans attached as exhibit within 5 years or the development agreement becomes void.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for who intended, or, if mailed, by certified mail, return receipt requested, postage prepaid to the parties as follows:

Developer:
Diane Foster, City Manager
445 Marsac Avenue
Park City Municipal Corporation
P.O. Box 1480
Park City, UT. 84060

With a copy to: Thomas Daley, Deputy City Attorney
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

County:
Mike Davis, Wasatch County Manager
25 North Main Street
Heber City, Utah 84032

With a copy to: Doug Smith, Wasatch County Planning Director
55 South 500 East
Heber City, Utah 84032

10. Counterparts; Electronic Signatures. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which when taken together shall constitute one and the same document and agreement. A copy or electronic transmission of any part of this Agreement, including the signature page, shall have the same force and effect as an original.

11. Governing Law. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Utah, without regard to any conflicts of law issues.

12. Entire Agreement. This Agreement contains the entire understanding of the County and Developer and supersedes all prior understandings relating to the subject matter set forth herein and may only be modified by a subsequent writing duly executed and approved by the parties hereto.

IN WITNESS WHEREOF, this Agreement is executed as of the date first written above.

DEVELOPER:

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation

By: _____
Diane Foster, City Manager

Approved as to Form:

THOMAS A. DALEY, Deputy City Attorney

WASATCH COUNTY

By  _____
Mike Davis, County Manager

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by DIANE FOSTER, City Manager of PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, on behalf of the entity.

Notary Public _____

Exhibit "A" Legal Description

Record of Survey 0002928, dated March 1, 2017 and Record of Survey 0003068 dated January 16, 2018 on file in the Wasatch County Recorder's office.

Basin of Bearings and Distances

All bearings and distances shown between points are expressed as grid bearings and distances obtained by a modified (1911) Transverse Mercator projection of the 1960 US National Survey. The formal projection parameters are as follows:

Station	Latitude	Longitude
043410	33° 35' 55.000000" North	111° 32' 55.000000" West
043411	33° 35' 55.000000" North	111° 32' 55.000000" West
043412	33° 35' 55.000000" North	111° 32' 55.000000" West
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043466	33° 35' 55.000000" North	111° 32' 55.000000" West

FILED NUMBER: 000-3065
 RECEIVED DATE: 11-15-2018
 REGIONAL ASSURANCE CONCERNING 100
 BURNING FOR NEW CITY SHOPSIDE COURT

NOTE 1
The ORIGINAL Corner of Townships 2 & 3 South, Range 3 & 4 East, was established by James C. Freeman on September 16, 1871 (Approved December 22, 1871). This Corner stood as the OFFICIAL Corner of said townships until September 17, 1903 when Andrew F. Hansen's 1902 survey of Township 2 South, Range 3 East was Approved.

Between 1871 and 1903 several official Mineral Surveys were made in this Corner. This Corner, including NS Reg. 3280, 3281, 3282, 3284, & 3289

MONUMENTS & CODES


 (415) 449-1840

STAFF:
 JoAnn Dendowski
 Copy Office
 Mail Clerk
 Michael Dendowski

DATE: 1/16/18

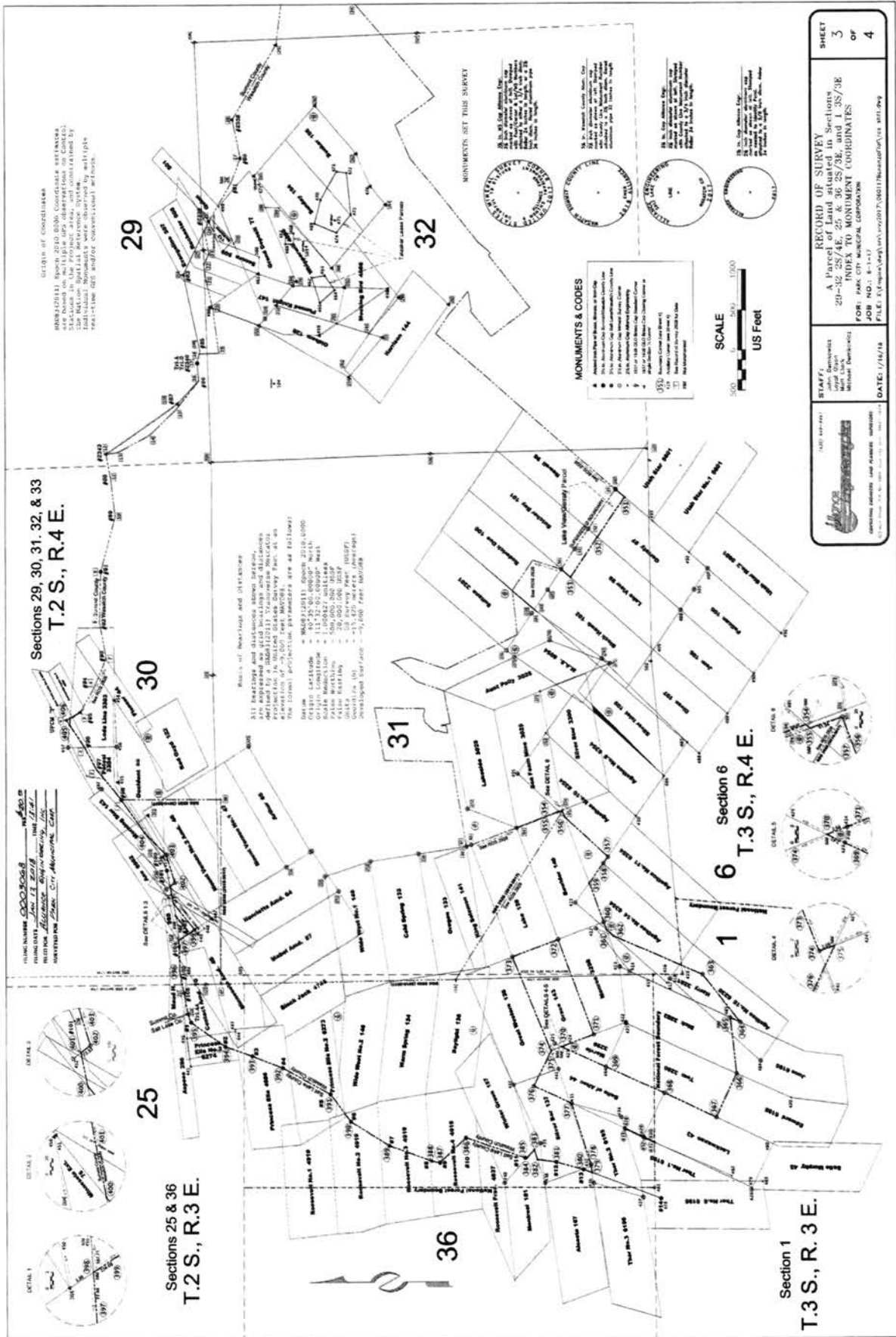
CONSTRUCTION CONTRACTS / LEAD PLANNING / MARKET COMMENTARY
 www.enr.com 2018 400 9th Ave., 15th Fl. New York, NY 10011

5	41°10'01"	N.	151.18	(2017)
6	42°30'	N.	151.16	(2002)
7	46°07'18"	N.	598.69	(2017)
8	54°40' W.		600.00	(2002)
9	56°02'54"	N.	598.61	(2017)
10	58°40' W.		600.00	(2002)
11	47°42'	E.	151.18	(2017)
12	54°40' E.		151.19	(2002)

4.75	12013	1-17
N/R	(1938)	1-18
133.86	12017	1-18
100.8	13011	1-18
268.27	13013	1-18
263.2	13013	1-18
9.22	12013	1-18
N/R	(1911)	

2. South, Range
3.

Between 1871 and 1911, the Official Mineral Survey of Township 3 East was Approved, including MS Nos. 3282, 3256, & 3259.

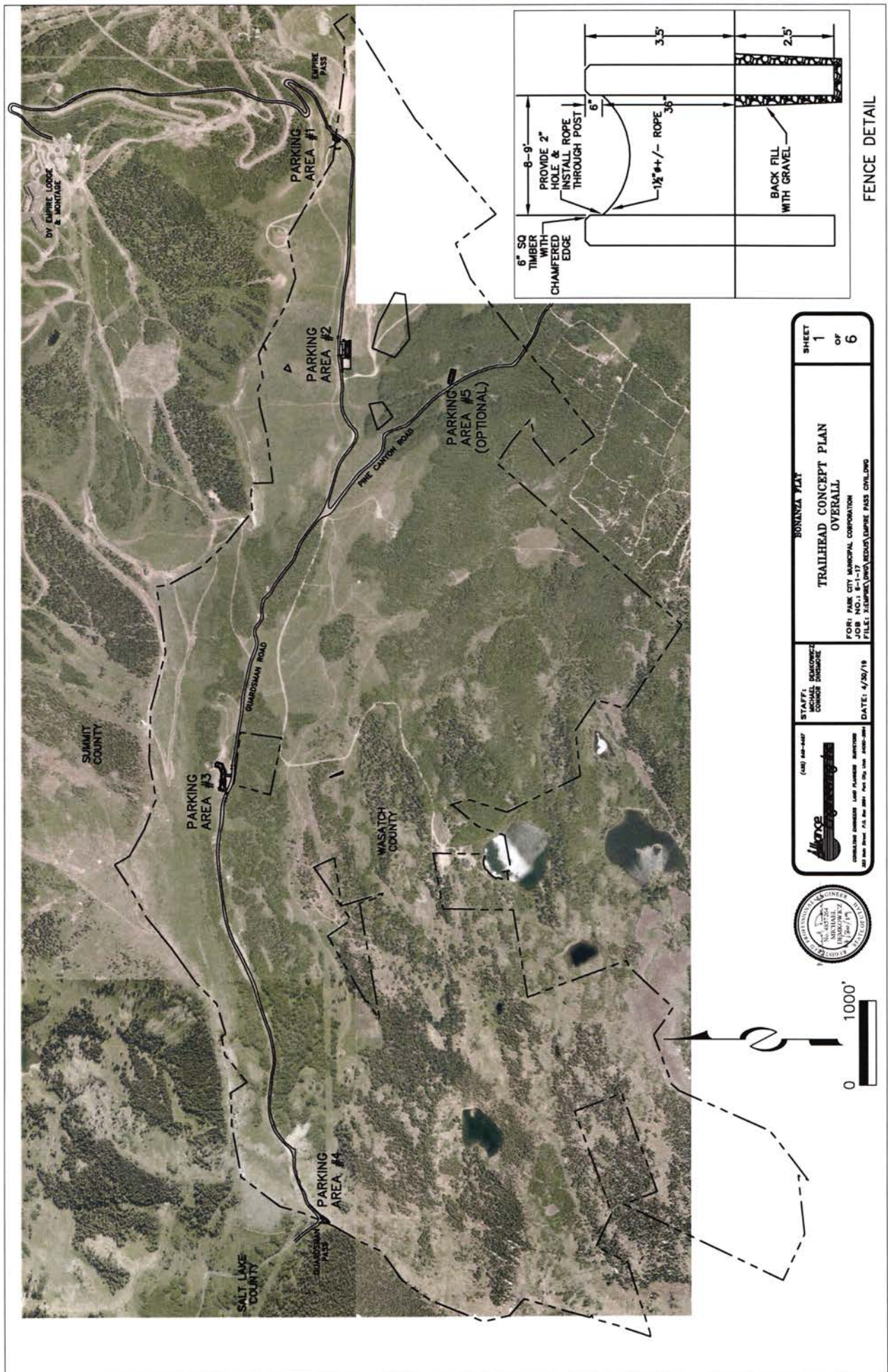


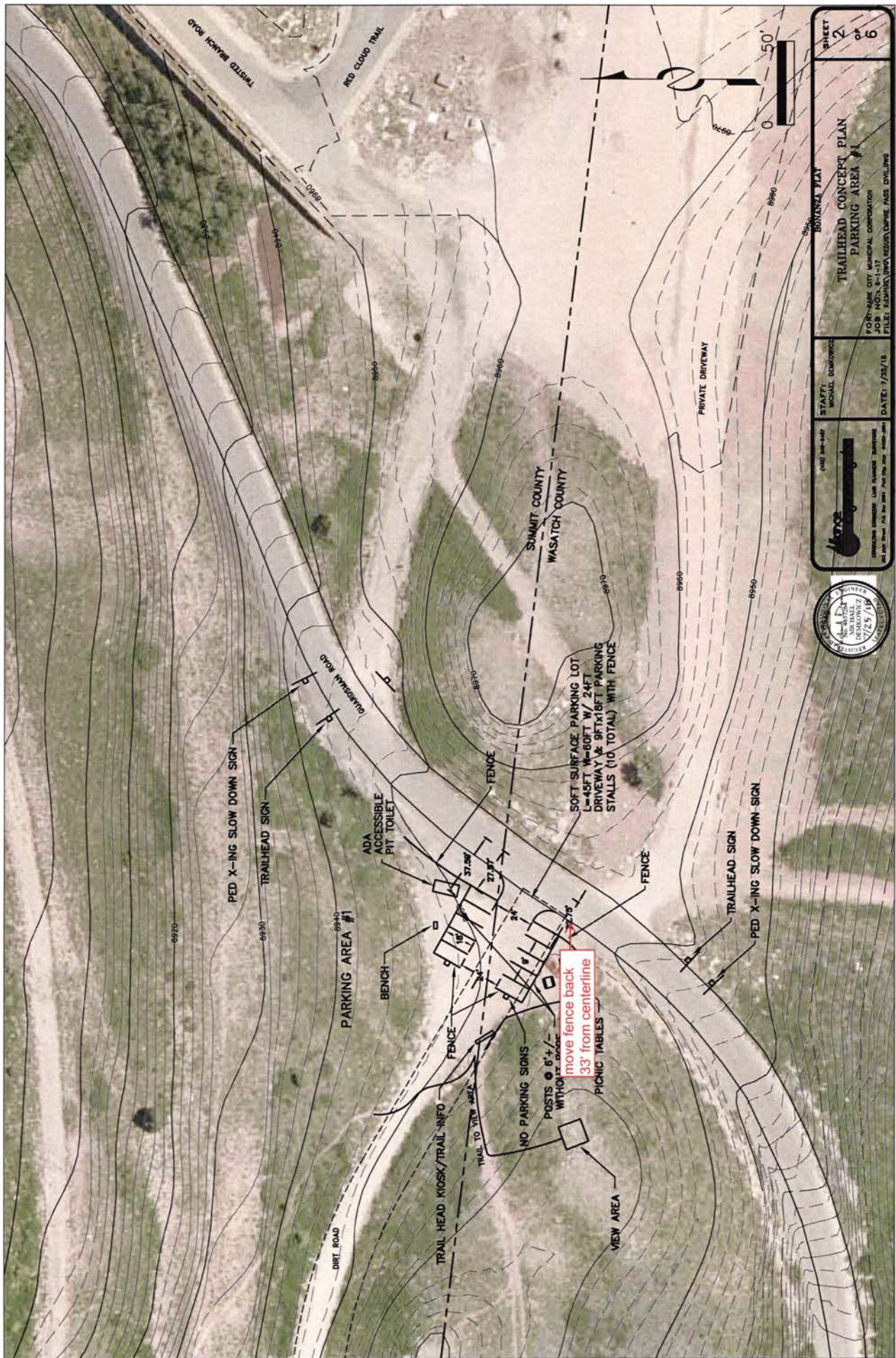
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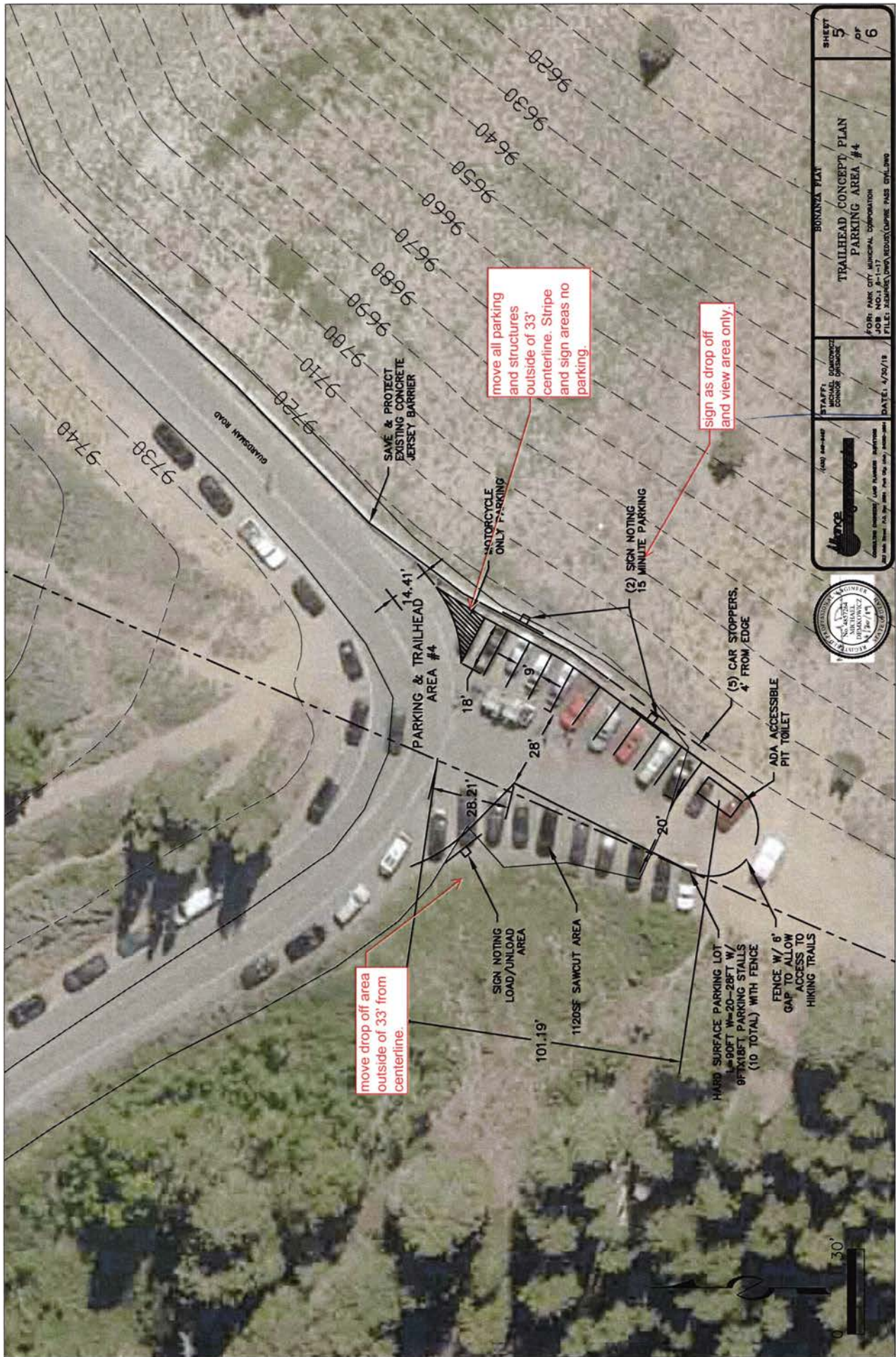
STAFF:	RECORD OF SURVEY	SHEET
Also Sequence	A Parcel of Land situated in Sections	4
with Chain	29-32/24E, 25 & 30 28/3E, and 1 3S/3E	4
Field Chain	COORDINATE SHEET	4
FOR MAP CITY RECORDS	JOB NO. 9-1-17	
FILE X:\mapdata\map\9017\90171 Thermal\Map\9017	DATE: 1/16/78	

84

Exhibit "B"- Site Plan









Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2019-35, and Ordinance Repealing Municipal Code Title 4A, Chapter 3, Outdoor Music Plazas
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Municipal Code Title 4A Staff Report](#)

[Exhibit A: Ordinance Repealing Outdoor Music Plazas](#)

[Exhibit B: Redlines of Title 4A\(3\) Outdoor Music Plazas](#)



City Council Staff Report

Subject: Repeal of Title 4A-3 Outdoor Music Plazas
Author: Jenny Diersen, Special Events & Economic Development Program Manager
Department: Special Events and Economic Development
Date: June 27, 2019
Type of Item: Administrative

Recommendation

City Council should hold a public hearing, take public input and adopt Ordinance 2019-35 repealing section [4A-3-5 Outdoor Music Plazas](#) from the Municipal Code in its entirety.

Background

Currently, Use of an outdoor space is permitted through express allowances in the Land Management Code such as Administrative or Conditional Use Permits and Special Event Permits. These permits allow for outdoor use for Special Events, community gatherings and other activities. In each case, while the music or noise may be conditioned as a type of use, noise is regulated and enforced within provisions of the Municipal Noise Ordinance ([6-3 Noise](#)).

Each of the areas discussed below as part of the Outdoor Music Plaza code 4A-3 will continue to be allowed to have outdoor music through section [6-3-11 Relief From Restrictions](#), and as permitted shall contain conditions upon which the permit has been granted, including but not limited to the effective dates, time, location and sound pressure level or equipment limitation.

The goal of repealing the Outdoor Music Plaza code, is to make the code more clear to staff, residents and property owners that with all cases of Noise section 6-3 should be followed because the antiquated 4A-3 code that included infrastructure that was specifically approved is no longer in existence.

In 2001, [Park City Municipal code Title 4A-3](#) and four Outdoor Music Plaza locations were approved based on a unique construction specifications and engineered noise study specific to the location. In addition to explicit application provisions, general regulations and enforcement processes were established. The locations included:

1. Summit Watch Plaza South, Marriott Summit Watch Owner;
2. Summit Watch Plaza North, Marriott Summit Watch Owner ;
3. Town Lift Deck, Sweeney Brothers Owner;
4. Miners Park Plaza, City Owner.

This express section of the Municipal Code was created to:

“provide for the regulation and licensing of public outdoor music plazas within the City in a manner which will protect the property values of surrounding businesses and neighborhoods, and residents from the potential adverse secondary effects, while providing to those who desire to perform in and patronize public outdoor music plazas the opportunity to do so. The purpose of this Chapter is to prevent and control the adverse effects of public outdoor music plazas and thereby to protect the

health, safety, and welfare of the citizens and guests of Park City, protect the citizens from increased noise, preserve the quality of life, and preserve the property values and character of the surrounding neighborhoods.”

Analysis

The actual stages specifically approved (Outdoor Music Plaza code) no longer physically exist. Therefore Park City Municipal Code Section [4A-3 Outdoor Music Plazas](#) remains confusing to enforcement staff, property owners and residents, in light of the recent updates to the noise ordinance, and noise allowances governed in other sections of the Code, staff has a consensus to repeal this section. We have had specific conversations with each of the property owners and previous users of these Plazas, (Sweeney, Summit Watch General Manager and Mountain Town Music) and have received no opposition. Staff has also discussed the change with internal departments including Legal, Building, Police, Special Events, Economic Development and Planning with no concern.

Most importantly the Municipal Noise Ordinance ([6-3 Noise](#)) has been completely replaced and process for consideration of a noise exception as described below has been an adequate replacement.

Current Process for Special Events & Section 6-3 Noise

Regardless of the location – rather in residential area or commercial district, the City Council delegated oversight of noise regulations for Special Events and community gatherings to the Chief of Police with enforcement by Police on a complaint basis measured at or within the property line of the receiving property from the location of the complaint. For construction to the Building Official with enforcement by the Building Department Enforcement staff. If a variance request is received by the City, Officials allow for specific variances which outline details such as time of day, duration, location and decibels allowed.

Attachments

- Exhibit A Ordinance 2019-35 Repeal of Outdoor Music Plaza
- Exhibit B DRAFT Redlines to repeal Title 4A-3 Outdoor Music Plazas

Ordinance No. 2019 - 35

AN ORDINANCE REPEALING TITLE 4A, CHAPTER 3 OF THE MUNICIPAL CODE OF PARK CITY: OUTDOOR MUSIC PLAZAS

WHEREAS, Park City, Utah, may pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by this chapter, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city; and

WHEREAS, and the City Council finds that it is in the public interest to clarify, refine and sometime repeal the written ordinance, rules and regulations as necessary to address changes in circumstances and so that citizens can more easily access correct information;

WHEREAS, a public hearing was duly noticed and held on June 27, 2019; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PARK CITY, UTAH, THAT:

Section I. Repealer. Municipal Code of Park City Title 4A, Chapter 3: OUTDOOR MUSIC PLAZAS is repealed as shown in Exhibit A.

Section II. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of Park City Municipal Corporation conflict with the provisions of this ordinance, this ordinance shall prevail.

Section III. Effective Date. This ordinance shall become effective upon publication.

PASSED AND ADOPTED by the City Council of Park City, Utah, this 27th day of June, 2019.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

4A-3 Public Outdoor Music Plazas

4A-3-1	Title	For	Citation
4A-3-2	Purpose:	Reasonable	Licensing
4A-3-3	Application	Of	Provisions
4A-3-4	Special	Event	Permit;
4A-3-5	Public	Outdoor	Music
4A-3-6	General		Regulations
4A-3-7			Alcohol
4A-3-8	License	Holder;	Program
4A-3-9	On-Going	Compliance	Evaluation
4A-3-10		Transfer	Limitations
4A-3-11	Plaza Licenses In Lieu Of Administrative Permit For Outdoor Music And Outdoor Speakers		

4A-3-1 Title For Citation

This Chapter shall be known and may be referred to as the Public Outdoor Music Plaza Ordinance.

4A-3-2 Purpose: Reasonable Licensing Procedures

It is the purpose and object of this Chapter that the City establish reasonable and uniform regulations governing the licensing and manner of operations of public outdoor music plazas in Park City. This Chapter shall be construed to protect the legitimate and important governmental interests recognized by this Chapter in a manner consistent with constitutional protections provided by the United States and Utah Constitutions. The purpose of these regulations is to provide for the regulation and licensing of public outdoor music plazas within the City in a manner which will protect the property values of surrounding businesses and neighborhoods, and residents from the potential adverse secondary effects, while providing to those who desire to perform in and patronize public outdoor music plazas the opportunity to do so. The purpose of this Chapter is to prevent and control the adverse effects of public outdoor music plazas and thereby to protect the health, safety, and welfare of the citizens and guests of Park City, protect the citizens from increased noise, preserve the quality of life, and preserve the property values and character of the surrounding neighborhoods.

4A-3-3 Application Of Provisions

This Chapter imposes regulatory standards and license requirements on certain activities, which are characterized as “public outdoor music plazas”. It is not the intent of this Chapter to suppress any speech activities protected by the First and Fourteenth Amendments to the United States Constitution and the Constitution of the State of Utah, but to impose content neutral regulations which address the adverse secondary effects of public outdoor music plazas. This Chapter is intended to supersede any other related ordinances including, but not limited to, Title 6 Chapter 3, Noise, and Title 15, Land Management Code, of the Municipal Code.

4A-3-4 Special Event Permit; Review Procedure

The public outdoor music plazas identified at Section 4A-3-5 herein may be programmed for public performances and outdoor music, subject to the regulations and conditions of this Chapter and subject to Special Event permitting review pursuant this Title. No Permittee or performer shall accrue any vested rights under this revocable license.

4A-3-5 Public Outdoor Music Plazas

The following locations, dates and times may be programmed for public performances and outdoor music:

1. LOWER SUMMIT WATCH PLAZA.

- 1. LOCATION.** On the north end of Summit Watch Plaza. Approved plans are on file with the Special Events Department.
- 2. OPERATION DAYS/HOURS/MONTHS.** This Stage may be programmed a maximum of three (3) days per week from June 1st through Labor Day. Programming is limited to a maximum of three (3) hours per day and shall begin no earlier than 12:00 Noon and conclude no later than 8:30 p.m. A timer device will be installed that shuts the power of the Stage and sound system off at 8:30 p.m.
- 3. TYPE OF MUSIC.** Amplified and acoustic with prerecorded music allowed during breaks. For Amplified Events or Music on Summit Watch Plaza, the program manager shall be responsible to ensure that the sound system maintains the sound at an A weighted sound level adjustment and maximum decibel level of ninety (90), as measured twenty-five feet (25') in front of the Stage.

2. MINER’S PLAZA.

- ~~1. **LOCATION.** 415 Main Street.~~
- ~~2. **OPERATION DAYS/HOURS/MONTHS.** This Stage may be programmed a maximum of two (2) days per week from June 1st through Labor Day. Programming is limited to a maximum of three (3) hours per day and shall begin no earlier than 12:00 Noon and conclude no later than 8:30 p.m. Programming of this Stage shall not conflict with any City sponsored or duly licensed Special Event as approved by the Special Events Department, including but not limited to dates reserved for the Park City Arts Festival. A timer device will be installed that shuts the power of the Stage and sound system off at 8:30 p.m.~~
- ~~3. **TYPE OF MUSIC.** Solo and duo acts with microphones for vocal, with prerecorded music during breaks. For Amplified Events, the program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty five feet (25') in front of the Stage.~~
- ~~3. **TOWN LIFT PLAZA.**~~
 - ~~1. **LOCATION.** 825 Main Street.~~
 - ~~2. **OPERATION DAYS/HOURS/MONTHS.** This Stage may be programmed a maximum of three (3) days per week from June 1st through Labor Day. The maximum duration of programming per day shall not exceed four (4) hours and shall begin no earlier than 12:00 Noon and must conclude no later than 8:30 p.m. Programming of this Stage shall not conflict with any City sponsored or duly licensed Special Event as approved by the Special Events Department, including but not limited to dates reserved for the Park City Arts Festival. A timer device will be installed that shuts the power of the Stage and sound system off at 8:30 p.m.~~
 - ~~3. **TYPE OF MUSIC.** Amplified and acoustic acts with microphones for vocal, with prerecorded music during breaks. For Amplified Events, the program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of ninety (90), as measured twenty five feet (25') in front of the Stage.~~
- ~~4. **UPPER SUMMIT WATCH PLAZA.**~~
 - ~~1. **LOCATION.** On the south end of Summit Watch Plaza. Approved plans are on file with the Special Events Department.~~
 - ~~2. **OPERATION DAYS/HOURS/MONTHS.** This Stage may be programmed a maximum of three (3) days per week from June 1st through Labor Day. Programming is limited to a maximum of three (3) hours per day and shall begin no earlier than 12:00 Noon and must conclude no later than 8:30 p.m. A timer device will be installed that shuts the power of the Stage and sound system off at 8:30 p.m.~~
 - ~~3. **TYPE OF MUSIC.** Amplified and acoustic with prerecorded music allowed during breaks. For Amplified Events or Music on the Upper Summit Watch Plaza, the program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty five feet (25') in front of the Stage.~~

4A-3-6 General Regulations

- ~~A. The program manager, or his/her designee, shall provide on-site management for each event.~~
- ~~B. A sound technician shall provide on-site noise monitoring for each event with music, amplified or otherwise, and any _____ Amplified _____ Event.~~
- ~~C. For Amplified Events or Music, the program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty five feet (25') in front of the Stage. The data currently available to the City indicates that a maximum decibel level of 90 satisfies the purpose of this ordinance. The City may amend this ordinance consistent with newly _____ acquired _____ data.~~
- ~~D. All _____ events _____ shall _____ be _____ open _____ to _____ the _____ public _____ and _____ free _____ of _____ charge.~~
- ~~E. No event shall exceed 250 people at one time unless a separate Special Event Permit is granted for that event.~~
- ~~F. The Police Department or other proper City official shall have access at all times to all public outdoor music plazas under this Chapter, and may make periodic inspection of said premises whether the officer or official is in~~

~~uniform or plain clothes.~~

~~G. All events shall take place only on authorized Stages and shall have clean-up services directly following each event so as to leave the plazas in a clean and litter free manner.~~

4A-3-7 Alcohol

~~It is unlawful for the Permittee or any person or business to allow the sale, storage, supply, or consumption of alcoholic beverages at the public outdoor music plazas, unless licensed pursuant to Title 4, Alcoholic Beverage Licenses, as applicable.~~

4A-3-8 License Holder; Program Board

- ~~A. The Permittee(s) will hire a program manager who must be approved by the City; the City will not unreasonably withhold approval of the program manager. The program manager will be responsible for general management of each public outdoor music plaza and on-site oversight for each event. Agreements with the individual property owners will be provided to the City Special Events Department by the program manager.~~
- ~~B. The Permittee(s) shall schedule events in accordance with the regulations set forth in this Chapter. Nothing herein shall allow the City to regulate the content or otherwise censor plaza productions or speech. The Permittee(s) shall at all times hold the City harmless and indemnify the City from all claims, actions, and liability arising from the Permittee(s)' use of the public outdoor music plazas. The Permittee(s) shall maintain their own liability insurance, with the City listed as an additional insured in a form approved by the City Attorney.~~
- ~~C. Nothing in this Chapter shall be interpreted to create a contract or implied contract between the City and any performer, or public outdoor music plaza owner.~~

4A-3-9 On-Going Compliance Evaluation

- ~~1. Permittee(s) shall post a phone number at each Venue so that individuals may phone in comments. Based upon such comments, the Special Events staff may issue additional conditions consistent with the intent of this Chapter to the program manager, including decreasing DB levels in three (3) DB increments with at least three (3) days between each reduction. A summary of, and recommended response to comments will be forwarded to the City Council within seven (7) days of the end of each month of operation, or sooner if requested by the program manager to resolve any issue.~~
- ~~2. The Police Chief, or his/her designee, may suspend the permits granted herein and schedule a revocation hearing before the City Council at the next regularly scheduled City Council meeting for any of the following causes:~~
- ~~1. Any violation of this Chapter as evidenced by a citation issued by the Police Department.~~
 - ~~2. Any violation of law or City ordinance.~~
 - ~~3. Upon any other evidence that the program manager or entertainer constitutes a hazard or nuisance to the health, safety, or welfare of the community.~~

4A-3-10 Transfer Limitations

~~The Special Event Permit(s) granted under this Chapter are not transferable without the written consent of the Mayor. It is unlawful for an individual to transfer a public outdoor music plaza Special Event Permit without City approval as provided herein. If any transfer of the controlling interest in a public outdoor music plaza permit occurs without City approval, the permit is immediately null and void and the public outdoor music plaza shall not operate until a separate new permit has been properly issued by the City as herein provided. The City will not unreasonably withhold consent of transfer provided the proposed licensee is a non-profit organization within Park City, meets all the criteria of this Chapter, and demonstrates experience managing Special Events.~~

4A-3-11 Plaza Licenses In Lieu Of Administrative Permit For Outdoor Music And Outdoor Speakers

~~The Special Event Permits granted under this Chapter are in lieu of any administrative conditional permit (CUP) for outdoor music, including outdoor speakers, pursuant to Title 15 of the Municipal Code, Land Management Code. The Planning Department shall not issue any outdoor music permits in the Historic Commercial Business (HCB) zoning district north of Heber Avenue. The City may still issue outdoor music permits in conjunction with an approved Special Event Permit.~~

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Hannah Tyler

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration of the Application to Remove a Significant Site from the Park City Historic Sites Inventory Located at 1060 Park Avenue
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1060 Park Avenue Staff Report](#)

[Exhibit A: Applicant's Analysis](#)

[Exhibit B: Applicant's Site Photographs](#)

[Exhibit C: Determination of Significance Report by SWCA Environmental Consultants](#)

[Exhibit D: 2007 RLS by Dina Williams-Blaes](#)

[Exhibit E: Draft Intensive Level Survey-Historic Site Form, 2015, CRSA](#)

[Exhibit F: Draft Historic Preservation Board Meeting Minutes-June 5, 2019](#)

City Council Staff Report



Planning Department

Author: Hannah M. Tyler, AICP – Senior Planner
Subject: Historic Sites Inventory
Address: 1060 Park Avenue
Project Number: PL-19-04197
Date: June 27, 2019
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the City Council review the application, conduct a public hearing and deny the Determination of Significance application to remove the “Significant” Site from the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Staff recommends that the “Significant” Site located at 1060 Park Avenue remain on the Park City Historic Sites Inventory (HSI) pursuant to 15-11-10(A)(2).

Topic:

Address: 1060 Park Avenue
Applicant: Paula Winter (Represented by Carla Lehigh and Craig Elliott of Elliott Workgroup)
Proposal: The applicant is proposing to remove the “Significant” Site from the Park City Historic Sites Inventory.

Executive Summary/Proposal

The applicant is proposing to remove the “Significant” Single-Family Dwelling located at 1060 Park Avenue from the Park City Historic Sites Inventory (HSI). The subject Single-Family Dwelling was constructed in 1946 and was designated as “Significant” on the Historic Sites Inventory in 2009 as it was deemed contributing to the Period of Historic Significance for the Mining Decline and Emergence of the Recreation Industry (1931-1962). The site is located in the HR-1 Historic District.

On June 5, 2019, the Historic Preservation Board forwarded a unanimous recommendation to deny the proposed Determination of Significance application to remove the Significant Site from the Historic Sites Inventory.

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 406 sites of which 186 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. The subject property was designated as a “Significant” Site on the Park City Historic Site Inventory (HSI) in 2009 as it was deemed contributing to the Period of Historic Significance for the Mining Decline and Emergence of the Recreation Industry (1931-1962). The subject property is located within the Historic Residential (HR-1) Zoning District.

On April 16, 2019, the applicant submitted an application for a Determination of Significance for this site; the application was deemed complete on April 28, 2019.

Per **LMC 15-11-10(C)**, Any Owner of a Site listed on the Park City Historic Sites Inventory may submit an Application for the removal of his/her Site from the Park City Historic Sites Inventory. The Planning Department may submit an Application for the removal of a Site from the Park City Historic Sites Inventory. The criteria and procedures for removing a Site from the Park City Historic Sites Inventory are as follows (as outlined in **LMC 15-11-10(C)(1)**):

1. CRITERIA FOR REMOVAL.

- a. The Site no longer meets the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
- b. The Building (main, attached, detached, or public) Accessory Building, and/or Structure on the Site has been demolished and will not be reconstructed; or
- c. ***Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2). (emphasis added)***

As outlined below, the Applicant's focus is on section (c). The City Council shall make the final determination on all Determination of Significance applications considering the criteria outlined in LMC 15-11-10(A).

Figure 1: Draft Intensive Level Survey Photographs, 2015 by CRSA Architects



West Elevation.



Southwest Oblique.

Current Historic Site Inventory Findings:

1060 Park Avenue is designated as a "Significant" Site on the Park City Historic Site Inventory (HSI). Staff has included information made available by the Draft Intensive Level Survey (Exhibit E).

Architectural Description (according to the Intensive Level Survey):

1060 Park is a WWII Era cottage that appears to have been modified. Built around 1946, the house is much more recent than many of the other houses in the neighborhood and, consequently, is very different in appearance when compared to those houses. Some elements of the house are appropriate to the time in which it was built, and others appear to have been modified. The cross gable roof is noted as being sheathed with composition shingles, but looks to be covered by metal shingles in recent images. A brick chimney is seen at the peak of the roof. The walls are clad with board-and-batten siding and with stone veneer, especially towards the front of the house. The areas in the gables are clad with aluminum siding. It is presumed that the stone veneer is a newer addition to the home.

There is a large fixed pane window in the porch area to the right of the door. A one-over-one double hung sash window sits on the left of the primary façade. The porch is covered by the gable of the cross-wing and is supported by two fluted columns. A two car garage exists on the property which is clad with aluminum siding and possibly roofed with metal shingles. As there are not many resources that show the house in its original or past forms, it is difficult to determine the historic value of this house and property. Overall, the material and formal changes have diminished the house's historic value.

Site History (according to the Intensive Level Survey):

The Summit County Recorder notes this house as being built in 1946, though a house does appear on the 1929 and 1941 Sanborn maps, and the 1930 and 1940 censuses record a house at 1060 Park Avenue.

Ray Wortley, also known as Lawrence Wortley, appears on the 1940 census for Park City, living on Rossie Hill with his wife Edith. He worked as a miner, but nothing else is known of him or his family. He may have owned the house during the 1940 census, when it was rented by Alice Brennan, who lived there with her sons Melvin and Richard.

Albert Carter, the next owner of the house, appears on the 1940 census as well. He lived in another house on Park Avenue at that time, with his wife Cecilia and their two daughters. He worked as a carpenter for a mining company, and both of his daughters worked as waitresses. The house has been bought and sold several times since the historic period, and is currently owned by Paula and Gary Winter.

The applicant obtained film footage from the 1950s and provided screen shots taken from the film footage. These are included below and in Exhibit B.

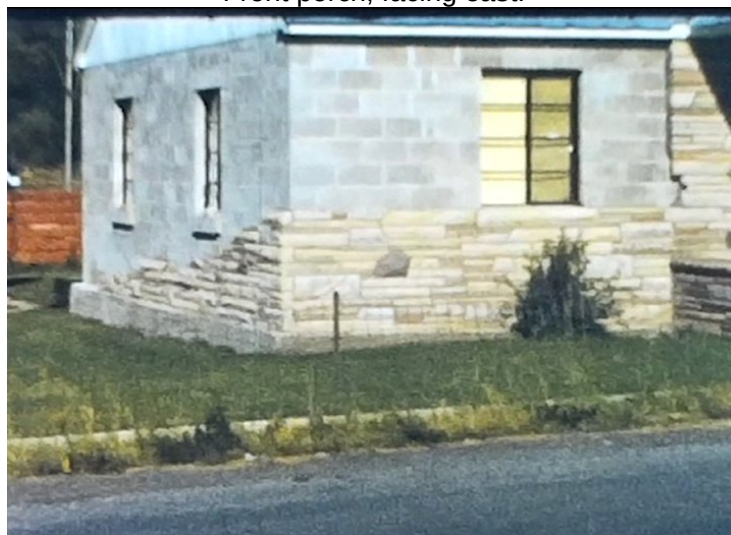
Figure 2: 1950s Film Footage Screenshots submitted by the applicant (see Exhibit B)



Front porch facing north.



Front porch, facing east.



Northwest Oblique (northern half of front [west] façade)



South façade (front half)



South façade (rear half)

Overall, the form of the structure has remained the same. There are no new window or door openings, the porch is in-tact, and the alterations have been cosmetic.

Based on the photographs submitted by the applicant, staff and the City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants have concluded that the following exterior alterations have been made to the structure:

- New siding has been installed on top of the concrete block.
- New windows have been installed.
- The decorative trim on the porch has been removed.
- New front door has been installed.
- The stone planter in front of the porch has been removed.

The footage was taken during a period when staff believes the stone veneer was being applied to the structure. Because of this, the stone veneer appears incomplete in the screenshot photographs.

Analysis and Discussion:

Analysis of Structure and Historic Significance:

The applicant has submitted their analysis pursuant to LMC 15-11-10(C)(1)(c) of the Single-Family Dwelling's Historical Significance; this is included as Exhibit A. In addition to staff's analysis, staff has also requested Preservation Consultant Anne Oliver of SWCA Environmental Consultants to help analyze the historical significance of 1060 Park Avenue; Ms. Oliver's analysis has been included as Exhibit C.

Staff has included the applicant's analysis (where detailed in their submittal – Exhibit A) as Times New Roman font. Staff's analysis is included in Arial font – this includes analysis by Preservation Consultant Anne Oliver of SWCA Environmental Consultants.

Staff finds that the "Significant" Site complies with the criteria for "Significant" as outlined in [Land Management Code \(LMC\) 15-11-10\(A\)\(2\)](#). With the exception of the 1950s film footage screenshots, no new information was submitted that differed from the previous designation of ILS process.

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(A) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Complies. When applying the above criteria, the Structure meets the criteria of items a. and b. of this section of the LMC, which basically says that the structure is old and it still looks similar to its original construction. [Applicant agrees with the date – but says the date of construction alone is not solely determinative of significance.]

STAFF'S ANALYSIS

Complies. The single-family dwelling was constructed in 1946 making the structure 73 years old. The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).

(B) It retains its Essential Historical Form as may be demonstrated but not limited by any of the following:

(1) It previously received a historic grant from the City; or

(2) It was previously listed on the Historic Sites Inventory; or

(3) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Complies. See above comment from the applicant. [Applicant acknowledges the building is on the HSI – but disagrees it was appropriately listed.]

STAFF'S ANALYSIS:

Complies. The site is currently listed on the Historic Sites Inventory as a Significant Site and was found to be significant on the 2007 Reconnaissance Level Survey. In 2000, the current applicant submitted a Determination of Significance for the site, but the application was withdrawn by the applicant.

(C) It has one (1) or more of the following:

(1) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Does Not Comply. The Structure located at 1060 Park Avenue is located in a Zoning District labelled as Historic but it is not located in the Main Street National Register Historic District or included in the housing designated as the Mining Boom era Residences National Register Thematic Historic District.

In 2008, the Structure was determined to be a Significant Site in the Historic Sites Inventory and listed as part of the Historic Era - Mining Decline & Emergence of the Recreation Industry (1931-1962). As far as age goes, it was constructed in the 1940's and falls within the time frame of this era, but this era is not referenced in either of the National Register Historic Districts which were registered in in the late 70s and mid 80s. The national registration applications list the dates for the Historic Districts from 1890-1929 and 1872-1929 as periods of significance, but the eras on the Historic Sites Inventory don't match up with the districts. This would suggest that the only criteria to be used to classify buildings as significant historic structures is the dates that they were originally constructed, which is clearly not the case.

A National Historic District is a district important in American history at the national level of significance and is listed on the National Register. To qualify, the area must retain architectural integrity and reflect an era of the area's history. A historical overview of the entire district is needed. The purpose of the overview is to provide a basic background history of the area and to justify the significance of the district.

In this instance, the Historic Era from 1931-1962 was merely added to the Historic District as a designation at the local level and the era is without any description.

These anomalies in designation and a lack of description of the period of significance causes some concern, as it limits the criteria from which to make the determination. Having the Mining Decline & Emergence of the Recreation Industry era over-layed onto another district of an earlier time frame, makes it difficult to determine the appropriateness of any Structure, much less a Structure that is part of an era that is only described by the dates of the era.

The Structure must also meet the criteria listed under items c and d.

Item c. (1) - It does meet the criteria but it must also meet the criteria following in item d.

Item c. (2) - The building does not meet the criteria as it was not constructed within the time frame associated with the Mining Era Residences National Register District.

STAFF'S ANALYSIS:

Complies. As discussed previously in the Site History section of this report, the Single-Family Dwelling does retain its historic scale, context, and materials in a manner and degree which can be restored to Historic Form. Most of the alterations that have been made are cosmetic and can be removed and replaced with historically accurate materials, these include:

- New siding has been installed on top of the concrete block.
- New windows have been installed.
- The decorative trim on the porch has been removed.
- New front door has been installed.
- The stone planter in front of the porch has been removed.

All of these alterations could be removed and replaced with the Historically accurate materials. The Historic Form has remained unchanged.

The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962). The Park City Design Guidelines for Historic Districts and Historic Sites provides a Historic Overview for each Period of Significance for the Historic District(s). The [Historic Overview of the Mining Decline and Emergence of Recreation Industry Period](#) is outlined on page 10 of the Park City Design Guidelines for Historic Districts and Historic Sites document.

The applicant focuses heavily on the National Register District Boundaries; however, the criteria for Significant Sites does not rest solely on a National Register District nomination. Staff finds that the applicant misstates the criteria as the site contributes to the Historic District because its historic scale, context, and materials are retained and if any details have been lost, then they could be restored. The house has retained its original form.

The City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants, also made the following points with regards to the site's compatibility with the Historic District through its design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions. See also, Exhibit C for the complete analysis conducted by City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants:

- 1060 Park Avenue is not in a National Register (NR) historic district, thus any discussion of those districts is irrelevant. Also, listing in an NR district is strictly honorary and is not tied to local zoning or land management policies.
- The NR districts should not be confused with Park City's local Historic District, which is composed of four residential neighborhoods and two commercial areas that are managed within six "Historic" or "H" zoning districts. The local Historic Districts encompass all the resources in the NR districts and many more besides. These zoning classifications define not only base land use regulations and building code requirements, but also require local Historic District design review. All historic properties in the local districts are included in the HSI, as are a number of sites outside of the local districts. Listing in a local district AND/OR the HSI allows any site, not just those in an NR district, to be recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).
- The interesting thing about Park City's NR districts is that one (the Main Street Historic District) is constrained geographically but not temporally or by building type (it was updated through the early ski era when the Main Street Historic District Expansion was prepared last year and includes both residential and commercial sites) and the other (the Mining Boom Era Residences Thematic District) is not constrained geographically but is constrained by building type (residential) and time period (Mining Boom Era). This is why the local Historic District and the HSI were designed to provide a mechanism for recognizing and preserving all of Park City's Landmark and Significant sites.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

- (i) An era of Historic Importance to the community, or**
- (ii) Lives of Persons who were of Historic importance to the community, or**
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.**

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Item d. (1) - The building does not comply with this item as the criteria in the LMC requires that the building must not only be of an Historic Era, but to also be important to the era. Criterion A in the NPS Bulletin is similar and states: *"Mere association with the historic events or trends is not enough, in and of itself, to qualify... the property's specific association must be considered important as well."* The building does not meet the NPS Bulletin criteria either.

Item d. (2) - The building does not comply with this item. Although it can be said any person can be considered to be important, the context of this requirement is found in the first line. This item states that the person must be *“important in local or regional history”*. Though owners and residents of this structure may have been involved in Park City when there were very few residents remaining in town, we cannot find any indication that they were important in the local or regional history. Criterion B in the NPS Bulletin states: *“The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group”*. There is no evidence that a previous owner was significant as described in the NPS Bulletin.

Item d. (3) - The Structure does not comply with this criteria either. The Structure does not exhibit distinctive characteristic of type or period. Although the Structure may be described as a World War II era cottage, that designation is a stretch as most typical Structures with the WW II era cottage designation are deemed by Utah’s Historic Architecture Guide to be *“easily mass producible”* and *“constructed in vast numbers in large concentrated suburban tracts...”*. This Structure is not indicative of any of these criteria for classification. Criterion C in the NPS Bulletin states: *“A structure is eligible as a specimen of its type or period of construction if it is in an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well”*. This language is very important. The structure can not be identified as “important” or that it had an impact on later buildings.

This Structure and Site is clearly not among the City’s most important cultural, educational, and economic assets as described in the Preservation Policy of the Land Management Code. The era applied to this Structure has no description and considering that the house does not meet the criteria required to be listed, it should not be classified as a Significant Structure on the Historic Sites Inventory.

STAFF’S ANALYSIS:

Complies with (d)(1) and (d)(3). The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962). As stated previously, the Park City Design Guidelines for Historic Districts and Historic Sites provides the Historic Overview for each Period of Significance for the Historic District(s).

The City’s Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants has provided a detailed analysis of the Historic context.

- The Elliott Workgroup summary states that a historic context is needed to evaluate a site's significance within a historic period and that one hasn't been written. However, a context for the Mining Decline period is provided in the "History of Park City" section of the Design Guidelines.
- What we know about the Mining Decline period is that it was one of economic hardship and steep population decline. As a result, many buildings were abandoned (or sometimes demolished), sitting empty for many years as documented by the tax records and other sources such as census records, newspaper accounts, personal accounts, and photographs. New construction was extremely rare, which means that almost any building dating to this era is significant, assuming it retains its essential historic form and can convey that significance.
- The Elliott Workgroup summary also argues that the site is not important for its association with an era of historic importance to the community under 2(d)i. This is where I professionally disagree – the City has provided a context for the Mining Decline era in the Design Guidelines and it is sufficient to allow us to understand the significance of this site within that period, as discussed above.

Rather than focus on the lack of structures from this period within the Mining Decline and Emergence of Recreation Industry Period of Historic Significance, what needs to be recognized is the fact that this structure has been retained, preserved, and only slightly altered since its construction – this can be said for a few structures of this Historic Period of Significance. This structure is representative of structures of this Period of Significance on a local and regional scale.

Process:

The HPB held a public hearing, heard testimony from the applicant and the public, and reviewed the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB recommended written findings to City Council for Final Action denying the application to remove the site from the HSI and finding the building in compliance with LMC Section 15-11-10(A)(2). The draft meeting minutes from the June 5, 2019 HPB meeting are included as Exhibit F.

City Council shall hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory."

If the City Council determines that the "Significant" Site should be removed from the Park City HSI, then a LMC Amendment will be required as LMC 15-11-10 codifies the Historic Sites Inventory and State Code requires the Planning Commission to make a recommendation to City Council regarding amending the LMC. This LMC Amendment would be scheduled after Final Action by City Council regarding the removal of the "Significant" Site from the Park City HSI.

The Applicant or any party with standing may appeal City Council's determination to Third District Court.

Notice:

On May 20, 2019, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also posted a public notice on the property and sent a mailing notice to the property owner and property owners May 22, 2019.

Public Input:

A public hearing, conducted by the Historic Preservation Board and City Council, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. Public input has been received and it included as Exhibit F.

Alternatives:

- Conduct a public hearing on the Site described herein and deny the proposed application based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing on the Site described herein and approve the proposed application to remove the designation of the Site as historic on the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts:

If the Significant Site is removed from the Historic Sites Inventory (HSI), then the single-family dwelling will be eligible for demolition.

Recommendation:

Staff recommends the City Council review the application, conduct a public hearing and deny the Determination of Significance application to remove the “Significant” Site from the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Staff recommends that the “Significant” Site located at 1060 Park Avenue remain on the Park City Historic Sites Inventory (HSI) pursuant to 15-11-10(A)(2).

Finding of Fact:

1. The property is located at 1060 Park Avenue. The subject property was designated as a “Significant” Site on the Park City Historic Site Inventory (HSI) in 2009. The subject property is located within the Historic Residential (HR-1) Zoning District.
2. On April 16, 2019, the applicant submitted an application for a Determination of Significance for this site to remove the subject property from the Park City Historic Sites Inventory (HSI); the application was deemed complete on April 28, 2019.
3. 1060 Park is a WWII Era cottage that appears to have been modified. Built around 1946, the house is much more recent than many of the other houses in the neighborhood and, consequently, is very different in appearance when compared to those houses.

4. Some elements of the house are appropriate to the time in which it was built, and others appear to have been modified. The cross gable roof is noted as being sheathed with composition shingles. A brick chimney is seen at the peak of the roof. The walls are clad with board-and-batten siding and with stone veneer, especially towards the front of the house.
5. The areas in the gables are clad with aluminum siding. It is presumed that the stone veneer is a newer addition to the home.
6. There is a large fixed pane window in the porch area to the right of the door. A one-over-one double hung sash window sits on the left of the primary façade.
7. The porch is covered by the gable of the cross-wing and is supported by two fluted columns.
8. A two car garage exists on the property which is clad with aluminum siding and possibly roofed with metal shingles.
9. The Summit County Recorder notes this house as being built in 1946.
10. An owner of the house was Ray Wortley. When he purchased the property in unclear, but he sold it in 1946 to Albert Carter.
11. Ray Wortley, also known as Lawrence Wortley, appears on the 1940 census for Park City, living on Rossie Hill with his wife Edith. He worked as a miner, but nothing else is known of him or his family. The house appears to have been rented by Alice Brennan, who lived there with her sons Melvin and Richard.
12. Albert Carter, the next owner of the house, appears on the 1940 census as well. He lived in another house on Park Avenue at that time, with his wife Cecilia and their two daughters. He worked as a carpenter for a mining company, and both of his daughters worked as waitresses.
13. The house has been bought and sold several times since the historic period, and is currently owned by Paula and Gary Winter.
14. The applicant obtained film footage from the 1950s and provided screen shots taken from the film footage. These are included below and in Exhibit B.
15. Based on the photographs submitted by the applicant, staff and the City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants have concluded that the following exterior alterations have been made to the structure:
 - New siding has been installed on top of the concrete block.
 - New windows have been installed.
 - The decorative trim on the porch has been removed.
 - New front door has been installed.
 - The stone planter in front of the porch has been removed.
16. The footage was taken during a period when staff believes the stone veneer was being applied to the structure. Because of this, the stone veneer appears incomplete in the screenshot photographs. Overall, the form of the structure has remained the same. There are no new window or door openings, the porch is in-tact, and the alterations have been cosmetic.
17. In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by Dina Williams-Blaes, to refine and redefine Park City's preservation policy. She completed a reconnaissance level survey in 2007. Her Site Form for 1060 Park Avenue found that the site contributed to the Mining Decline and Emergence of Recreation Industry period (1931-1962).

18. On February 4, 2009, the Historic Preservation Board approved a resolution adopting the Historic Sites Inventory. 1060 Park Avenue was designated as “Significant”.
19. The site complies with the criteria to be designated as a Significant Site as outlined by Land Management Code (LMC) 15-11-10(A)(2).
20. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(A) as the single-family dwelling was constructed in 1946 making the structure 73 years old. The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).
21. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(B) as the site is currently listed on the Historic Sites Inventory as a Significant Site and was found to be significant on the 2007 Reconnaissance Level Survey. In 2000, the current applicant submitted a Determination of Significance for the site, but the application was withdrawn by the applicant.
22. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(1) as the single-family dwelling does retain its historic scale, context, and materials in a manner and degree which can be restored to Historic Form. Most of the alterations that have been made are cosmetic and can be removed and replaced with historically accurate materials. The Historic Form has remained unchanged.
23. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(2) as the site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962) and the site is compatibility with the Historic District through its design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions. 1060 Park Avenue is not in a National Register (NR) historic district, thus any discussion of those districts is irrelevant. Also, listing in an NR district is strictly honorary and is not tied to local zoning or land management policies.
24. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(D)(1) and (3) as the site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962). The following analysis supports this finding:
 - What we know about the Mining Decline period is that it was one of economic hardship and steep population decline. As a result, many buildings were abandoned (or sometimes demolished), sitting empty for many years as documented by the tax records and other sources such as census records, newspaper accounts, personal accounts, and photographs. New construction was extremely rare, which means that almost any building dating to this era is significant, assuming it retains its essential historic form and can convey that significance.
 - Rather than focus on the lack of structures from this period within the Mining Decline and Emergence of Recreation Industry Period of Historic Significance, what needs to be recognized is the fact that this structure has been retained, preserved, and only slightly altered since its construction – this can be said for a

few structures of this Historic Period of Significance. This structure is representative of structure of this Period of Significance on a local and regional scale.

25. On May 20, 2019, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also posted a public notice on the property and sent a mailing notice to the property owner and property owners May 22, 2019.
26. On June 5, 2019, the Historic Preservation Board forwarded a unanimous recommendation to deny the proposed Determination of Significance application to remove the Significant Site from the Historic Sites Inventory.
27. The analysis section of the staff report is hereby incorporated herein.

Conclusions of Law:

1. The existing site at 1060 Park Avenue complies with all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
(A) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(B) It retains its Historical Form as may be demonstrated but not limited by any of the following:

- (1) It previously received a historic grant from the City; or*
- (2) It was previously listed on the Historic Sites Inventory; or*
- (3) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and*

Complies.

(C) It has one (1) or more of the following:

- (1) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; or*
- (2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and*

Complies.

(D) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

- (1) An era of Historic Importance to the community, or*
- (2) Lives of Persons who were of Historic importance to the community, or*
- (3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

Complies with (D)(1) and (D)(3).

Exhibits:

- Exhibit A: Applicant's Analysis
Exhibit B: Applicant's Site Photographs

- Exhibit C: "Determination of Significance for 1060 Park Avenue" by Anne Oliver,
Historic Preservation Consultant, SWCA Environmental Consultants
- Exhibit D: 2007 RLS by Dina Williams-Blaes
- Exhibit E: Draft Intensive Level Survey - Historic Site Form, 2015, CRSA
- Exhibit F: Draft Historic Preservation Board Meeting Minutes – June 5, 2019

WRITTEN SUMMARY

Determination of Significance

1060 Park Avenue, Park City, Utah
May 14, 2019 (Revision 1)

This application is requesting removal of the Structure on the Site at 1060 Park Avenue from the Historic Sites Inventory, as it does not meet the criteria set forth in the LMC to be listed. Sometimes buildings are just old. And although age is a requirement to be listed as historic, it should not be the only determinant of appropriateness for listing on the Historic Sites Inventory.

The portions of the Purpose of the Historic Preservation Board (HPB) as stated in the Land Management Code (LMC) is *"To Preserve the City's unique Historic character..."* and *"To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses"*. It is interesting that the LMC describes the role of the HPB in such a way. This is critical to making this decision. Under the Preservation Policy section of the LMC it is stated that *"These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets"*.

The Structure located at 1060 Park Avenue is located in a Zoning District labelled as Historic but it is not located in the Main Street National Register Historic District or included in the housing designated as the Mining Boom era Residences National Register Thematic Historic District.

In 2008, the Structure was determined to be a Significant Site in the Historic Sites Inventory and listed as part of the Historic Era - Mining Decline & Emergence of the Recreation Industry (1931-1962). As far as age goes, it was constructed in the 1940's and falls within the time frame of this era, but this era is not referenced in either of the National Register Historic Districts which were registered in in the late 70s and mid 80s. The national registration applications list the dates for the Historic Districts from 1890-1929 and 1872-1929 as periods of significance, but the eras on the Historic Sites Inventory don't mach up with the districts. This would suggest that the only criteria to be used to classify buildings as significant historic structures is the dates that they were originally constructed, which is clearly not the case.

A National Historic District is a district important in American history at the national level of significance and is listed on the National Register. To qualify, the area must retain architectural integrity and reflect an era of the area's history. A historical overview of the entire district is needed. The purpose of the overview is to provide a basic background history of the area and to justify the significance of the district. In this instance, the Historic Era from 1931-1962 was merely added to the Historic District as a designation at the local level and the era is without any description.

These anomalies in designation and a lack of description of the period of significance causes some concern, as it limits the criteria from which to make the determination. Having the Mining Decline &



Emergence of the Recreation Industry era over-layed onto another district of an earlier time frame, makes it difficult to determine the appropriateness of any Structure, much less a Structure that is part of an era that is only described by the dates of the era.

The primary criteria for determination of significance is found in the LMC as described in italics below:

Land Management Code

Section 15-11-10 Park City Historic Sites Inventory

The City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

2. SIGNIFICANT SITE. *Any buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:*

- a. It is at least fifty (50) years old or the Site is of exceptional importance to the community;*
- b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:*
 - (1) It previously received a historic grant from the City: or*
 - (2) It was previously listed on the Historic Sites Inventory: or*
 - (3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources: and*
- c. It has one (1) or more of the following:*
 - (1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or*
 - (2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, opposition, materials, treatment, cornice and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and*
- d. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:*
 - (1) An era of Historic Importance to the community, or*
 - (2) Lives of persons who were of Historic importance to the community, or*
 - (3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

When applying the above criteria, the Structure meets the criteria of items a. and b. of this section of the LMC, which basically says that the structure is old and it still looks similar to its original construction. The Structure must also meet the criteria listed under items c and d.

Item c. (1) - It does meet the criteria but it must also meet the criteria following in item d.



Item c. (2) - The building does not meet the criteria as it was not constructed within the time frame associated with the Mining Era Residences National Register District.

Item d. (1) - The building does not comply with this item as the criteria in the LMC requires that the building must not only be of an Historic Era, but to also be important to the era. Criterion A in the NPS Bulletin is similar and states: *"Mere association with the historic events or trends is not enough, in and of itself, to qualify... the property's specific association must be considered important as well."* The building does not meet the NPS Bulletin criteria either.

Item d. (2) - The building does not comply with this item. Although it can be said any person can be considered to be important, the context of this requirement is found in the first line. This item states that the person must be *"important in local or regional history"*. Though owners and residents of this structure may have been involved in Park City when there were very few residents remaining in town, we can not find any indication that they were important in the local or regional history. Criterion B in the NPS Bulletin states: *"The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group"*. There is no evidence that a previous owner was significant as described in the NPS Bulletin.

Item d. (3) - The Structure does not comply with this criteria either. The Structure does not exhibit distinctive characteristic of type or period. Although the Structure may be described as a World War II era cottage, that designation is a stretch as most typical Structures with the WW II era cottage designation are deemed by Utah's Historic Architecture Guide to be *"easily mass producible"* and *"constructed in vast numbers in large concentrated suburban tracts..."*. This Structure is not indicative of any of these criteria for classification. Criterion C in the NPS Bulletin states: *"A structure is eligible as a specimen of its type or period of construction if it is in an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well"*. This language is very important. The structure can not be identified as *"important"* or that it had an impact on later buildings.

This Structure and Site is clearly not among the City's most important cultural, educational, and economic assets as described in the Preservation Policy of the Land Management Code. The era applied to this Structure has no description and considering that the house does not meet the criteria required to be listed, it should not be classified as a Significant Structure on the Historic Sites Inventory.





Existing Conditions

1060 Park Ave

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APR 16 2019

PARK CITY
PLANNING DEPT.



ELLIOTT WORKGROUP



1. Sanborn Maps
1 1/2" = 1'-0"



- Mining Decline & Emergence of Recreation Industry
- Mature Mining Era
- No Era Assigned

2. Historic Site Inventory - Historic Era
1 1/2" = 1'-0"

- 1889 Sanborn Maps from 1887 does not show any structure on site, the rail road passes through the back of the property
- 1900 Sanborn Maps from 1900 does not show any structure on site, the rail road passes through the back of the property
- 1907 Sanborn Maps from 1907 a Shed is built in southern neighboring property, no structure on site, the rail road passes through the back of the property
- 1946 House is built on the Property
- 1946 - 1984 House appears to have been altered with application of stone veneer, board and batten siding and aluminum siding
- 1984 A Quit Claim Deed is recorded from George & Mary Gasparac to George & Mary Gasparac
- 2008 The property is listed on the Park City Historic Site Inventory
- 2009 An Order is recorded from George Gasparac (deceased) to Mary Gasparac. A Personal Representative's Deed is recorded from Mary Gasparac to Gary & Paula Winter
- 2014 A Warranty Deed is recorded from Gary & Paula Winter to Gary & Paula Winter Family Trust

3. Timeline (Written History)
1 1/2" = 1'-0"

Project History

1060 Park Ave

RECEIVED

APR 16 2019

PARK CITY
PLANNING DEPT.



ELLIOTT WORKGROUP







May 21, 2019

Hannah Tyler
Planning Department
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

Re: Assessment of Significance, 1060 Park Avenue, Park City, Utah

Dear Ms. Tyler:

This letter is written in response to a “Determination of Significance” summary prepared by Elliott Workgroup, dated May 14, 2019 (Revision 1), regarding the historic significance of the property at 1060 Park Avenue, Park City, Utah. The property is presently listed as a Significant Site on the Park City Historic Sites Inventory (HSI) because, as stated on the HSI form, it retains its essential historic form and is an important representation of the Mining Decline and Emergence of Recreation Industry period (1931-1962).

The Elliott Workgroup summary is thoughtful and well researched, and I agree with many of the points raised. However, contrary to the conclusion of the Elliott Workgroup summary, in my professional opinion the site meets the criteria for a Significant Site under LMC 15-11-10(A)(2). A few observations in relation to the summary:

- 1060 Park Avenue is not in a National Register (NR) historic district, thus any discussion of those districts is irrelevant. Also, listing in an NR district is strictly honorary and is not tied to local zoning or land management policies.
- The NR districts should not be confused with Park City’s local Historic District, which is composed of four residential neighborhoods and two commercial areas that are managed within six “Historic” or “H” zoning districts. The local Historic District encompass all the resources in the NR districts and many more besides. These zoning classifications define not only base land use regulations and building code requirements, but also require local Historic District design review. All historic properties in the local districts are included in the HSI, as are a number of sites outside of the local districts. Listing in a local district AND/OR the HSI allows any site, not just those in an NR district, to be recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).
- The interesting thing about Park City’s NR districts is that one (the Main Street Historic District) is constrained geographically but not temporally or by building type (it was updated through the early ski era when the Main Street Historic District Expansion was prepared last year and includes both residential and commercial sites) and the other (the Mining Boom Era Residences Thematic District) is not constrained geographically but is constrained by building type (residential) and time period (Mining Boom Era). This leaves a lot of sites in limbo, as it were, and the local Historic District and the HSI were designed to provide a mechanism for recognizing and preserving all of Park City’s Landmark and Significant sites.

- The Elliott Workgroup summary states that a historic context is needed to evaluate a site's significance within a historic period and that one hasn't been written. However, a context for the Mining Decline period is provided in the "History of Park City" section of the Design Guidelines. The context could be stronger, particularly in discussing changes in the built environment (or lack thereof) during this period, but it does exist and is sufficient to understand the significance of 1060 Park within the period.
- What we know about the Mining Decline period is that it was one of economic hardship and steep population decline. As a result, many buildings were abandoned (or sometimes demolished), sitting empty for many years as documented by the tax records and other sources such as census records, newspaper accounts, personal accounts, and photographs. New construction was extremely rare, which means that almost any building dating to this era is significant, assuming it retains its essential historic form and can convey that significance.
- As the Elliott Workgroup summary points out, 1060 Park Avenue clearly meets nearly all of the criteria for a Significant Site under the LMC, including:
 - 2(a) - it is at least 50 years old;
 - 2(b)ii - it retains its essential historic form and was previously listed on the HSI;
 - 2(c)i - it retains its historic scale, context, and materials; and
 - 2(c)ii - it reflects the historical and architectural character of the site. It is important to note that (c)ii is an either-or requirement and a site can reflect the historic or architectural character of the site OR district; it is not required to reflect both.
- Under 2(d), I agree with the Elliott Workgroup summary that the site is not important in local or regional history, architecture, engineering, or culture for its association with a person under 2(d)ii or for its noteworthy construction, materials, etc. under 2(d)iii.
- The Elliott Workgroup summary also argues that the site is not important for its association with an era of historic importance to the community under 2(d)i. This is where I professionally disagree – the City has provided a context for the Mining Decline era in the Design Guidelines and it is sufficient to allow us to understand the significance of this site within that period, as discussed above.

I hope this information helps as the historic significance of 1060 Park Avenue is further evaluated. Please contact me if you have any questions or comments, either by e-mail (aoliver@swca.com) or by phone (801-322-4307).

Best regards,



Anne Oliver, M.S.
Historic Architecture Team Lead

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1060 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-357

Current Owner Name: GASPARAC GEORGE & MARY

Parent Parcel(s):

Current Owner Address: PO BOX 829, PARK CITY, UT 84060-0829

Legal Description (include acreage): SUBD: SA BLOCK: 56 PLAT: 0S 16 T 2S R 4E LOTS 9-10-11& 12 BLK 55 SNYDERS ADDITIONALSO THAT PART OF TH E 1/2 OF BLK 55 SNYDERS ADDITION E'LY FROM LOTS9-10-11-12 SUBJECT TO EASEMENT; 0.32 AC

2 STATUS/USE

Property Category

- ☒ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☒ building(s), accessory
- ☐ structure(s)

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
- ☒ prints:
- ☐ historic: c.

Drawings and Plans

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

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

- ☐ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: WW-II Era Cottage

No. Stories: 1

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

- ☒ Good (Well maintained with no serious problems apparent.)
- ☐ Fair (Some problems are apparent. Describe the problems.):
- ☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Two accessory structures.

Foundation: Concrete.

Walls: Board & batten siding, stone veneer, aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows: Casement.

Improvements: Garage-Frame: 625 SF Typical Quality; Tool Shed: 160 SF Typical Quality

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame WW II-era cottage appears to have been altered with the application of stone veneer, board & batten siding and aluminum siding. It is not clear how much, if any, of the original materials are extant. Additional research should be conducted to determine complete information about the design history of the site. Without additional information, it is not possible to substantiate eligibility for National Register listing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is atypical for most Park City mining era homes in Old Town; the site has large side and rear yards.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City post-mining era house are the simple methods of construction, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the mid-twentieth century.

Association (Describe the link between the important historic era or person and the property.): the WW II-era cottage is a common house type constructed in Utah during the mid-20th century, but it appears that modifications were made to the house that diminish the site's association with the past.

The lack of information on the site render it ineligible for listing in the National Register of Historic Places. If additional information is reviewed, the site should be re-evaluated for a confirmation of the current other designation. The site retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1946¹

¹ Summit County Recorder.

Builder: ☒ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☐ Mature Mining Era (1894-1930)
- ☒ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community.

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.





HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Leo Wildermuth House**

Address: **1060 Park Avenue**

Twtnshp

Range

Section:

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

UTM:

Current Owner Name: **Paula G. and Gary A. Winter (jt.)**

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

Current Owner Address: **8905 Summer Crest Drive**

Quad/2011

Sandy, UT 84093-7033

Tax Number: **SA-357**

Legal Description (include acreage): **LOTS 9,10,11 & 12 BLK 55 SNYDERS ADDITION; ALSO THAT PART OF THE E1/2 OF BLK 55 SNYDERS ADDITION E'LY FROM LOTS 9,10,11 & 12 M193-543 SWD583 WWD 35 1908-2 JQC71 1970-69-73; 0.32 AC**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ prints: **2006, 1995**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

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

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

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

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

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

Daughters of Utah Pioneers, 1947.

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

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

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

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

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

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: October 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: WWII Era Cottage No. Stories: 1
Foundation Material: concrete Wall Material(s): board & batten / vinyl siding, stone veneer
Additions: x none minor major (describe below) Alterations: none x minor major (describe below)
Number of associated outbuildings 1 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1060 Park is a WWII Era cottage that appears to have been modified. Built around 1946, the house is much more recent than many of the other houses in the neighborhood and, consequently, is very different in appearance when compared to those houses. Some elements of the house are appropriate to the time in which it was built, and others appear to have been modified. The cross gable roof is noted as being sheathed with composition shingles, but looks to be covered by metal shingles in recent images. A brick chimney is seen at the peak of the roof. The walls are clad with board-and-batten siding and with stone veneer, especially towards the front of the house. The areas in the gables are clad with aluminum siding. It is presumed that the stone veneer is a newer addition to the home. There is a large fixed pane window in the porch area to the right of the door. A one-over-one double hung sash window sits on the left of the primary façade. The porch is covered by the gable of the cross-wing and is supported by two fluted columns. A two car garage exists on the property which is clad with aluminum siding and possibly roofed with metal shingles. As there are not many resources that show the house in its original or past forms, it is difficult to determine the historic value of this house and property. Overall, the material and formal changes have diminished the house's historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1946**

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

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

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

The Summit County Recorder notes this house as being built in 1946, though a house does appear on the 1929 and 1941 Sanborn maps, and the 1930 and 1940 censuses record a house at 1060 Park Avenue. It is possible that the original house was demolished, or that it was added onto to create the current house. The title history is incomplete due to lack of available records.

The house does not appear on the 1920 census, indicating that it was either vacant at that time, or had not been built yet. The lots were sold in 1925 to Leo Wildermuth. The only record of Leo Wildermuth in Park City is a marriage record of him and Bessie McGowan, on June 6, 1921. They appear on the 1930 and 1940 census for Rock Springs, Wyoming, where he worked as an undertaker. It is unknown if he continued to own the house, or if it was sold before they moved. The next known owner of the house was Ray Wortley. When he purchased the property in unclear, but he sold it in 1946 to Albert Carter.

Ray Wortley, also known as Lawrence Wortley, appears on the 1940 census for Park City, living on Rossie Hill with his wife Edith. He worked as a miner, but nothing else is known of him or his family. He may have owned the house during the 1940 census, when it was rented by Alice Brennan, who lived there with her sons Melvin and Richard.

Albert Carter, the next owner of the house, appears on the 1940 census as well. He lived in another house on Park Avenue at that time, with his wife Cecilia and their two daughters. He worked as a carpenter for a mining company, and both of his daughters worked as waitresses.

The house has been bought and sold several times since the historic period, and is currently owned by Paula and Gary Winter.



1060 Park Avenue. Northwest oblique. November 2013.



1060 Park Avenue. West elevation. November 2013.



1060 Park Avenue. Southwest oblique. November 2013.

TITLE SEARCH FORM

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

Address: 1060 Park Avenue

Tax Number: SA-357

City: Park City, UT

Current Owner: Paula G. & Gary A. Winter

Legal Description (include acreage): SA BK55 L9,10,11,12 (see historic site form for complete legal description)

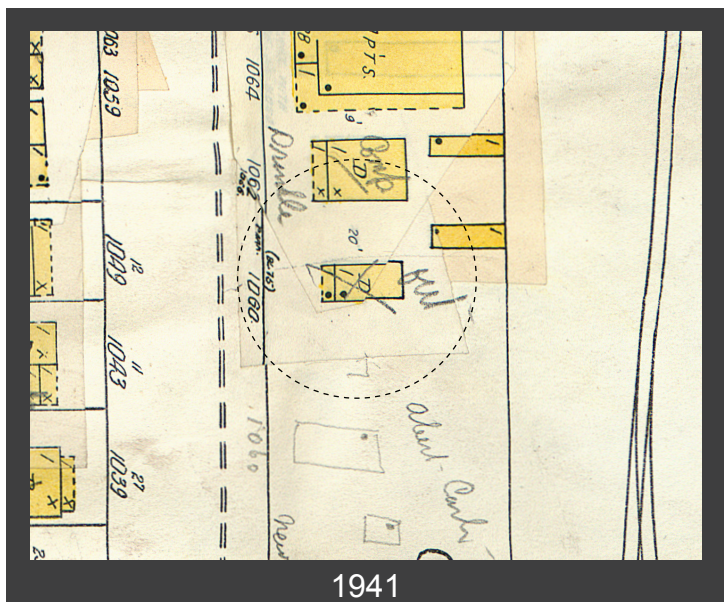
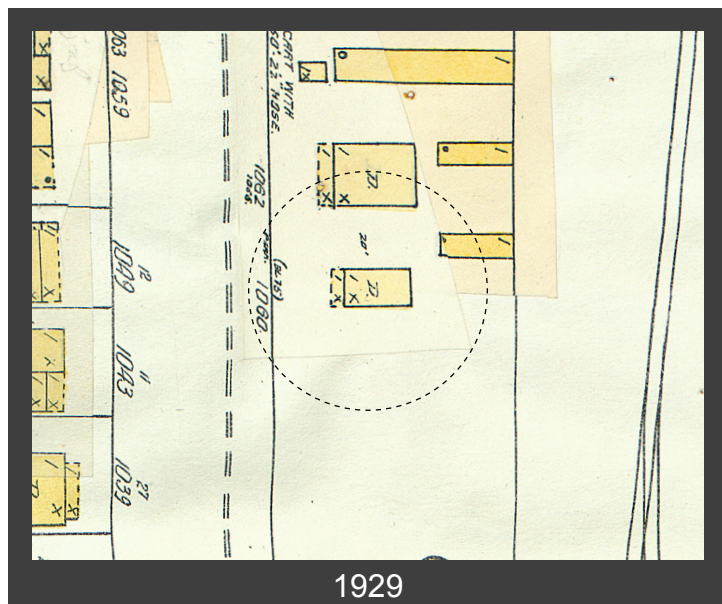
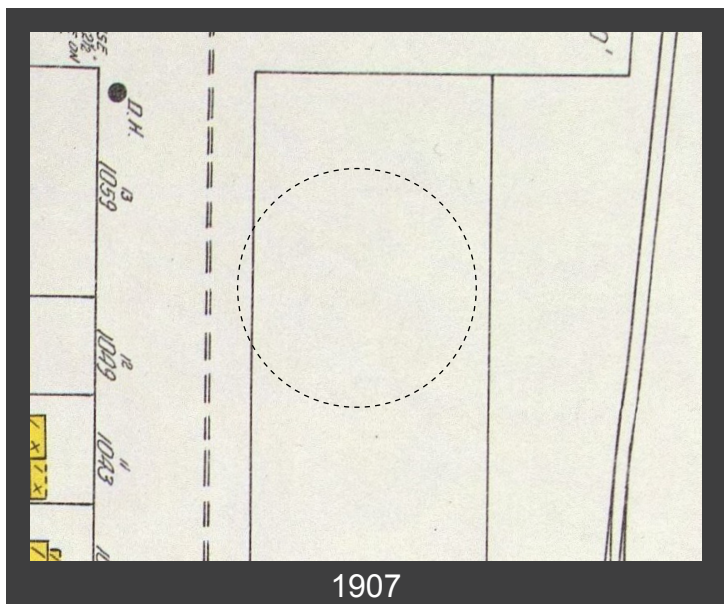
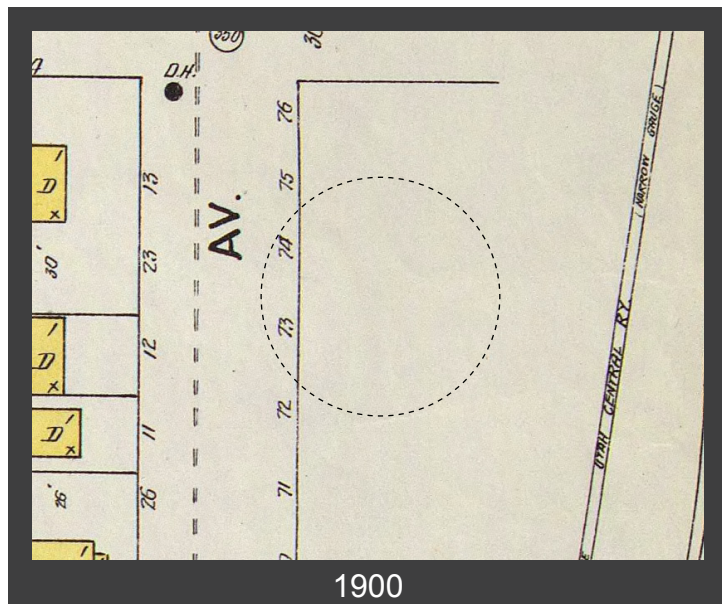
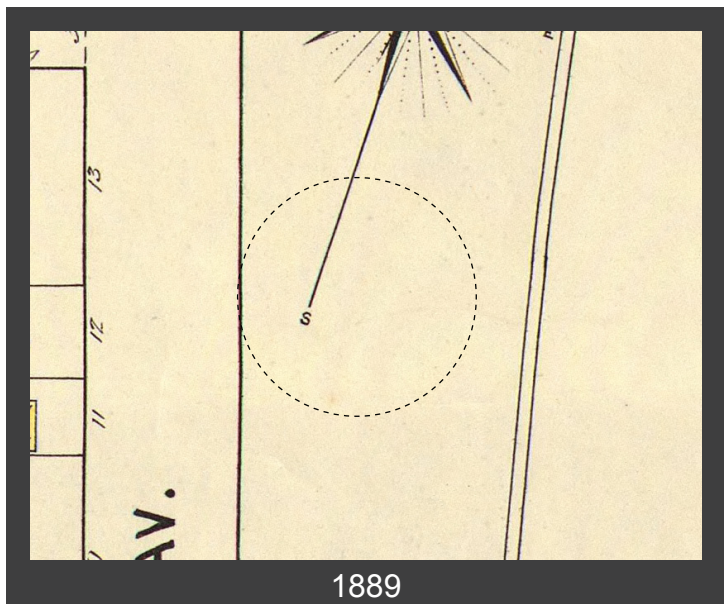
Address: (see historic site form for address)

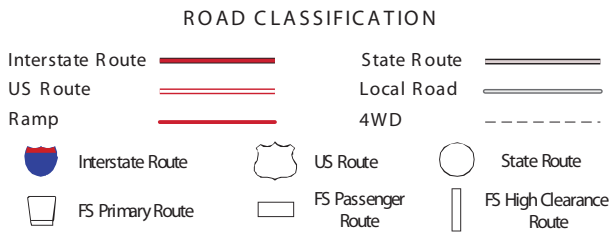
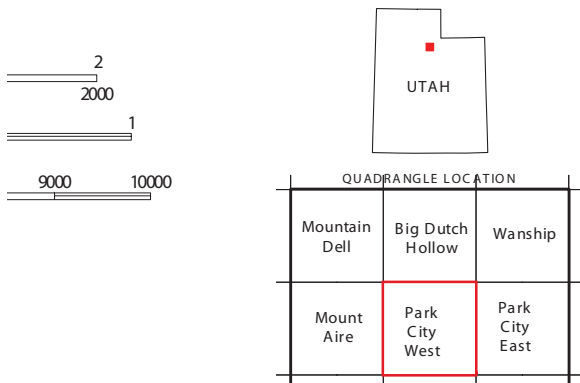
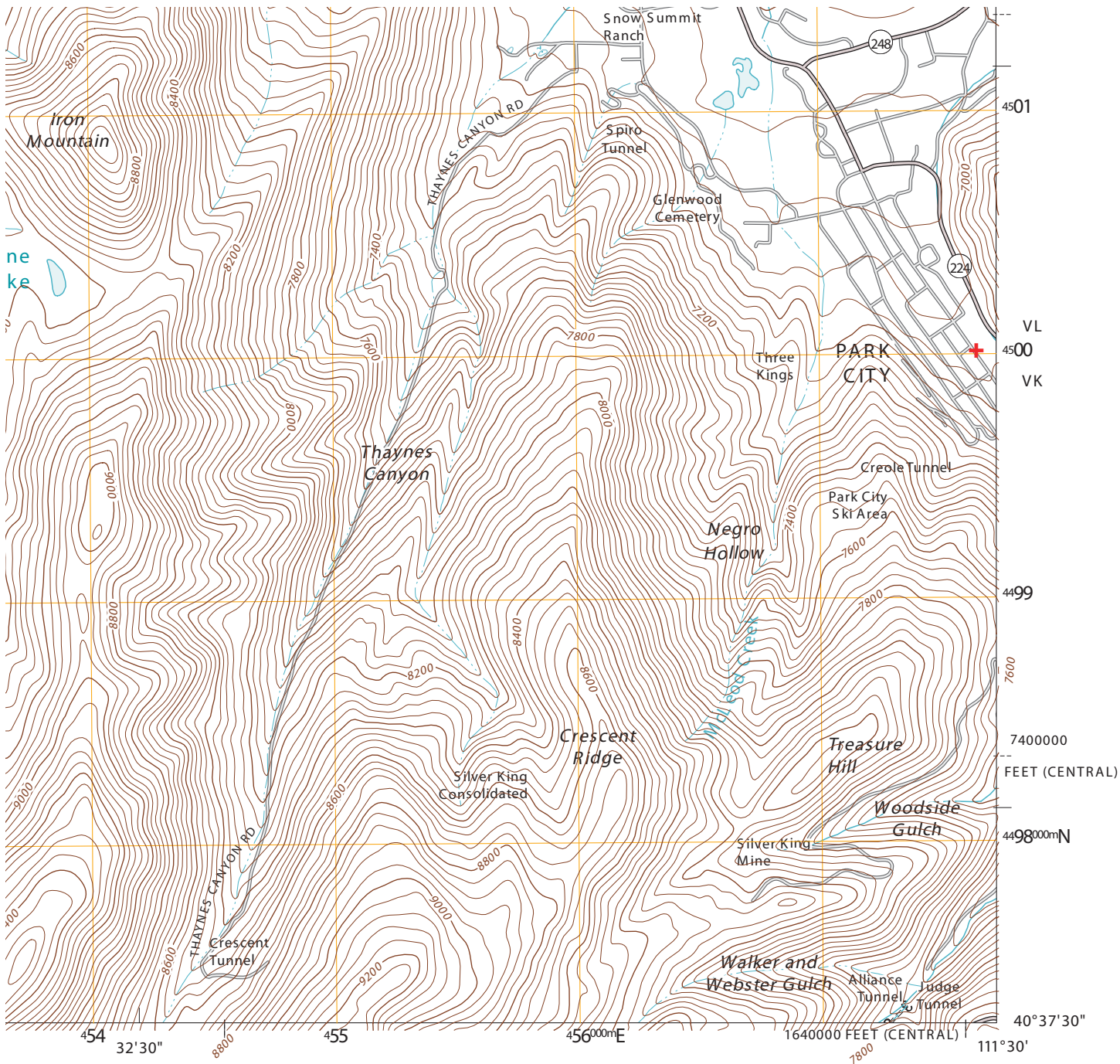
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo G. Snyder	David C. McLaughlin	W		[L 1-16]
6/12/1905	3rd District Court	W. McEmery	Decree		[L9-16]
6/12/1905	H. McEmery	W.A. McEmery	Deed		[L9-16]
2/5/1917	Summit County	T.L. Covey	Q.C.D.		[L9-14, result of tax sale]
1/1/1923	T.L. Covey, et ux	A.P. Ridge	W.D.		"9,10,11,12" [rest of form]
5/22/1925	A.P. Ridge, et ux	Leo L. Wildermuth	W.D.		
[missing link]					
7/30/1946	Ray Wortley	Albert I. Carter, et ux	W.D.		
9/3/1953	Albert I. & Cecilia M. Carter	George & Mary Gasparac	W.D.		
3/3/2009	Paula G. Winter (P.R.)	Paula G. & Gary A. Winter	P.R. Deed		[personal rep. of Estate of Mary Gasparac]

Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014

1060 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history





Check with local Forest Service unit for current travel conditions and restrictions.

DRAFT JUNE 5, 2019 HISTORIC PRESERVATION BOARD MEETING MINUTES

1. 1060 Park Avenue – Application to Remove a Significant Site from the Park City Historic Sites Inventory (Application PL-19-04197)

Carla Lehi and Sean Thompson, with the Elliott Work Group, were present this evening on behalf of the applicant.

Planner Hannah Tyler stated that 1060 Park Avenue was currently listed as Significant on the Historic Sites Inventory. It was constructed around 1946 and the site has been established to be important to the period of significance for the Mining Decline and Emergency of Recreation Industry. It is in the Historic District HR-1. The applicant was proposing to remove this site from the Historic Sites Inventory, and if that occurs, the site would be delisted.

Planner Tyler stated that the house is a 1940s design, which is a cross gable roof form, typical of this period. Overall much of the form has remained the same based on available evidence of the structure over time. There have been no new window or door openings. The porch form is intact, and overall the alterations in general have been mostly cosmetic. Planner Tyler reported that new siding was installed over the concrete block; new windows were installed, and new front door. The decorative trim on the porch has been removed and the stone planter in the front was removed.

Planner Tyler presented four photos. Two photos on the left were current photos from the Intensive Level Survey. The other two photos on the right were screenshots of the structure from a 1950s film that the applicant had provided. Planner Tyler stated that the video itself is an hour, and although it shows other parts of Old Town, the video specifically highlights 1060 Park Avenue. Planner Tyler noted that additional photos were included in the Staff report; however, she thought the four presented provided a high level overview of what the house looks like now versus what the house looked like in the past. She remarked that the video moved quickly and they were not able to capture a screenshot of the entire house.

Planner Tyler noted from the photos that stonework was currently being done. It was still in progress, which is why the stonework did not wrap around the building. She pointed to another photo showing the decorative trim, the retro door, the changed windows, and the stonework.

Planner Tyler provided a document prepared by the applicant that was not included in the Staff report. The document identified the site, as well as the structures around it in the different eras. She noted that the structure was in the Lower Park Avenue area. It is one of three structures important to the Mining Decline and Emergence of the Recreation Industry. She indicated other structures in the area that are relevant to other eras in the HR-1 zone.

Planner Tyler commented on the Criteria. She clarified that the HPB was being asked

to forward a recommendation to the City Council. The Council would then make the final decision.

Planner Tyler stated that the LMC sets forth criteria to remove a site from the Historic Sites Inventory. Per LMC 15-11-10(C), Any Owner of a Site listed on the Park City Historic Sites Inventory may submit an Application for the removal of his/her Site from the Park City Historic Sites Inventory. Planner Tyler remarked that the screenshots submitted by the applicant were considered additional information to support their determination that the structure is not compliant with the Code. Planner Tyler clarified that Criteria A did not apply because nothing else has been lost since designation; and Criteria B does not apply because the building has not been demolished. Criteria C is the appropriate criteria to review this application.

Planner Tyler stated that both the Staff and the applicant agreed that the site meets the Criteria for A and B. Criteria A is that the structure is over 50 years old since it was built in 1946; and it has been determined to be Significant through the Mining Decline and Emergency of Recreation Industry. Criteria B is whether the site has been recognized as part of a survey. Planner Tyler remarked that the site was part of the 2007 Reconnaissance Level Survey, which ultimately led to it being listed on the Historic Sites Inventory in 2009. It was also reviewed in the Intensive Level Survey in 2015.

Planner Tyler reviewed Criteria C and explained why the Staff believes the site complies with Criteria C. The Staff established that the site retains its historic scale, context, and materials in a manner and degree that can be restored to its historic form. She reiterated that most of the alterations were cosmetic and could be removed or replaced with historic accurately materials. Planner Tyler stated that the new siding could be removed, and windows and a door could be installed that are more historically accurate.

Planner Tyler stated that the site itself is recognized for its significance with the Mining Decline and Emergence of the Recreation Industry, which is the period of significance that was established for the City of Park City. She noted that in their application, the applicant focuses heavily on the National Register District Criteria Boundaries. However, the criteria for Significant Sites does not rely solely on the National Register District Boundaries or the nomination itself. The Staff finds that in many ways the applicant misstates the criteria because it is more Landmark criteria. Planner Tyler emphasized that the site contributes to the local Historic District because of its scale, context, and the materials that have been retained; and the materials that have been lost could easily be replaced.

Planner Tyler stated that in talking about the two Historic Districts, one is the Main Street Historic District, which is geographically bound and part of Main Street. The other is the Mining Era Residence District, in which the structure must be a residential structure and built within the early Mining Boom Era. She pointed out that this structure does not meet either of those requirements because it is not on Main Street and it was not built during the Mining Boom Era. For that reason, the local districts were established to capture those other sites. In 2009, when the current HSI was created,

the City cast a wider net to capture the Significant structures because Significant structures are not eligible for the National Register. Planner Tyler thought it was important to clarify the distinction because most Significant sites would not be a part of either of those Districts. If that criteria were followed, many Significant sites would be lost in the local district; and that was not the intent. Planner Tyler remarked that for this reason it was established as part of the Mining Decline and Emergency of the Ski Era period of significance.

Planner Tyler referred to Criteria D, which talks about whether or not the site is important to local or regional history. She reiterated that this structure is important to the Mining Decline and Emergency of Ski Industry period from 1931 to 1962. It is an established period of Significance for Park City as outlined in the Historic District Design Guidelines. The site was listed as Significant on the Historic Sites Inventory, and the Staff found that nothing in relation to the site had changed to result in delisting from that specific period of significance.

Planner Tyler stated that the Mining Decline was a time of economic hardship and a steep population decline. As a result, many buildings were abandoned or demolished and few structures were built. Rather than focus on the lack of structures from this period, the Staff felt it was important to recognize that this structure was constructed, retained, preserved and only slightly altered since 1946. That can only be said for a few structures of this period of historic Significance.

The Staff recommended that the Historic Preservation Board forward a negative recommendation to the City Council to keep this site on the Historic Sites Inventory.

Chair Stephens asked Planner Tyler if the descriptions for Significant Sites in the LMC refers back to the historic districts or to the zoning districts. Planner Tyler stated that the criterion is set up to identify each individual property as a site because some sites are not in a historic district. The criterion speaks not only to the building on the site but the entire site, including its context. Planner Tyler clarified the distinction that it is not on a National Register Boundary or Historic District itself. In this particular instance, the Staff believes it contributes to a historic district, which is part of what makes it a historic site.

Chair Stephens understood that the National Historic Districts are a federal designation, and he asked if it runs parallel in terms of how these matters are reviewed against the LMC.

City Attorney Harrington stated that for this analysis it is both site and district, but district with a small "d" meaning a local district; not either of the two national districts of Main Street or the Mining Era Residential. Chair Stephens clarified that in applying the definition of a Significant Site, the site does not have to be in one of the National Districts to comply. Ms. Harrington replied that he was correct.

Carla Lehigh stated that Elliott Workgroup was established in 2002 and they have done

many projects in the Historic District. They are aware of the Codes and they are pro-preservation and pro-Park City. However, the Elliott Workgroup believes this site could be removed from the HSI.

Ms. Lehigh commented on the criteria for Significant sites, and the applicant agrees with many of the criteria. However, they disagree with some of the criteria. She highlighted some of the points included in a letter from the consultant. Ms. Lehigh stated that the applicant has already complied with the criteria, but they disagree with 2C, which asks if the site reflects the historical character of the District and meets the criteria for that era. Ms. Lehigh stated that the era is the Declining Mining Era at which time there was no activity in Park City, buildings were abandoned, and people were leaving.

Sean Thompson stated that the site needs to meet all the Criteria of A, B, C and D. He agreed that the site qualifies under C.1. However, they disagree with the Staff comment regarding C.2 that it reflects the historical and architectural character of the site. Mr. Thompson stated that in looking at the meaning, they disagree with the mis-application of the visual compatibility of the Mining Era Residences National Register District. He noted that C.2 directs compatibility with those, even though the site is not within the District. Based on that interpretation, the applicant did additional analysis in looking at the National Register to see how that criteria could be applied, because no criteria have been established for the Mining Decline period and how it relates to the visual compatibility of the Mining Era Residences. Mr. Thompson stated that criteria pulled from the National Register was part of the information the applicant submitted to the City. Mr. Thompson stated that while the applicant disagrees with the City on that issue, is it not the crux of the matter.

Planner Tyler handed the Commissioners copies of the criteria Mr. Thompson referred to from the National Register. Ms. Lehigh clarified that they were not looking at the as Code and they were not following it explicitly. She stated that the Historic Guidelines gives a description of that Era, but it does not provide a guideline to figure out if this house was part of this Era either architecturally or historically.

Mr. Thompson remarked that the issue is how this project actually conveys that Era and its significance. He read text from the Consultant's analysis, "The City has provided context with the Mining Decline Era in the Design Guidelines, and it is sufficient to allow us to understand the significance of this site within that period, as described above". Mr. Thompson stated that the applicant has not been able to find a determination or any guideline within that history or any of the Codes that conveys why this site is Significant. He pointed to a bullet point that was referenced in "as described above" regarding historic context. Mr. Thompson remarked that their application stated that the historic context was needed to evaluate the site's significance within the Historic period, and that one has not been written. The response they received was that it was provided for in the History of Park City section of the Design Guidelines. Mr. Thompson stated that the verbiage in that section is sufficient to understand the significance. He explained that they understood the significance of the Era of Mining Decline and the Emergence of Recreation; but they were trying to understand how that actually applies to this structure

and how this property conveys that. They could not see a connection or how it conveys that period.

Mr. Thompson referred to the bullet point stating that new construction was extremely rare, which means that almost any building dated in this Era is Significant, assuming it retains its essential historic form and conveys that significance. Mr. Thompson believed the key was that “almost any building dating to that period” can convey that significance.

Mr. Thompson stated that they read through this Era in the Design Guidelines, and it talks about the loss of jobs and it talks a lot about the struggles. It also talks a lot about how United Park City was investing and looking at ways to bring the ski areas into being. In reading through it, Mr. Thompson could not see how this property conveys that area.

Mr. Thompson summarized that the applicant disagrees with the C.2 comment in that C.2 directly says the site has to be compatible. However, the Staff was saying they do not need to be compatible and the applicant was not applying the criteria correctly. Mr. Thompson remarked that D.1 says that almost any building can be Significant, assuming it retains its essential historic form, but conveys that significance. The applicant agrees that the building does retain its essential historic form; but there is no documentation of what makes this property significant either in the Historic Guidelines, the Era History or the Consultant’s report.

Mr. Thompson remarked that for all the reasons stated, the applicant respectfully requests that the site be delisted from the Historic Sites Inventory.

Ms. Lehigh stated that they looked to the National Register because they could not find a guideline for that historic district. She noted that the National Register has a document with criteria that outlines exactly how to define a place as Significant. That was document the Commissioners received during this presentation. Ms. Lehigh stated that the National Register criteria talks about an event. For example, if the house was particularly important into that Era. For Significance, the language states that association with a historic event or trend is not enough. The property’s specific association must be considered important as well. Ms. Lehigh did not believe this house was important for that Era. In terms of the people who lived in that house, Ms. Lehigh questioned how the Staff or anyone could determine whether those people were important. Based on the National Register criteria, the individual needs to be important within that historic context. She could not find that this site met that criteria.

Regarding the design and the construction, Ms. Lehigh noted that the structure must meet the type and period of construction, and is an example within that context. The applicant did not believe there was context. The house sits on Park Avenue and the exhibit shows that it is isolated on Park Avenue.

Ms. Lehigh pointed to the Barn site on the exhibit and noted that the Barn is important because it shows the period when the ski area and the commercial buildings started to

be built. Ms. Lehigh remarked that the house at 1060 Park Avenue was out of context during that time period, and it is still out of context. Mr. Thompson commented on the Historic Sites Form that is filed with the Utah State Historic Preservation Office and noted that the property evaluation states that the property is ineligible and non-conforming.

Board Member Scott referred to Finding #21 on page 22 of the Staff report, and noted that the last sentence reads, "In 2000 the current applicant submitted a Determination of Significance for the Site, but the application was withdrawn by the applicant". Planner Tyler stated that the current owner previously submitted an application to have the house removed from the HSI. The application was withdrawn, but she was unable to find a reason as why it was withdrawn in her research. No action was taken at that time, which is why it is back before the HPB this evening.

Chair Stephens opened the public hearing.

There were no comments.

Planner Tyler had received an email with public comment that was forwarded to the Planning and submitted into the record. The Planning Commission had also received a hard copy of the same email. Chair Stephen noted for the record that the Planning Commission had received the written public input.

Chair Stephens closed the public hearing.

Board Member Scott asked if documentation from the Intensive Level Survey was included in the Staff report. Planner Tyler replied that the Intensive Level Survey was included as an exhibit. She clarified that it was a review for National Register eligibility. This structure is not National Register eligible, which is why it was shown as non-contributing. Planner Tyler explained that the Intensive Level Survey is included even for Significant sites that are listed as non-contributory because extra research was done through the ILS process.

Board Member Hodgkins had a question regarding National Register eligibility. He noted that currently the scattered site National Register for residential properties only incorporates sites within the Boom Era. Planner Tyler replied that he was correct. Mr. Hodgkins asked if it was possible to expand the time period of that same district in the way that the Main Street time period was recently expanded. Planner Tyler thought the idea could be considered. Mr. Hodgkins asked if it was considered, if there was any reason why this house would not be included at that time. He recognized that being old was not a reason to be considered or included. Planner Tyler replied that he was correct. Mr. Hodgkins stated that if the dates of the Historic District are ever expanded, he wanted to know if there was anything about this particular building that would cause it to be excluded from consideration. Planner Tyler replied that the structure has alterations as identified in the Staff report. However, the thematic districts allow structures that have lost some integrity to be listed simply because of their contribution

to the context of the Era or other reasons. Planner Tyler stated that she was uncomfortable fully answering the question without confirming it with a consultant and doing a National Register review on this particular property. However, she believed it would be considered and they would take close look at this structure because it was one of the few structures built in the Era.

Board Member Holmgren clarified that the house was built in 1946. Planner Tyler replied that she was correct.

Board Member Hodgkins thought the majority of the alterations were done within that same Mining Decline Period. Planner Tyler assumed from her research that the house was built in 1946 and after the owners had some money, they put the stone on a few years later. The same owner did the work and she thought the alterations would be considered within the historic period and the essence of this historic structure.

Chair Stephens understood there was no question that the structure is 50 years old, it has retained its form, etc. He thought the issue was the discrepancy between the Staff report and the applicant's interpretation of how this site contributes to the Declining Mining Era. Mr. Thompson was unsure about contributing to the Era; and he thought it was more about how it conveys the Era. Chair Stephens stated that regardless of whether it conveys or contributes, the question is how the architecture and built structure relate to the Era. Mr. Thompson remarked that a better question would be how the existence of this structure helps tell the story of that period. At this point, they have found no guidance or benchmark for making that determination.

Chair Stephens clarified that based on the applicant's interpretation, the structure would not comply with D.1. Ms. Lehigh stated that it does not comply with any of Criteria D; D.1, D.2 or D.3. Mr. Thompson clarified that the applicant had no issues with Criteria A and B. They disagreed on C.2, but it would still qualify under C.1. He believed D.1 was the real crux of their argument. Chair Stephens pointed out that in the LMC, Criteria D states "is important in local, regional history, architecture, engineering or cultural associated with an era of historic importance to the community. Mr. Thompson stated that without having specific criteria listed, they referenced to the National Guidelines which provides clear language. Just because a structure was built in the time period does not mean it is historic.

Chair Stephen stated that the LMC does not direct the HPB to the National Register Guidelines. Mr. Thompson agreed; however, the LMC also does not provide guidance. Ms. Lehigh stated that the LMC directs them to the Historic District Design Guidelines; and the Guidelines provide a description of that Era but nothing more.

Chair Stephens remarked that this always has more context that one individual house because it also becomes a discussion for future applicants. He pointed out that Criteria D in the LMC does not direct them to the National District Design Guidelines or to the Historic District Guidelines. It was just a statement. Mr. Thompson stated that they were told to look to the Historic District Design Guidelines for guidance. The found that

the Guidelines did not give any direction and in the absence of any guidelines they looked to another means of criteria for guidance.

Mr. Hodgkins noted that the LMC does not reference the National Register criteria as a method for determination of local structures. Mr. Thompson agreed.

Board Member Holmgren thought the structure was very significant for the time it was built. When she first came to Park City over 30 years ago that house was sitting there and it made her smile every time she passed it. It is like so many other homes she has seen across the Country and it was a cookie cutter house for that time. Ms. Holmgren thought it was very important for that timeline.

Board Member Scott stated that he walked around the structure yesterday and it is a cinder block home. Like it or not, it is a definite departure from how homes were built previously. That post-war era starts to define how homes were built. In his opinion, that construction method is unique, even though it did not last long in Park City.

Board Member Hodgkins noted that the applicant talked about lack of context in the immediate surrounding area. He believed that one of the historic aspects is that there was a lack of context during this time period and not much has been built. The majority of the housing stock that the HPB reviews is from an earlier period. The Board rarely gets a chance to have much insight into the mind-set of the inhabitants during the Decline Period. Mr. Hodgkins stated that they tend to focus on the Boom Eras and the Ski Industry, which made Park City great. However, all of those are borne out of a need. Mr. Hodgkins questioned whether Park City would be the ski town it is today if they had not experienced the economic hardships of the Decline period. He felt the significance of the Decline period forced an economic solution for survival. Mr. Hodgkins stated that it is easy to say it is not important, but if they start losing historic pieces they begin to miss the true importance and significance of the current Ski Era.

Mr. Thompson understood what Board Member Hodgkins was saying, but he did not see how the structure actually conveys it. Mr. Hodgkins thought Mr. Thompson had said the construction was typical of the time period that was built in certain places. Mr. Thompson clarified that he had said he understood why they stopped building CMU in Park City. Board Member Holmgren thought the structure conveyed the era because it is exactly the type of home that was built across the Country in that time period.

Board Member Hutchings echoed the comments from the Board members. When walking down Park Avenue he feels the same as Board Member Holmgren. It is a unique house and it conveys that Era in Park City littered amongst the mining era homes along the Street. Mr. Hutchings personally thought this was a very significant home on Park Avenue for that Era. Mr. Hutchings believed the structure met Criteria D, it is important to local regional history, architecture, engineering and culture of an era. He thought it was an important historical home.

Chair Stephens did not feel like the LMC was directing them to the National Park

Service or to other Guidelines. He thought it met Criteria D.1 because it conveys historic important to the community for that Era. Chair Stephens thought Board Member Holmgren said it best, that it is a home that was built architecturally and structurally based on what was going on after World War II because limited resources were available. Chair Stephens thought the HPB would be going out of their purview to read anything more into D.1 than what was written.

City Attorney Harrington stated that because the Board was specific in their comments, he recommended that the HPB entertain a motion to modify the final Conclusion of Law where D is referenced. Since the Board was saying it complies with the era and noteworthy methods of construction, Mr. Harrington recommended eliminating Item 2, which references lives of important people. He preferred that the Board specify which criteria they are finding for compliance. It is unclear if all three are listed together. Mr. Harrington suggested that the Conclusion of Law indicate that the site complies with D(1) and D(3); consistent with their discussion.

Planner Tyler clarified that the HPB would be forwarding a recommendation to the City Council for June 29, 2019.

MOTION: Board Member Hutchings moved to forward a recommendation to the City Council on June 27, 2019 to DENY the proposed Determination of Significance application to remove the "Significant" Site at 1060 Park Avenue from the Park City Historic Sites Inventory, in accordance with the Findings of Fact and Conclusions of Law as amended. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1060 Park Avenue

1. The property is located at 1060 Park Avenue. The subject property was designated as a "Significant" Site on the Park City Historic Site Inventory (HSI) in 2009. The subject property is located within the Historic Residential (HR-1) Zoning District.
2. On April 16, 2019, the applicant submitted an application for a Determination of Significance for this site to remove the subject property from the Park City Historic Sites Inventory (HSI); the application was deemed complete on April 28, 2019.
3. 1060 Park is a WWII Era cottage that appears to have been modified. Built around 1946, the house is much more recent than many of the other houses in the neighborhood and, consequently, is very different in appearance when compared to those houses.
4. Some elements of the house are appropriate to the time in which it was built, and others appear to have been modified. The cross gable roof is noted as being sheathed with composition shingles. A brick chimney is seen at the peak of the roof. The walls are clad with board-and-batten siding and with stone veneer, especially towards the front of the house.
5. The areas in the gables are clad with aluminum siding. It is presumed that the stone veneer is a newer addition to the home.

6. There is a large fixed pane window in the porch area to the right of the door. A one-over-one double hung sash window sits on the left of the primary façade.
7. The porch is covered by the gable of the cross-wing and is supported by two fluted columns.
8. A two car garage exists on the property which is clad with aluminum siding and possibly roofed with metal shingles.
9. The Summit County Recorder notes this house as being built in 1946.
10. An owner of the house was Ray Wortley. When he purchased the property in unclear, but he sold it in 1946 to Albert Carter.
11. Ray Wortley, also known as Lawrence Wortley, appears on the 1940 census for Park City, living on Rossie Hill with his wife Edith. He worked as a miner, but nothing else is known of him or his family. The house appears to have been rented by Alice Brennan, who lived there with her sons Melvin and Richard.
12. Albert Carter, the next owner of the house, appears on the 1940 census as well. He lived in another house on Park Avenue at that time, with his wife Cecilia and their two daughters. He worked as a carpenter for a mining company, and both of his daughters worked as waitresses.
13. The house has been bought and sold several times since the historic period, and is currently owned by Paula and Gary Winter.
14. The applicant obtained film footage from the 1950s and provided screen shots taken from the film footage. These are included below and in Exhibit B.
- 21
15. Based on the photographs submitted by the applicant, staff and the City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants have concluded that the following exterior alterations have been made to the structure:
 - ☐ New siding has been installed on top of the concrete block.
 - ☐ New windows have been installed.
 - ☐ The decorative trim on the porch has been removed.
 - ☐ New front door has been installed.
 - ☐ The stone planter in front of the porch has been removed.
16. The footage was taken during a period when staff believes the stone veneer was being applied to the structure. Because of this, the stone veneer appears incomplete in the screenshot photographs. Overall, the form of the structure has remained the same. There are no new window or door openings, the porch is in-tact, and the alterations have been cosmetic.
17. In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by Dina Williams-Blaes, to refine and redefine Park City's preservation policy. She completed a reconnaissance level survey in 2007. Her Site Form for 1060 Park Avenue found that the site contributed to the Mining Decline and Emergence of Recreation Industry period (1931-1962).
18. On February 4, 2009, the Historic Preservation Board approved a resolution adopting the Historic Sites Inventory. 1060 Park Avenue was designated as "Significant".
19. The site complies with the criteria to be designated as a Significant Site as outlined by Land Management Code (LMC) 15-11-10(A)(2).
20. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(A) as the

single-family dwelling was constructed in 1946 making the structure 73 years old. The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).

21. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(B) as the site is currently listed on the Historic Sites Inventory as a Significant Site and was found to be significant on the 2007 Reconnaissance Level Survey. In 2000, the current applicant submitted a Determination of Significance for the site, but the application was withdrawn by the applicant.

22. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(1) as the single-family dwelling does retain its historic scale, context, and materials in a manner and degree which can be restored to Historic Form. Most of the alterations that have been made are cosmetic and can be removed and replaced with historically accurate materials. The Historic Form has remained unchanged.

23. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(2) as the site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962) and the site is compatibility with the Historic District through its design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions. 1060 Park Avenue is not in a National Register (NR) historic district, thus any discussion of those districts is irrelevant. Also, listing in an NR district is strictly honorary and is not tied to local zoning or land management policies.

24. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(D) as the site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962). The following analysis supports this finding:

□ What we know about the Mining Decline period is that it was one of economic hardship and steep population decline. As a result, many buildings were abandoned (or sometimes demolished), sitting empty for many years as documented by the tax records and other sources such as census records, newspaper accounts, personal accounts, and photographs. New construction was extremely rare, which means that almost any building dating to this era is significant, assuming it retains its essential historic form and can convey that significance.

□ Rather than focus on the lack of structures from this period within the Mining Decline and Emergence of Recreation Industry Period of Historic Significance, what needs to be recognized is the fact that this structure has been retained, preserved, and only slightly altered since its construction – this can be said for a few structures of this Historic Period of Significance.

25. On May 20, 2019, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also posted a public notice on the property and sent a mailing notice to the property owner and property owners May 22, 2019.

26. The analysis section of the staff report is hereby incorporated herein.

Conclusions of Law – 1060 Park Avenue

1. The existing site at 1060 Park Avenue complies with all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(A) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(B) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(1) It previously received a historic grant from the City; or

(2) It was previously listed on the Historic Sites Inventory; or

(3) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and

Complies.

(C) It has one (1) or more of the following:

(1) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; or

(2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and

Complies.

(D) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(1) An era of Historic Importance to the community, or

(3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Complies.

City Council Staff Report

Subject: Woodside Park Subdivision - Phase I Condominiums
Project #: PL-19-04220
Author: Hannah M. Tyler, AICP – Senior Planner
Date: June 12, 2019
Type of Item: Legislative – Condominium Plat Modification

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Woodside Park Subdivision - Phase I Condominiums Modification located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, specifically to remove Condition of Approval #7, and consider approving the proposed plat amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Executive Summary/Proposal

The Woodside Park Subdivision – Phase I Condominiums was approved by City Council on April 18, 2019. On April 18, 2019, City Council added Condition of Approval #7 which states:

7. An e-bike location should be located somewhere on this site.

After the April 18, 2019 approval from City Council for the Woodside Park Subdivision - Phase I Condominiums, the Affordable Housing team reached out to the City's Transportation Planning Department regarding the e-bike station and realized that the e-bike station was not feasible within the project boundary. After this, the Affordable Housing team applied for another Condominium Plat to modify the previously approved Woodside Park Subdivision - Phase I Condominiums. The Affordable Housing team is also proposing to modify the Master Planned Development application as the same Condition of Approval (#7) is listed within the Master Planned Development approval (in this meeting packet).

On June 12, 2019, the Planning Commission reviewed the proposed Condominium Plat Amendment Modification and forwarded a unanimous positive recommendation to City Council.

Description

Applicant:	Park City Municipal Corporation (Represented by Jason Glidden, Housing Development Manager)
Location:	1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue
Zoning:	Historic Residential-Medium Density District (HRM)
Adjacent Land Uses:	Single-Family, Multi-Family, Municipal Uses
Reason for Review:	Condominium Plat Amendments require Planning Commission review and City Council review and action

Disclosure: Park City Municipal Corporation owns the subject property.

Background

For a complete background, please reference the March 27, 2019 Planning Commission [Staff Report](#).

Planning Commission forwarded a unanimous positive recommendation for the Woodside Park Subdivision - Phase I Condominiums on March 27, 2019 ([Staff Report](#) and [Minutes](#), page 18). City Council approved the Woodside Park Subdivision - Phase I Condominiums on April 18, 2019 ([Staff Report](#) and [Minutes](#), page 8 - Ordinance 2019-22).

City Council added Condition of Approval #7 on April 18, 2019. Condition of Approval #7 was not proposed by the applicant and was not reviewed by the Planning Commission during their March 27, 2019 meeting.

After the April 18, 2019 approval from City Council for the Woodside Park Subdivision - Phase I Condominiums, the Affordable Housing team reached out to the City's Transportation Planning Department regarding the e-bike station and realized that the e-bike station was not feasible within the project boundary. After this, the Affordable Housing team applied for another Condominium Plat to modify the previously approved Woodside Park Subdivision - Phase I Condominiums. The Affordable Housing team is also proposing to modify the Master Planned Development application as the same Condition of Approval (#7) is listed within the Master Planned Development approval (in this meeting packet).

Planning Commission forwarded a unanimous positive recommendation to City Council on June 12, 2019 ([Staff Report](#) and [Draft Minutes](#), page 8) The proposed Condominium Plat Modification application was deemed complete on May 10, 2019.

Purpose

The purpose of the Historic Residential Medium Density (HRM) District is found in [Land Management Code § 15-2.4-1](#).

Analysis

For a complete analysis of the approved Condominium Plat, please reference the March 27, 2019 Planning Commission [Staff Report](#).

The applicant is requesting to remove Condition of Approval #7 from the previously approved Condominium Plat which states:

7. An e-bike location should be located somewhere on this site.

The reason for the request to remove this Condition of Approval is that there will be a Summit Bike Share station installed at City Park and there is limited space within the existing Public Access Easement for Woodside Park Phase I. The Transportation Planning Department has provided comments and they find that the proximity of the

new Summit Bike Share station in City Park is sufficient to satisfy the need within this area for a public electric bike (e-bike) station.

The Planning Department staff has reviewed the Transportation Planning Department's findings submitted in the application and finds that the proposal to remove Condition of Approval #7 is reasonable and factually supported.

Good Cause

Staff finds good cause for this Condominium Plat Amendment as the proposal allows for the reasonable use of the Access Easement as the removal of Condition of Approval #7 will allow the Access Easement to be passable by the desired transportation modes (other bikes, pedestrians, etc.). An e-bike station is proposed in close proximity at City Park where there is sufficient area.

Process

The approval of this condominium plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18. The approved Woodside Park Subdivision - Phase I Condominiums has not yet been recorded. Should the modification be approved by City Council after review and recommendation by Planning Commission, then removal of Condition of Approval #7 would be incorporated into a new Ordinance and the condominium plat would be recorded after this public process is complete.

Department Review

This project has been reviewed by Planning, Engineering, Legal, and Executive.

Notice

On May 29, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 27, 2019 according to requirements of the Land Management Code.

Public Input

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

Alternatives

- The City Council may approve the Woodside Park Subdivision - Phase I Condominiums Modification located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue as conditioned or amended; or
- The City Council may deny the Woodside Park Subdivision - Phase I Condominiums Modification located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the Woodside Park Subdivision - Phase I Condominiums Modification located at 1333 Park Avenue, 1343 Park

Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue to a future date.

Significant Impacts

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

Consequences of not taking recommended action

Consequences of not taking the Planning Department's recommendation are that the easement will potentially be blocked by an e-bike station.

Summary Recommendation

Staff recommends the City Council hold a public hearing for the Woodside Park Subdivision - Phase I Condominiums Modification located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, specifically to remove Condition of Approval #7, and consider approving the proposed plat amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit 1 – Applicant Submittal

Exhibit 2 – [Link to all Exhibits listed below from the March 27, 2019 Planning Commission Packet](#)

- Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
- Exhibit B – Existing Conditions Survey
- Exhibit C – Woodside Park – Phase I Subdivision
- Exhibit D – Aerial Photographs with 500' Radius
- Exhibit E – Site Photographs
- Exhibit F – Development Agreement

Ordinance No. 2019-36

AN ORDINANCE APPROVING THE WOODSIDE PARK SUBDIVISION - PHASE I CONDOMINIUMS MODIFICATION LOCATED AT 1333 PARK AVENUE, 1343 PARK AVENUE, 1353 PARK AVENUE, 1330 WOODSIDE AVENUE, AND 1350 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, On May 29, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 27, 2019, proper legal notice was sent to all affected property owners and published in the Park Record and on the Utah Public Notice Website; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2019 , to receive input on plat amendment; and

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

WHEREAS, on June 27, 2019, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Woodside Park Subdivision - Phase I Condominiums Modification located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue.

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

SECTION 1. APPROVAL. The Woodside Park Subdivision - Phase I Condominiums Modification located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue in the Historic Residential-

Medium Density (HR-M) District.

2. The subject property currently consists of lots in the Woodside Park – Phase I Subdivision.
3. The proposed site location addresses are 1333 Park Avenue (“Significant” Single-Family Dwelling), 1343 Park Avenue (new Single-Family Dwelling), 1353 Park Avenue (“Significant” Single-Family Dwelling), 1330 Woodside Avenue (new Single-Family Dwelling), and 1350 Woodside Avenue (new Multi-Unit Dwelling).
4. On July 26, 2017 the Planning Commission approved the Woodside Park – Phase I Master Planned Development application and Conditional Use Applications for the Multi-Unit Dwelling and Parking Area.
5. On July 26, 2017 the Planning Commission forwarded a positive recommendation to City Council for the Woodside Park – Phase I Subdivision.
6. On August 31, 2017, the City Council approved the Woodside Park – Phase I Subdivision.
7. Planning Commission forwarded a unanimous positive recommendation for the Woodside Park Subdivision - Phase I Condominiums on March 27, 2019 ([Staff Report](#) and [Minutes](#), page 18).
8. City Council approved the Woodside Park Subdivision - Phase I Condominiums on April 18, 2019 ([Staff Report](#) and [Minutes](#), page 8 - Ordinance 2019-22).
9. City Council added Condition of Approval #7 to the Woodside Park Subdivision - Phase I Condominiums on April 18, 2019. Condition of Approval #7 was not proposed by the applicant and was not reviewed by the Planning Commission during their March 27, 2019 meeting.
10. After the April 18, 2019 approval from City Council for the Woodside Park Subdivision - Phase I Condominiums, the Affordable Housing team reached out to the City’s Transportation Planning Department regarding the e-bike station and realized that the e-bike station was not feasible within the project boundary. After this, the Affordable Housing team applied for another Condominium Plat to modify the previously approved Woodside Park Subdivision - Phase I Condominiums. The Affordable Housing team is also proposing to modify the Master Planned Development application as the same Condition of Approval (#7) is listed within the Master Planned Development approval (in this meeting packet).
11. The proposed Condominium Plat Modification application was deemed complete on May 10, 2019.
12. The applicant is requesting to remove Condition of Approval #7 from the previously approved Condominium Plat which states:
 - a. 7. An e-bike location should be located somewhere on this site.
13. The reason for the request to remove this Condition of Approval is that there will be a Summit Bike Share station installed at City Park and there is limited space within the existing Public Access Easement for Woodside Park Phase I. The Transportation Planning Department has provided comments and they find that the proximity of the new Summit Bike Share station in City Park is sufficient to satisfy the need within this area for a public electric bike (e-bike) station.
14. The Planning Commission, on June 12, 2019, forwarded a positive recommendation to the City Council.

15. The approved Woodside Park Subdivision - Phase I Condominiums consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City.
16. The property consists of an eight (8) unit Multi-Unit Dwelling, four (4) Single-Family Dwellings (SFD), a Public Access Easement, common gathering areas, and a 13-car parking lot.
17. The project is phase one (1) of a two (2) phase project that will provide Affordable Housing units developed by the City. In addition to residential units, the two (2) projects will create a pedestrian link between Park Avenue and Empire Avenue through Public Access Easements.
18. The proposed Condominium Plat is consistent with the approved Development Agreement and associated Affordable Housing Plan as it provides the eleven (11) deed restricted units.
19. Recordation of this Condominium Plat would allow the applicant to sell each deed restricted unit individually.
20. The proposed Condominium Plat reflects compliance with the approved Master Plan (Development Agreement), Conditional Use, Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.
21. Staff finds good cause for this Condominium Plat Amendment as the proposal allows for the reasonable use of the Access Easement as the removal of Condition of Approval #7 will allow the Access Easement to be passable by the desired transportation modes (other bikes, pedestrians, etc.).
22. On May 29, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 27, 2019 according to requirements of the Land Management Code.
23. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.
24. All findings within Ordinance 2019-22 are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat, individual unit deed restrictions, and CC&Rs for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

2. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
3. The individual unit deed restrictions for the Affordable units, acceptable to the City, shall be recorded with or prior to condominium plat recordation. The deed restrictions shall outline and resolve any issues or concerns regarding maintaining affordability of the unit. The plat shall note that the Affordable units are subject to a deed restriction.
4. The CCRs shall limit the HOA dues related to the deed restricted Affordable housing units in order to ensure the Affordable units remain affordable.
5. The applicant shall record the Plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval of 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.
6. All conditions of approval of the Master Planned Development, Conditional Use Permits, Woodside Park – Phase I Subdivision Plat Ordinance No. 2017-48, and approved Housing Mitigation Plan shall continue to apply.

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

PASSED AND ADOPTED this 27th day of June, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

MEMO



TO: Jason Glidden – Housing Development Manager
FROM: Alfred Knotts – Transportation Planning Manager
Julia Collins - Senior Transportation Planner
RE: E-Bike Stations at Woodside Park Affordable Housing
DATE: April 30, 2019

This memo is in response to your request to Transportation Planning to evaluate the need for e-bike charging stations to be present at both phases of the Woodside Park affordable housing projects. Transportation Planning team suggests that the condition of approval to require e-bike stations be reconsidered given the reasonable walking distance to existing and proposed public stations as well as logistical and physical constraints on the site. Specifically, this recommendation is based on the following:

- Current e-bike stations located at the Library along with an additional bike station being constructed at City Park this summer will provides adequate access and availability to the program (2 stations within ½ mile).
- There is limited space to put a new bike station on this property. The stations come in two configurations either 50' x 12' for a single sided access or double access is 35' x 27'. There is not a space large enough on either site to install a station without significant modifications to the site. Additionally, it appears power sources are limited and would require additional work.
- Redistribution of bikes to off-system sites (i.e. City and County sponsored sites) is not currently in the contract between Summit County and Bewegen therefore this would require a new contract between the City and Bewegen or an amendment to the existing County contract.

Transportation Planning would recommend that the requirement of bike racks and/or bike storage remain in the conditions of approval as a means of promoting alternative transportation options to and from the property.

Please let us know if you have any additional questions regarding our recommendation. We have attached a map of the current and future locations for the e-bike program for your reference.

Sincerely,

A handwritten signature in black ink, appearing to read "Alfred Knotts".

Alfred Knotts

Transportation Planner Manager

Summit Bike Share

City Park Bike Share Location

Legend

 City Park North (PC)



Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Jonathan Weidenhamer

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve an Economic Development Grant in the Amount of \$10,000 for Auntie Em's Homebaked Goods
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Auntie Em's Grant Staff Report](#)

[Exhibit A: Auntie Em's Draft Contract](#)

[Exhibit B: Auntie Em's Appropriation Study](#)

[Exhibit C: Grant Criteria](#)

[Exhibit D: Auntie Em's Grant Application & Supporting Info Redacted](#)



City Council Staff Report

Subject: Economic Development Grant Application – Auntie Em’s LLC
Authors: Jonathan Weidenhamer, Economic Development Manager
Department: Economic Development
Date: June 27, 2019
Type of Item: Administrative - Award of Economic Development Grant

Summary Recommendations

Staff recommends City Council hold a public hearing and approve an Economic Development Grant Contract in the amount of \$10,000 for Auntie Em’s LLC in a form approved by the City Attorney.

Executive Summary

Emily Burney, the owner/operator of Auntie Em’s Baked Goods is requesting \$10,000 in business expansion assistance. These funds would be used to hire a second baker, help purchase additional kitchen equipment, and to expand marketing efforts with the intent of growing and expanding the business (Exhibit A).

Staff recommends a \$10,000 grant pursuant to Section 10-8-2 of the Utah Code Annotated, and specifically based on the applicant’s ability to meet the City’s Economic Development Grant Criteria (Exhibits B&C). Staff finds that awarding the grant will help allowing the applicant to focus on growing and expanding the (revenue of) the business, fundamentally making it more sustainable.

Background

In 2006 Park City created the Economic Development Grant program. Economic Development Grants are intended to give the financial assistance necessary for businesses to grow themselves in a way aligned with stated City goals and State criteria. On June 15, 2017, City Council adopted further updates to the Economic Grant policy that further align the criteria with current, critical Council goals (Exhibit C). The following funds are available annually within the program, but are absorbed back into the general fund if not awarded before the end of the fiscal year. The same amount starts over with the advent of the next fiscal year:

Anywhere in city limits (general fund)	\$10,000
Lower Park RDA	\$20,000
Main St. RDA	\$20,000

The following Economic Development Grants have been awarded since the inception of the program:

Year	Who	Amount	Term Exp.	Succeed through term	Still Operating (or some derivative)
2006	Center for Applied Media	\$18,000		y	y
2007	Oquirrh Institute for Public Policy	\$10,000			
2008	Park Silly Sunday Market	\$7,000		y	y
2009	High West	\$11,000		y	y
2009	PC Performing Arts Foundation	\$9,000		y	y
2010	Local Tourist*	\$15,000			
2014	Soul Poles	\$20,000	June 2017	y	y
2015	Ritual Chocolate	\$20,000	April 2018	y	y
2016	Avatech	\$30,000*	July 2021	y	
2016	Anomaly Action Sports	\$20,000	Nov 2019		y
2017	Motherlode	\$11,600	June 2020		y
2018	Red Flower	\$15,000	May 2021		y
*\$10,000/year for FY 16,17,18 of General Fund \$					

*Local Tourist, a marketing company, was awarded a \$15,000 grant (\$5,000 for developing local content, \$10,000 for a trip planning tool). While the business didn't succeed its entire term, the owner, Alan Mao, grew it into a holding company after acquiring Special Request & Grocery Girls. Both acquisitions were aimed at servicing high-end clientele with concierge-level services available for the first time to Vacation Rental customers. In 2012 Local Tourist brought on an operating partner and the owner joined RealtyTrac as Vice President in charge of business development. Mr. Mao continues to participate in the local economy as part of Lazlo Group.

Analysis

On February 13, 2019 staff received a grant proposal from Emily Burney of Auntie Em's LLC (Exhibit A). We have worked with the applicant over a series of months to gather additional information and allow the applicant to narrow her application. A panel of staff including Economic Development and Planning, the City's Director of Redevelopment & Capital Management, and Council Liaisons Becca Gerber and Steve Joyce reviewed the application and make the current recommendation.

Due to the location of the business the applicant is eligible for grant monies from the general fund (\$10,000). A second grant for Lucky Ones, will be concurrently considered by City Council on June 27, 2019; LO is eligible for assistance from both the RDA and the general fund.

Alternatives for City Council to Consider

- Recommended Alternative:** Approve a one-time grant in the amount of \$10,000 for business expansion.

Pros

- Removes barriers and costs that typically limit the ability of small business owners to grow a sustainable business in Park City;
- The business is owned by a park city resident;
- Consistent with stated goals of general plan and promoting arts and culture; and
- Consistent with stated goals in the City's Economic Development Plan.

Cons

- The applicant's current business is located within the Kimball Art Center which is slated for (City) redevelopment in the future.

Consequences of Selecting This Alternative

There is a \$10,000 budget for grants in this geographic portion of town. As the application deadline for the remainder of the year has passed, and this is the last meeting of the fiscal year, there are no immediate consequences. These monies would not be available to Lucky Ones.

2. Other Alternative: Deny or Award another amount.

Pros & Cons

- a. Same as Alternative 1 but to a more or less of the pros and cons.

Analysis

Public notice of the Council's consideration of this contract was published on June 10, 2019. We have received no input on the matter. Staff's analysis according to criteria is included as Exhibit B.

Project Evaluation

If awarded the grant, the success of Auntie Em's will be measured based on deliverables stated below and in Section II of the attached, draft contract and submitted to Park City Municipal annually by June 30 during the term of the grant, starting in 2020.

These deliverables are:

- Document hiring of and deployment of additional baking staff at least 20 hours/week.
- Provide annual overview of marketing plan. Quantify incremental sales resulting from said efforts by type of business (wholesale, retail, etc.).
- Document type(s) of additional kitchen equipment purchased with grant funds and quantify how that led to increased sales.
- Document sales year over year, by type and amount.

Department Review

Economic Development, Budget and Executive

Funding Source

General Fund

Attachments

Exhibit A	Auntie Em's LLC Draft Grant Contract
Exhibit B	Study - Staff analysis of application & Grant Criteria
Exhibit C	Grant Criteria
Exhibit D	<i>Grant Application,</i> - <i>Overview, Introduction, and Executive Summary (Feb 2019)</i> - <i>Updated Application Overview (March 2019)</i> - <i>Additional Information</i> - o <i>Supplemental Financial Background (portions redacted, available upon req.)</i> - o <i>Kitchen Equipment</i> - o <i>Profit and Loss Statements for 2017 & 2018 (redacted, available upon req.)</i>

ECONOMIC DEVELOPMENT GRANT CONTRACT

ECONOMIC DEVELOPMENT GRANT CONTRACT BETWEEN AUNTIE EM's LLC AND PARK CITY MUNICIPAL CORPORATION FOR BUSINESS EXPANSION

THIS AGREEMENT is made and entered into this _____ day of June, 2019, by and between AUNTIE EM's LLC, a Utah limited liability company, (hereinafter "Auntie Em's") and **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, (hereinafter "City").

WITNESSETH:

WHEREAS, as part of the budget process, the City Council appropriates Economic Development funds to contract with organizations who meet the economic development grant program requirements outlined by the City's Budget Policy;

WHEREAS, organizations must meet certain criteria in order to be eligible for an Economic Development Grant Contract;

WHEREAS, applicants are eligible to apply for an Economic Development Grant Contract year round and the City will award contracts through an application process administered by the Economic Development Grant Program Committee;

WHEREAS, pursuant to Section 10-8-2 of the Utah Code Annotated, the City Council hereby finds that the provision of City funds herein is consistent with the Park City General Plan, and provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City;

WHEREAS, notwithstanding the recitals above, the City desires to provide grant funds in exchange for positive economic impact benefit at least equal to the current fair market value to the City's contribution; and

WHEREAS, the Economic Development Grant program committee and the City Council evaluated and approved the Economic Development grant request by AUNTIE EM's for assistance in hiring a new employee, advancing marketing and strategic partnerships and initiatives with other surrounding Park City businesses, and to purchase additional kitchen equipment to their existing bakery to improve retail sales.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, the sufficiency of which is hereby acknowledged, that parties agree as follows:

ARTICLE I **TERM AND ALLOCATION**

Auntie EM's shall have an Economic Development Grant contract with a term of three (3) years. The City will allocate the full grant amount upon execution by both parties.

TOTAL amount available for allocation: \$10,000; payable in year one.

ARTICLE II
SERVICES TO THE COMMUNITY

In exchange for the City's contribution, AUNTIE EM's agrees to by June 30 each year of the term of the contract, starting in 2020:

- Documenting hiring and deployment of additional baking staff at least 20 hours/week.
- Provide annual documentation of amount and type of overall marketing plan. Quantify incremental sales resulting from said efforts.
- Document type(s) of additional kitchen equipment and quantify how that additional capacity led to increased sales.
- Document sales year over year, by type and amount.

Both parties agree that the above service provided to the community represents a good faith exchange of current fair market value for the City's contribution.

ARTICLE III
HOLD HARMLESS/NO AGENCY

AUNTIE EM's agrees to defend, indemnify, and hold harmless City, its officers, agents, and employees from and against all losses and expenses, including costs and attorney's fees, resulting from any injury, including death, to any person or damages to property of others arising out of the acts or omissions of Auntie EM's in the performance of work under this Agreement. Auntie EM's is an independent entity and nothing herein shall be construed to create any agency, nor employee relationship with the City.

ARTICLE IV
DISSOLUTION

On dissolution of the organization or project prior to three (3) years, any remaining funds attributable to the City shall revert to the City in a prorated amount.

ARTICLE V
RECORD KEEPING/AUDIT

Auntie Em's agrees to keep accurate books and records of expenditures related to its operation. The City or its independent auditor reserves the right to conduct its own audit of books and records at reasonable times and places during ordinary business hours. If the grant money has not been used as agreed herein, the City shall be entitled to a full or partial refund of the grant.

ARTICLE VI
AMENDMENT

This Agreement may not be amended except by approval by City Council and an instrument in writing signed on behalf of each of the parties hereto.

ARTICLE VII
EFFECTIVE DATE

The effective date of this Agreement is the date first written above.

PARK CITY MUNICIPAL CORPORATION

Diane Foster, City Manager

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

Auntie Em's LLC, a Utah limited liability company

By: _____
Emily Burney

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this ____ day of May, 2019 before me, the undersigned notary, personally appeared Emily Burney, allowed by law, to be the person whose name is signed on the preceding or attached document, and he acknowledged that he signed it voluntarily for its stated purpose as Owner of AUNTIE EM's LLC, a Utah limited liability company.

Notary Public

Exhibit B - Appropriation Study to Award \$10,000 to Auntie Em's LLC.

Prepared by: Jonathan Weidenhamer, Economic Development Manager

Date: June 10, 2019

Pursuant to Section 10-8-2 of the Utah Code Annotated, the following factors and analysis were considered in award of this contract and are the basis for its consideration. More specifically, staff finds the following statutory requirements within Section 10-8-2 have been considered:

- (3) It is considered a corporate purpose to appropriate money for any purpose that, in the judgment of the municipal legislative body, provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality subject to this Subsection (3).
 - (a) The net value received for any money appropriated shall be measured on a project-by-project basis over the life of the project.
 - (c) The municipality may consider intangible benefits received by the municipality in determining net value received.
 - (e)
 - (i) Before a municipality provides notice as described in Subsection (3)(d)(ii), the municipality shall perform a study that analyzes and demonstrates the purpose for an appropriation described in this Subsection (3) in accordance with Subsection (3)(e)(iii).
 - (ii) A municipality shall make the study described in Subsection (3)(e)(i) available at the municipality for review by interested parties at least 14 days immediately before the public hearing described in Subsection (3)(d)(i).
 - (iii) A municipality shall consider the following factors when conducting the study described in Subsection (3)(e)(i):
 - (A) what identified benefit the municipality will receive in return for any money or resources appropriated;
 - (B) the municipality's purpose for the appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality; and
 - (C) Whether the appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of the municipality in the area of economic development, job creation, affordable housing, and elimination of a development impediment, job preservation, the preservation of historic structures and property, and any other public purpose.

Analysis

Emily Burney, the owner/operator of Auntie Em's Baked Goods is requesting \$10,000 in business expansion assistance. These funds would be used to provide new jobs, help purchase additional equipment, and expand marketing efforts with the intent of growing and expanding the business (Exhibit D). The applicant has specifically requested 6,000 for personnel to hire a second baker working a minimum of 20 hours/week, increasing overall production and freeing Emily to focus on business expansion and growing, in particular the retail sector of her business. \$2,000 of the request would be for marketing which would target mailings to local small business such as realtors and to sponsor community organizations and events. Lastly the applicant seeks \$2,000 in kitchen equipment needed to grow production capacity.

The applicant stipulates that a grant would alter the current projections in her business plan, allowing for better projections of increased gross revenues of 59% from 2018 to 2019 with the funding. The applicant notes, “[the] money invested in a locally rooted business in a locally rooted business (Kimball Art Center), to help it become stable and large enough to support itself long-term in this high-priced town, while simultaneously partnering with a local non-profit to improve the popularity of both.”

The grant request is considered pursuant to Utah Code Section 10-8-2 and evaluated by an internal staff committee comprised of the Economic Development Manager, Capital and Redevelopment Manager, Special Event Manager, Planning Staff, and the City Council Liaisons to Economic Development per the following criteria:

Criteria #1 – The organization must demonstrate a sound business plan that strongly supports prioritized Goals of the current City Economic Development Plan.

The applicant has operated her business part time as a home occupation since 2014, starting as a hobby, baking for the Park City Farmers Market and turning into a full time home occupation in 2016. With her recent expansion into the commercial kitchen at the Kimball Art Center, the applicant projects:

- a) An increase of \$36,400 in retail sales from 2018 to 2019;*
- b) An overall increase in gross revenues of \$50,800 in the same timeframe;*

The City’s Economic Development Strategic Plan recognizes the strategy of providing a sustainable business environment by upholding a healthy business environment which allows current businesses, and especially small businesses, to thrive.

Criteria #2 – Organizations must commit to and demonstrate the ability to do business in the City limits no less than three years. Funding cannot be used for one-time events. *Auntie Em’s recently signed a one year lease with the Kimball Art Center. While neither landlord nor lessee can commit to a longer term lease at this time due to uncertainty of timing of the anticipated redevelopment of the site into an arts & culture district, the applicant is willing to agree to maintaining a business in Park City limits for a total of three years and is willing to reimburse a proportional share of any grant if not.*

Additionally, the applicant has put over 27,000 of baking equipment into the space that she owns, which is portable to a new location if necessary.

Criteria #3 — The organization must produce items or provide services that are consistent with the Economic Development Work Plan and align with the City’s General Plan to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City. The organization must either conditionally agree to participate in or to expand programs or services, or otherwise provide evidence of existing services and initiatives consistent with the goals stated in Park City’s Biennial Strategic Plan in the sectors of: Housing, Transportation, Energy and Social Equity.

The Park City Council Goals, Priorities and Long Term Strategic Plan can be found here ([link](#)). Under the goal of Inclusive and Healthy Community, the desired outcomes of, “live and work locally”, and “vibrant arts and culture”, are noted.

Under the goal of Thriving Mountain Town, the desired outcome of “resilient and sustainable economy is stated.

Staff finds that Auntie Em’s is a unique business, started up by a local resident first as a part time hobby, and now as an successful, growing, year-round effort. As described in her application materials found in Exhibit A, the applicant provides baked goods to numerous small businesses and is actively attempting to expand into numerous others with assistance of a City grant.

First, the applicant has located within the not for profit Kimball Art Center which provides an amenity that brings more visitors to the location. Secondly, the applicant provides goods to other community businesses creating an estimated additional \$20,000 in sales, and lastly to other community events. Therefore, committing funds will allow expanded goods and services that are both consistent with strategy two of the City’s Economic Development Plan ([ED Plan link](#)) in terms of expanding a local business, and furthermore align with community moral wellbeing goals for a Thriving Mountain Community. Staff finds that Auntie Em’s community partnerships and retail efforts, and local programming at her retail store provides for the economic health and prosperity, comfort, and convenience of many of the residents of the City by providing quality, fresh, locally produced baked goods.

Additionally, the City Council has enabled the creation of an Arts and Culture District in the current location of the Kimball Arts Center and adjacent property ([A&C Overview](#)). Recommendations associated with the District’s creation were based on the Webb report, and include creation of a community kitchen, potentially paired with an incubator program. Investing in Auntie Em’s gives us the opportunity to continue to invest in, test the market for, and support culinary economic diversification.

More specifically noted in City Council’s 2018 mid-year retreat were recommendations to:

- a. Diversify within the current destination economy. Focus on arts and culture, and building of the creative class*
 - i. City A&C Study - [Link to A&C Study](#) (p. 67, Webb Study p. 71).*
 - ii. Summit County Arts Council ABC study (<https://www.projectabcsc.com/stateofthearts>).*
- b. Staff recommends a specific focus within A&C should be culinary tourism. This is further ED diversity within the AC space. Supported by the 2011 Year Round Economic Generator Study, which is a supplement to the General plan ([link](#)). Specific components of this study that are consistent with this drive include a food hall (p.91), and community kitchen (p.93).*

Criteria #4 – The organization must demonstrate substantial contribution to the central goals of the City's General Plan, including specific and significant commitment to the majority of the main sectors of:

- a. Fostering a strong sense of community vitality and vibrancy;
- b. Respecting and conserving the natural environment;
- c. Promoting balanced, managed, and sustainable growth;
- d. Supporting and promoting diversity in people, housing, and affordability;
- e. Supporting a diverse, stable, and sustainable economy;
- f. Preserving a strong sense of place, character, and heritage.

Staff finds Auntie Em's goals align with the future development plan of Park City through the applicant's intention as a Park City resident to operate a small business in town. Doing so supports a diverse, stable and sustainable economy. The applicant intends to bring the community together via quality baked goods, both at her retail store, and at other small businesses that sell her products. The applicant also offering programming at her shop such as "mommy & me time" that allows for parents of young children and young children to gather, socialize and learn from each other, further building community ties and relationships.

Criteria #5 – Fiscal Stability and Other Financial Support: The organization must have the following: (1) A clear description of how public funds will be used and accounted for; (2) Other funding sources that can be used to leverage resources; (3) A sound financial plan that demonstrates managerial and fiscal competence.

Auntie Em's proposes the following allocation of funds of a \$10,000 grant:

Staffing (1 baker)	\$6,000;
Marketing & Branding	\$2,000;
Equipment	<u>\$2,000.</u>
Total	\$10,000

More specifically from their application:

Why now?

1). Auntie Em's is at a critical point for business growth. The problem is that demand is too high and I cannot keep up with all of our interested customers or wholesale accounts. We need capital investment to help fund an additional baker, purchase additional equipment and continue to invest in marketing in order to stay relevant.

2). While business is exceptionally strong, business and personal profits have been invested in the equipment necessary to outfit our new space.

3). Auntie Em's has strong momentum right now, with at least seven new interested wholesale accounts and daily foot traffic to the cafe space that is steadily increasing.

4). I have seen other small businesses make the mistake of growing too quickly and selling off too much to

outside investors. It is extremely important to me that at this stage I remain independent.

What is the grant money for?

- **60% to help fund another baker**
The business needs another baker with at least 20 hours a week dedicated specifically to production
- **20% to marketing**
We will continue to invest in unconventional grassroots marketing opportunities, such as mailers with local realtors, sponsorship of community organizations, and incentive bakery events
- **20% to equipment**
Additional cold ingredient storage is necessary to keep up with demand. Cold storage will not be treated as a fixture to the Kimball Art Center, and can be transferred to any future location of Auntie Em's. Additional high top work tables are necessary to host classes.

The money does not stop at paying for a baker, a fridge, or marketing. Above all else, the money frees up my time grow this business. How will I accomplish this?

I will...

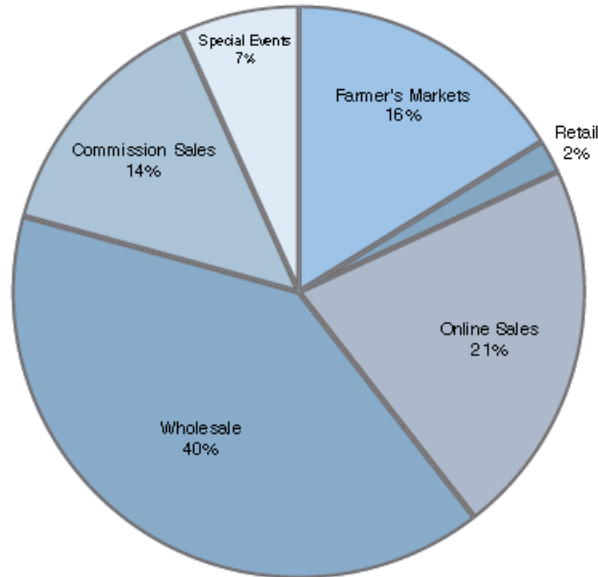
- Pursue more retail, commission and wholesale accounts (grocery stores, restaurants, cafes, catering, farmer's markets, internet sales and local delivery)
- Establish unique marketing opportunities and revenue streams, like cooking classes and community sponsorships
- Create self-sustaining operational systems for both the markets and our retail space so the business can become more scalable
- Develop marketing literature
- Extensively research ingredients to keep cost down and quality high
- Work to determine logical next steps after the Kimball Art Center
- Streamline daily sales reports
- Promote the catering component of the business

The applicant has documented a 93% increase in net income from the first year to her second year of conducting business full time. Staff believes that the appropriation is appropriate to accomplish the reasonable goals and objectives of the municipality in the area of economic development, job creation, and remove typical impediments such as high rents and other overhead that may potentially preclude the applicant from finding success and creating a sustainable business. Furthermore staff finds the applicant will promote and further goals stated in the arts and culture plan.

Criteria #6 –The organization can forecast at the time of application the ability to achieve direct or indirect economic/tax benefits equal to or greater than the City's contribution.

The applicant's 2018 revenue stream was split by the following percentages:

Auntie Em's Revenue Streams - FY 2018



With only 2% in retail, there is a huge opportunity with the new storefront to dramatically increase retail sales, and the applicant is projecting an increase of over \$35,000 in 2019 retail sales. In terms of direct financial benefit to the municipality, the applicant is forecasting \$137,000 in sales at the end of 2019, which equates to \$2,740 in direct sales tax to Park City ($\$137,000 \times .02$ (city's percentage)). Because staff is recommending a grant term of three years, at the end of year 3 (2021), based on self-estimated 20% growth in years 2 & 3, sales are projected at \$165,000 and \$198,000 for a 3 year total of \$10,000 of taxes directly to PCMC.

year	gross sales	% change	direct taxes to PCMC	net income	% change
2016				\$16,664	
2017	\$56,000			\$32,164	93%
2018	\$86,200	54%			
2019	\$137,000	59%	\$2,740		
2020	\$165,000	20%	\$3,300		
2021	\$198,000	20%	\$3,960		
			\$10,000		

When combined with the indirect benefits of a small business operated by a City resident, adding an additional employee, coupled with just under a 4x multiplier effect¹ of local spending coming from revenue and sales at other retail outlets of her goods, projected over three years, staff forecasts benefits greater than \$10,000.

¹ Wikstrom Economic Impact of Tourism 2009 – Wikstrom Economic & Planning Consultants Inc.

Criteria #7- The organization should show a positive contribution to diversifying the local economy by increasing year-round business opportunities, creating new jobs, and increasing the local tax base.

Staff believes that by hiring a part time baker, adding additional equipment, and expanding marketing efforts will increase sales year over year, paving the way for a more sustainable business plan. When coupled with stated culinary tourism goals and diversification within the arts and culture space, staff finds the municipality will have numerous intangible benefits and direct economic benefits will be received by the municipality.

Exhibit D – Grant Application,

- *Overview, Introduction, and Executive Summary (Feb 2019)*
- *Updated Application Overview (March 2019)*
- *Additional Information*
 - o *Supplemental Financial Background*
 - o *Kitchen Equipment*
 - o *profit and loss statements for 2017 & 2018*

POLICIES & OBJECTIVES

- c. are required by law; or
 - d. are necessitated by market/environment changes that happened since the last budget adoption
- E. Through its financial plan, the City will strive to maintain **Structural Balance**; ensuring basic service levels are predictable and cost effective. A balance should be maintained between the services provided and the local economy's ability to pay.
- F. The City will strive to improve productivity, though not by the single-minded pursuit of cost savings. The concept of productivity should emphasize the importance of **quantity** and **quality** of output as well as **quantity** of resource input.
- G. General Fund budget surplus should be used for capital projects.

PART II - ECONOMIC DEVELOPMENT GRANT POLICY (ADOPTED JUNE 15, 2017)

Annually, the City will allocate up to \$50,000 to be used towards retaining and growing existing businesses, and attracting and promoting new organizations that will fulfill key priority goals of the City's Biennial Strategic Plans and General Plan. Funding will be available for relocation and/or expansion of current businesses, and new business start-up costs only.

A. ED Grant Distribution Criteria

Applications will be evaluated on the following criteria in order to be eligible for an ED Grant:

Criteria #1: The organization must demonstrate a sound business plan that strongly supports the Goals of the City Economic Development Plan.

Criteria # 2: The organization must commit to and demonstrate the ability to do business in the City limits for a duration of no less than three years. Funding cannot be used for one-time events.

Criteria #3: The organization must produce items or provide services that are consistent with the Economic Development Work Plan and align with the City's General Plan to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City. The organization must either conditionally agree to participate in or to expand programs or services, or otherwise provide evidence of existing services and initiatives consistent with the goals stated in Park City's Biennial Strategic Plan in the sectors of: Housing, Transportation, Energy, and Social Equity.

Criteria #4: The organization must demonstrate substantial contribution to the central goals of the City's General Plan, including specific and significant commitment to the majority of the main sectors of:

POLICIES & OBJECTIVES

- a. Fostering a strong sense of community vitality and vibrancy;
- b. Respecting and conserving the natural environment;
- c. Promoting balanced, managed, and sustainable growth;
- d. Supporting and promoting diversity in people, housing, and affordability;
- e. Supporting a diverse, stable, and sustainable economy;
- f. Preserving a strong sense of place, character, and heritage.

Criteria #5: Fiscal Stability and Other Financial Support: The organization must have the following: (1) A clear description of how public funds will be used and accounted for; (2) Other funding sources that can be used to leverage resources; (3) A sound financial plan that demonstrates managerial and fiscal competence.

Criteria #6: The organization can forecast at the time of application the ability to achieve direct or indirect economic/tax benefits equal to or greater than the City's contribution.

Criteria #7: The organization should show a positive contribution to diversifying the local economy by increasing year-round business opportunities, creating new jobs, and increasing the local tax base.

The City's Economic Development Program Committee will review all applications and submit a recommendation to City Council, who will have final authority in judging whether an applicant meets these criteria.

B. Economic Development Grant Fund Appropriations

The City currently allocates economic development funds from the Lower Park RDA (\$20,000), the General Fund (\$10,000), and the Main Street RDA (\$20,000). Of these funds, no more than \$50,000 per annum will be available for ED Grants. Unspent fund balances at the end of a year will not be carried forward to future years.

C. ED Grant Categories

ED Grants will be placed in three potential categories:

1. **Business Relocation Assistance:** This category of grants will be available for assisting an organization with relocation and new office set-up costs. Expenses covered through an ED Grant include but are not limited to: moving costs, leased space costs, fixtures/furnishings/ and equipment related to setting up office space within the City limits.
2. **New Business Start-up Assistance:** This category of grants will be available for assisting a new organization or business with new office set-up costs. Expenses covered through an ED Grant include but are not limited to: leased office space costs, fixtures/furnishings/ and equipment related to setting up office space within the City limits.
3. **Business Expansion Assistance:** This category of grants will be available for assisting an organization or business with expansion costs. These

POLICIES & OBJECTIVES

expansions should increase square footage, increase year-round jobs in City limits and/or increase tax revenue; and/or demonstrate a venture into an area considered a diversification of our economic base.

D. Application Process

Application forms may be downloaded from the City's www.parkcity.org website, are available via email from the Economic Development Manager, or are available within the Economic Development Office of City Hall. Applications will be evaluated and awarded on a quarterly basis.

E. Deadlines

All applications for Economic Development Grants must be received no later than the following dates each year to be eligible for quarterly consideration;

- 1Q – Second Friday in August for the end of the First Quarter (September 30th)
- 2Q – Second Friday in November for the end of the Second Quarter (Dec. 31st)
- 3Q – Second Friday in February for the end of the Third Quarter (March 31th)
- 4Q – Second Friday in May for the end of the Fourth Quarter (June 30th)

The City Council will consider in a public meeting any application by each of the quarterly deadlines within 6 weeks. Extraordinary requests outside the scheduled application process may be considered, unless otherwise directed by Council.

Extraordinary requests received must meet all of the following criteria to be considered:

1. The request must meet all of the normal Public Service Fund Distribution Criteria and qualify under the Economic Development Grant criteria;
2. The applicant must show that the requested funds represent an immediate fiscal need that could not have been anticipated before the deadline; and
3. The applicant must demonstrate significant consequences of not being able to wait for the next quarterly review.

F. Award Process

The disbursement of the ED Grants shall be administered pursuant to applications and criteria established by the Economic Development Department, and awarded by the City Council consistent with this policy and upon the determination that the appropriation is necessary and appropriate to accomplish the economic goals of the City.

ED Grants funds will be appropriated through processes separate from the biennial Special Service Contract and ongoing Rent Contribution and Historic Preservation process.

The Economic Development Program Committee will review all applications on a quarterly basis, and forward a recommendation to City Council for authorization. All

POLICIES & OBJECTIVES

potential awards of grants will be publicly noticed 14 days ahead of a City Council action.

Nothing in this policy shall create a binding contract or obligation of the City. Individual ED Grant Contracts may vary from contract to contract at the discretion of the City Council. Any award of a contract is valid only for the term specified therein and shall not constitute a promise of future award. The City reserves the right to reject any and all proposals, and to waive any technical deficiency at its sole discretion. Members of the City Council, the Economic Development Program Committee, and any advisory board, Task Force or special committee with the power to make recommendations regarding ED Contracts are ineligible to apply for such Contracts. City Departments are also ineligible to apply for ED Contracts. All submittals shall be public records in accordance with government records regulations (“GRAMA”) unless otherwise designated by the applicant pursuant to UCA Section 63-2-308, as amended.

PART III - VENTURE FUND

In each of the Budgets since FY1990, the City Council has authorized a sum of money to encourage innovation and to realize opportunities not anticipated in the regular program budgets. The current budget includes \$50,000 in each of the next two years for this purpose. The City Manager is to administer the money, awarding it to programs or projects within the municipal structure (the money is not to be made available to outside groups or agencies). Generally, employees are to propose expenditures that could save the City money or improve the delivery of services. The City Manager will evaluate the proposal based on the likelihood of a positive return on the “investment,” the availability of matching money from the department, and the advantage of immediate action. Proposals requiring more than \$10,000 from the Venture Fund must be approved by the City Council prior to expenditure.

PART IV - OPERATING CONTINGENCY ACCOUNTS

In accordance with sound budgeting principles, a certain portion of the annual operating budget is set aside for contingency or unanticipated cost necessary to fulfill the objectives of Council and the City’s goals and mission, including emergencies and disasters. The following policy outlines the parameters and circumstances under which contingency funding is to be administered:

A. Access to General Contingency Funds

Monies set aside in the general contingency account shall be accessible for the following purposes. In the event that there are insufficient contingency funds to satisfy all claims on the funding, the City shall strive to allocate funding according to priority order: Top Priority - Purpose #1; 2nd Priority - Purpose #2; Last Priority - Purpose #3.

1. Ensure that the City satisfies State mandated budget requirements

- a)** This purpose may include, but is not necessarily limited to, the following scenarios:

February 13th, 2019

Jonathan Weidenhamer
Economic Development Manager
445 Marsac Ave.
Park City, UT 84060



Dear Mr. Weidenhamer,

My name is Emily Burney. I am the proud owner and operator of Auntie Em's Baked Goods, based here in Park City, Utah.

I started Auntie Em's with a nagging idea I'd entertained my whole life. I turned that idea into a part-time hobby at the Park City Farmer's Market in 2014. By 2016, my part-time hobby had blossomed into a full-time, year-round job, and I have been serving the people of Park City lovingly baked fresh pies, cookies, and more — always with a smile.

I grew up outside of Chicago, Illinois, and I moved to the Rocky Mountains the first chance I got. Growing up, my family took me on trips to Park City and I realized what a special place this is. Since moving here in 2010, I have never looked back. I love Park City and it is my home. I love the proximity to world-class skiing in the winter, the hundreds of miles of public trails out my back door, the arts and culture that exist here year round, Park City's accessibility to an international airport, and the like-minded community of people who give this place its soul.

As a weekly vendor at three local farmer's markets, I've learned not only the tastes and preferences of the Park City community, but also a multitude of personalities in a free-form setting. However, farmer's markets are subject to seasonal ebbs and flows of business, and are vulnerable to weather related low-turnout. These conditions make the operation of a sustainable business out of a farmer's market especially challenging. In addition, my access to the commercial kitchen that I have used in my business has become limited. For the past five years, I have used the kitchen at Park City Bread and Bagel in Pinebrook, after they closed, baking at night. I am now ready to open up a permanent retail location with a commercial kitchen of my own. The farmer's market/kitchen rental situation was a low-stakes way to establish my brand and develop a customer base, and I am now ready to commit to a brick and mortar location. I've watched the market for the past two years, waiting for the ideal opportunity to come along. I believe opening my own pie shop in the Kimball Art Center's cafe represents that ideal opportunity.

I have several dreams for the space; to continue to produce the same high-quality pies, cookies and other delicious treats that Auntie Em's has become known for, to elevate my brand with more extensive offerings, and to promote the partnership between the Kimball Art Center and Auntie Em's. I intend to create a community gathering space with room for breakfast or lunch meetings during the day, and community speakers and culinary arts classes at night. I was an art major in college, and I've always felt that pie is my medium — perhaps the most delicious medium at that! In short, the partnership between Kimball Art Center and Auntie Em's is a natural pairing that will benefit both organizations and the community.



Executive Summary for Auntie Em's

Our Mission

Auntie Em's is a locally rooted provider of high-quality, freshly baked pies, cookies and more. Our mission is simple: to make people happy with our simply delicious products, always freshly served with a friendly, familiar smile.

The Company and Management

Auntie Em's, LLC, is comprised of
-Emily Burney, the sole owner and operator, since its inception in 2014.

Our Services

I started Auntie Em's in 2014 as a seasonal, direct-to-customer business, exclusively in Park City. Since those early days, Auntie Em's has grown to be a year-round business, fulfilling thousands of private orders a year, and reliably providing dozens of Park City restaurants with our famous baked goods. From our humble beginnings of one afternoon a week, we have now expanded into national shipping of our products and a robust local, and mail-order business.

The Market

Park City has seen an explosion of growth over the last five years. There is a need for locally-rooted businesses such as Auntie Em's to invest in this community by creating desirable gathering spaces that allow customers to support the business and return the investment.

While one other bakery exists nearby, Windy Ridge, this establishment suffers from a lack of seating, and an ability to invite people in. Auntie Em's seeks to provide comfortable seating and gathering options, while specializing in pies, both sweet and savory, and a host of other options. By doing so, we allow our own identity to emerge in this town.

Our Competitive Advantages

Beginning at the Park City Farmer's Market allowed me to launch a grassroots business from Ground Zero. I have hundreds of customers who I know by their first names, whose children I have watched grow, and whose dogs I've watched age. These are people I see on chairlifts, at

trailheads, or picking out produce at the grocery store. The people of Park City are eager to invest in our own, to keep the local feel as vibrant as possible, and I know without a doubt I have the local support to provide a competitive advantage.

In addition, I keep it simple and I don't skimp on quality. I use fresh local organic ingredients whenever possible. I excel at flakey, fresh pies, perfectly baked cookies, heavenly crusty scones, and more. These are always served with a friendly, upbeat attitude.

Financial Projections

Auntie Em's grossed approximately \$XX,000 in 2018, all without a kitchen or retail space to call our own. Our sales were up 54% from 2017 to 2018. In short, our business boomed without the infrastructure to be able to support potential growth. It is completely reasonable to expect that with regular hours in a defined spot that is our own, sales will continue on the ~50% growth trend for the first year, and we plan to maintain at least a 20% growth as our presence gets stronger and the population grows larger.

The salary for Emily will be \$XX,000. After the initial start up I will take on one full-time employee to provide assistance with production and sales. I expect to hire an additional employee by the summer as the business gets into full-swing and farmer's markets begin.

I am maintaining my wholesale accounts as these comprise roughly 1/3 of total sales, and provide an additional way to market our name and get our products into new hands every day.

Start-up Financing Requirements

I am seeking a financial incentive and/or small business grant in the sum of \$27,455 to finance our cafe-to-bakery conversion and allow Auntie Em's to comfortably take the next step.

I feel incredibly fortunate that this opportunity is available to me, however, the space will require extensive conversions to make it suitable for use as a commercial bakery and gathering space. To help offset these costs, I am requesting that the City of Park City offer financial incentives or small business development grants to help me defray the expenses incurred in this conversion.

I have attached a spreadsheet detailing the costs necessary to convert the existing cafe into a functioning bakery. I would like the opportunity to meet with you and/or your staff to review this spreadsheet and these costs. I realize that the Kimball Art Center is slated to move, and assure you that many of these costs are one-time — the equipment and furniture can move with me.

I am invested in this town, in this business, and in the relationships I have fostered with this community in my time here. With this financial assistance, I will be able to take the next step and turn my lifelong dream into a reality, located in this place we all love to call home, Park City, Utah.

Thank you very much for your time and consideration,
Emily Burney (“Auntie Em”)

March 27th, 2019



To Whom It May Concern:

On February 13th, 2019, I submitted a request for financial assistance to Jonathan Weidenhamer, in the amount of \$27,456 to assist in the build out and operation of Auntie Em's Baked Goods in the Kimball Art Center's cafe space.

I fear there has been some apprehension about investing more of Park City's taxpayer dollars into the Kimball Art Center, when the current Kimball Art Center will soon be demolished. I want to clear up any confusion and emphasize that the money invested in Auntie Em's at the Kimball Art Center is money invested in a locally rooted business, to help it become stable enough and large enough to support itself long-term in this high-priced town, while simultaneously partnering with a local non-profit to improve the popularity of both.

In my first proposal, I mentioned that I started Auntie Em's as a part-time hobby, from a burning desire I'd carried with me since third grade. I had no business experience, and perhaps no business starting my own, but I went for it anyway. I consistently generated high-quality products, showing up at the Park City Farmer's Market every summer to serve my goods with an exhausted, albeit delighted smile. I am still following this model five years later, but desperately needing to make a change.

A business based at the farmer's markets consists of tight windows with much uncertainty. Late nights packaging cookies, early mornings frantically hoping the pies finish baking on time, wrestling EZ-UP tents in the wind, and rainy afternoons are all part of the challenges and successes. By shouldering the burden by myself and working over 100 hours a week in the summertime, knowing that a break was always in sight, I managed to build a business that generates over \$XXX,000 a year in sales. In my attached P&L Statement from 2018, you'll see my sales were about \$XX,000 — an additional \$XX,000 in sales are added onto wholesale-sales by secondary parties. Even at \$XXX,000 in sales, my business would need to quadruple in the first year to be able to survive in Park City — that seemed impossible to me, and I sadly thought I would either have to give up my own professional baking pursuits in Park City, or find a new place to relocate it to.

Luckily, serendipitously, fortunately, the opportunity at the Kimball Art center presented itself as the perfect intermediate step. In order to succeed, even in the Kimball Art Center, I have needed to make expensive equipment purchases, facility conversions, and will need to hire an employee, hopefully two.

The money I so diligently saved for when this day came, I have spent on purchasing the appliances, and converting the space. I seek financial assistance from Park City to be able to comfortably take on an employee and to purchase the worktables and equipment necessary to offer classes such as pie making basics, cookie decorating for kids, and private baking classes for groups. Offering baking classes will contribute back to the Park City community and sense of place at the Kimball Art Center and Auntie Em's. Hiring an employee will allow me to take a

step back from the dough and focus on converting this business into an operation that can exist year-round, on its own, in a town where the cost of rent is realistically over \$48,000 a year.

Can I do this on my own, without financial assistance? Perhaps. Do I wake up in the middle of most nights wondering how on earth I am going to pull this off? Yes. Would financial assistance help relieve much of the day-to-day stress and uncertainty of starting a new chapter in an old business? Absolutely.

To be granted even \$10,000 would be like being thrust the baton from a first place track teammate who has rounded the corner of the track with no one behind her — it would embolden me to be able to put my heart and soul on the line and focus on growing this operation that is the best part of me, in the place that I love to call my home.

Thank you for your time and consideration. Please don't hesitate to reach out with any questions or for more information.

Emily Burney ("Auntie Em")



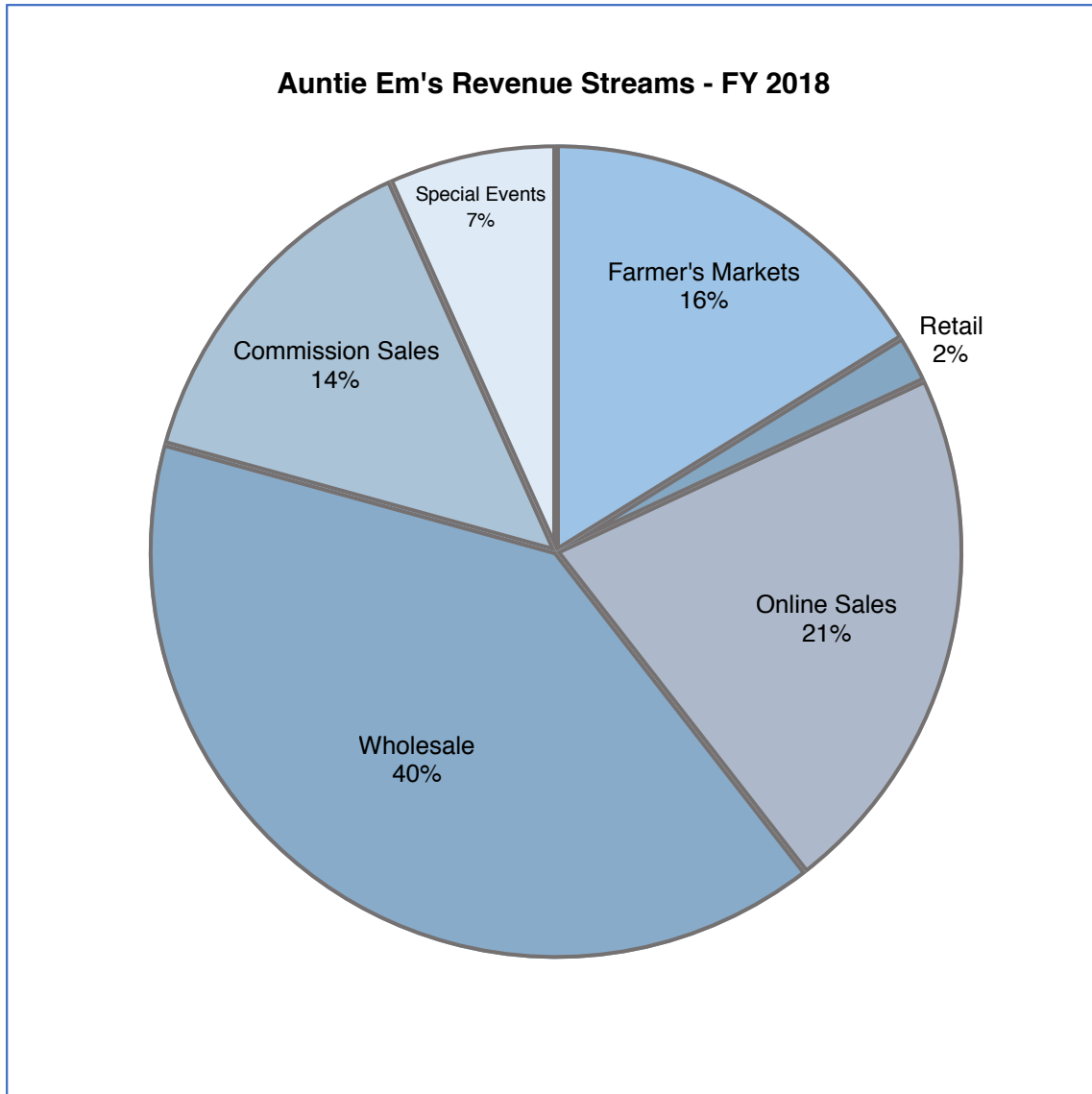
My name is Emily Burney. For as long as I can remember I have wanted three things out of my life:

- 1). To own a bakery
- 2). To make people happy
- 3). To do these things in a mountain town

Luckily for me, the first two go hand-in-hand. As for the third, I moved to Park City, Utah in 2010. Four years later I decided to make my dreams a reality and started my own baking business: Auntie Em's Baked Goods.

Our pie crust is always flakey, our fruit is always ripe, our buttery cookies are always soft, and our delicious treats are always served with a smile. All goods are freshly baked here in Park City, with wholesome, natural ingredients that are locally sourced whenever possible. I personally guarantee you'll love Auntie Em's, where "there's no place like home baked goods"!

What is the source of our income? / Who are our community partners?



Current Community Partners:

Atticus
Ellie's Catering
Freshie's
Main Street Deli
Park City Film Series
Pink Elephant
Townshend's Tea

Hot Market:

Alpine Distilling
All Seasons Adventures
Harvest Cafe
The Market at Park City
Old Town Cellars
Park City Powder Cats
Park City Marriott

Warm Market:

Blue Sky
Five Seeds
Hearth and Hill
High West
Riverhorse Provisions
Powderbirds

Why now?

- 1).** Auntie Em's is at a critical point for business growth. The problem is that demand is too high and I cannot keep up with all of our interested customers or wholesale accounts. We need capital investment to help fund an additional baker, purchase additional equipment and continue to invest in marketing in order to stay relevant.
- 2).** While business is exceptionally strong, business and personal profits have been invested in the equipment necessary to outfit our new space.
- 3).** Auntie Em's has strong momentum right now, with at least seven new interested wholesale accounts and daily foot traffic to the cafe space that is steadily increasing.
- 4).** I have seen other small businesses make the mistake of growing too quickly and selling off too much to outside investors. It is extremely important to me that at this stage I remain independent.

Auntie Em's has all of the makings to be a successful Park City business. We just need a boost to help us get there.

What is the grant money for?

- **60% to help fund another baker**

The business needs another baker with at least 20 hours a week dedicated specifically to production

- **20% to marketing**

We will continue to invest in unconventional grassroots marketing opportunities, such as mailers with local realtors, sponsorship of community organizations, and incentive bakery events

- **20% to equipment**

Additional cold ingredient storage is necessary to keep up with demand. Cold storage will not be treated as a fixture to the Kimball Art Center, and can be transferred to any future location of Auntie Em's. Additional high top work tables are necessary to host classes.

The money does not stop at paying for a baker, a fridge, or marketing. Above all else, the money frees up my time grow this business. How will I accomplish this?

I will...

- Pursue more retail, commission and wholesale accounts (grocery stores, restaurants, cafes, catering, farmer's markets, internet sales and local delivery)
- Establish unique marketing opportunities and revenue streams, like cooking classes and community sponsorships
- Create self-sustaining operational systems for both the markets and our retail space so the business can become more scalable
- Develop marketing literature
- Extensively research ingredients to keep cost down and quality high
- Work to determine logical next steps after the Kimball Art Center
- Streamline daily sales reports
- Promote the catering component of the business

Where is Auntie Em's in one year?

We are still making the same high-quality pies, cookies and more that our brand has become known for, and even still serving them with a smile!

Auntie Em's will start to become a fixture in Park City. We hope to be a community gathering space where bikers meet up for a slice of pie after a ride, business meetings meet for lunch, and the little cookie monsters continue to listen on Thursday mornings.

With a more sound structure in place and a stronger more sustainable business all around, the leap to a permanent brick-and-mortar location in Park City will no longer seem out of reach.

2018 Gross Revenue vs. 2019 Projected Gross Revenue

2018 Gross Revenue:		Projected 2019 Gross Revenue:	
Farmer's Markets	\$Xk	Farmer's Markets	\$Xk
Retail	\$Xk	Retail	\$Xk
Online Sales	\$Xk	Online Sales	\$Xk
Wholesale	\$Xk	Wholesale	\$Xk
Commission Sales	\$Xk	Commission Sales	\$Xk
Special Events	\$Xk	Special Events	\$Xk
TOTAL	\$Xk	TOTAL	\$Xk

Item	Quantity	Cost Per	Total
Blodgett Zephaire 100-G Double Deck Oven	1	\$8500.00	\$8500.00
Avantco A-23R-HC 29" Reach-In Refrigerator	1	\$1179.00	\$1179.00
Avantco SS-1F-HC 29" Freezer	1	\$1729.00	\$1729.00
Avantco RA-2-12 12" 2 Burner Gas Countertop Range	1	\$229.99	\$229.99
Avantco MX30 30 Qt. Mixer	1	\$1879.00	\$1879.00
Avantco MX30BOWL 30 Qt. Mixing Bowl	2	\$377.99	\$755.98
Avantco MX30BEAT Beater	2	\$134.99	\$269.98
John Boos 2-1/4" Blended Maple Baker's Table - Galvanized Steel Frame: 72"x30"	1	\$1493.00	\$1493.00
3' Glass Pastry Case	1	\$1000.00	\$1000.00
Regency Under Counter 12 Pan Sheet Rack	1	\$189.99	\$189.99
Channel 430A 8 Pan Sheet Rack	1	\$179.99	\$179.99
Full Size Sheet Pans	20	\$11.99	\$239.80
Cambro IBS20148 21 Gallon Mobile Ingredient Bin	3	\$195.00	\$585.00
Taylor TE30WD 30 lb. Digital Portion Control Scale	1	\$224.65	\$224.65
Taylor TE32FT 2 lb. Digital Portion Control Scale	1	\$46.65	\$46.65
Bunn 53100.0100 BrewWISE ICB-DV Automatic Coffee Brewer	1	\$829.00	\$829.00
Regency 24" x 14" x 8" Rack	1	\$22.00	\$22.00
Regency 48" x 20" x 8" Rack	1	\$38.52	\$38.52
Regency 24" x 48" Chrome Wire Wall Mount Shelf (ingredient storage)	6	\$39.99	\$239.94
Regency 14" x 48" Chrome Wire Wall Mount Shelf (utensil storage)	6	\$30.49	\$182.94
Mixing Bowls	1	\$100.00	\$100.00
Miscellaneous Cambros	1	\$250.00	\$250.00
40 Qt Stock Pot	2	\$77.16	\$154.32
10 Qt Sauce Pan	2	\$29.90	\$59.80
Kitchen Utensils (Whisks, Dishers, Spatulas, etc.)	1	\$250.00	\$250.00
Cutting Boards	3	\$19.99	\$59.97
Knife - Butcher	2	\$39.99	\$79.98
Knife - Bread	2	\$21.94	\$43.88
Knife - Paring	2	\$19.95	\$39.90
Luxor EC12HD-G Gray Utility Cart	1	\$98.99	\$98.99

Item	Quantity	Cost Per	Total
Rubbermaid FG335192 Bus Tub	3	\$12.00	\$36.00
Insulated Pitcher	2	\$15.10	\$30.20
Dining/Classroom Table	2	\$450.00	\$900.00
Lancaster Table & Seating 30" x 30" Solid Wood Live Edge Table Top	2	\$129.99	\$259.98
National Public Seating 6800W-10 Black 18" - 25" Adjustable Swivel Lab Stool with Wooden Seat	12	\$67.55	\$810.60
Lancaster Table & Seating Natural Finish Wooden Ladder Back Chair with 2 1/2" Padded Seat	4	\$52.41	\$209.64
Reading Chair	1	\$500.00	\$500.00
Little Free Library	1	\$100.00	\$100.00
iPad	2	\$329.00	\$658.00
Miscellaneous Paint, Supplies, Etc.	1	\$1000.00	\$1000.00
Equipment Install / Build Out Costs	1	\$2000.00	\$2000.00
TOTAL:			\$27455.69

Auntie Em's					
Profit and Loss Standard					03/25/19
January through December 2017					
					Jan - Dec '17
				Ordinary Income/Expense	
				Income	
				Food Sales	
				Total Income	
				Cost of Goods Sold	
				Cost of Goods Sold	
				Food Purchases	
				Market Fee	
				Restaurant Supplies	
				Total COGS	
				Gross Profit	
				Expense	
				Advertising and Promotion	
				Business Licenses and Permits	
				Office Supplies	
				Outside Services	
				Payroll Expenses	
				Postage and Delivery	
				Printing and Reproduction	
				Rent Expense	
				Telephone Expense	
				Uniforms	
				Total Expense	
				Net Ordinary Income	
				Net Income	

Auntie Em's					
Profit and Loss Standard					03/25/19
January through December 2018					
					Jan - Dec '18
				Ordinary Income/Expense	
				Income	
				Food Sales	
				Total Income	
				Cost of Goods Sold	
				Cost of Goods Sold	
				Food Purchases	
				Market Fee	
				Restaurant Supplies	
				Total COGS	
				Gross Profit	
				Expense	
				Advertising and Promotion	
				Bank Service Charges	
				Business Licenses and Permits	
				Office Supplies	
				Outside Services	
				Payroll Expenses	
				Postage and Delivery	
				Printing and Reproduction	
				Rent Expense	
				Uniforms	
				Total Expense	
				Net Ordinary Income	
				Net Income	

Council Agenda Item Report

Meeting Date: June 27, 2019

Submitted by: Jonathan Weidenhamer

Submitting Department: Sustainability

Item Type: RDA

Agenda Section:

Subject:

Consideration to Approve an Economic Development Grant for Lucky Ones LLC in the Amount of \$20,000
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Lucky Ones Grant Staff Report](#)

[Exhibit A: Lucky Ones Draft Contract](#)

[Exhibit B: Lucky Ones Appropriation Study](#)

[Exhibit C: Grant Criteria](#)

[Exhibit 1: Lucky Ones Application - Redacted](#)



Lower Park Avenue Redevelopment Authority Staff Report

Subject: Economic Development Grant Application –
Lucky Ones LLC
Authors: Jonathan Weidenhamer, Economic Development Manager
Department: Economic Development
Date: June 27, 2019
Type of Item: Administrative - Award of Economic Development Grant

Summary Recommendations

Staff recommends City Council hold a public hearing and approve an Economic Development Grant Contract in the amount of \$20,000 for Lucky Ones LLC in a form approved by the City Attorney.

Executive Summary

Katie Holyfield and Taylor Matkins, Co-Founders of Lucky Ones Coffee are requesting \$20,000 in business expansion assistance. These funds would be put to use providing new jobs, wages, purchasing equipment for a new coffee camper and to market and promote the business (Exhibit D).

Staff is recommending a \$20,000 grant pursuant to Section 10-8-2 of the Utah Code Annotated specifically based on the applicant's ability to meet the City's Economic Development Grant Criteria (Exhibits B&C). Staff finds that awarding the grant would fundamentally alter the business plan and increase net revenues in the first two years of receiving the grant. Based on these projections, staff finds the grant award would help Lucky Ones toward a path to a sustainable business and enable them to continue to expand their mission and fill the needs of our community through employment of individuals with disabilities.

Background

In 2006 Park City created the Economic Development Grant program. Economic Development Grants are intended to give the financial assistance necessary for businesses to grow themselves in a way aligned with stated City goals and State criteria. On June 15, 2017, City Council adopted further updates to the Economic Grant policy that further align the criteria with current, critical Council goals (Exhibit C). The following funds are available annually within the program, but are absorbed back into the general fund if not awarded before the end of the fiscal year. The same amount starts over with the advent of the next fiscal year:

Anywhere in City limits (general fund)	\$10,000
Lower Park RDA	\$20,000
Main St. RDA	\$20,000

The following Economic Development Grants have been awarded since the inception of the program:

Year	Who	Amount	Term Exp.	Succeed through term	Still Operating (or some derivative)
2006	Center for Applied Media	\$18,000		y	y
2007	Oquirrh Institute for Public Policy	\$10,000			
2008	Park Silly Sunday Market	\$7,000		y	y
2009	High West	\$11,000		y	y
2009	PC Performing Arts Foundation	\$9,000		y	y
2010	Local Tourist*	\$15,000			
2014	Soul Poles	\$20,000	June 2017	y	y
2015	Ritual Chocolate	\$20,000	April 2018	y	y
2016	Avatech	\$30,000*	July 2021	y	
2016	Anomaly Action Sports	\$20,000	Nov 2019		y
2017	Motherlode	\$11,600	June 2020		y
2018	Red Flower	\$15,000	May 2021		y
* \$10,000/year for FY 16, 17, 18 of General Fund S					

*Local Tourist, a marketing company, was awarded a \$15,000 grant (\$5,000 for developing local content, \$10,000 for a trip planning tool). While the business didn't succeed its entire term, the owner, Alan Mao, grew it into a holding company after acquiring Special Request & Grocery Girls. Both acquisitions were aimed at servicing high-end clientele with concierge-level services available for the first time to Vacation Rental customers. In 2012 Local Tourist brought on an operating partner and the owner joined RealtyTrac as Vice President in charge of business development. Mr. Mao continues to participate in the local economy as part of Lazlo Group.

Analysis

On February 5, 2019 staff received a grant proposal from Lucky Ones LLC (Exhibit D). We have worked with the applicant to gather additional information and the applicant has narrowed their request through a final application that was submitted on June 6, 2019. An internal City committee including Economic Development and Planning, the City's Director of Redevelopment & Capital Management, and Liaisons Becca Gerber and Steve Joyce reviewed the application, and make the current recommendation.

Due to the location of the business in the Park City Library, the applicant is eligible for grant monies from the Lower Park Ave RDA (\$20,000) and the general fund (\$10,000). A second grant, for Auntie Em's, will be concurrently considered by City Council on June 27, 2019; Auntie Em's is only eligible for assistance from the general fund.

Park City Municipal is the landlord for the business at the Library. Lucky Ones is in the beginning of the second year of a recurring lease that automatically renews for three, one year terms.

As detailed in their application and Allocation Study, Lucky Ones proposes the following allocation of funds of a \$20,000 grant:

Marketing & Branding	\$4,000;
Staffing (2 staff + 1 manager/event)	\$10,000;
Equipment & Licensing	<u>\$6,000.</u>
Total	\$20,000

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Approve a one-time grant in the amount of \$20,000 for business expansion from the LPA RDA.

Pros

- a. Removes barriers and costs that typically limit ability small business owners to grow a sustainable business in Park City;
- b. Consistent with stated goals of general plan and social equity goals;
- c. Consistent with stated goals in the City's Economic Development Plan.
- d. Retains \$10,000 of general fund monies available for potential award to a separate applicant.

Cons

- a. None seen.

2. Other Alternative: Award another amount, including considering additional monies.

Pros

- a. Awarding additional dollars may potentially increase Lucky Ones ability to generate more revenues, faster.

Cons

- a. Additional monies would have to come from the general fund, which would diminish the available resource for another grant applicant.

Analysis

Public notice of the Council's consideration of this contract and Appropriation Study (Exhibit B) was published on June 10, 2019. We have received one request for the Study and no input on the matter.

Project Evaluation

If awarded the grant, the success of Lucky Ones will be measured based on deliverables stated below and in Section II of the attached, draft contract. Reporting will be required to be submitted to Park City Municipal annually by June 30 during the term of the grant, starting in 2020. These deliverables are:

- Document hiring and deployment of additional staff beyond the current 17 employees, and further identify duties and allocation of their time (i.e. storefront, camper, events, etc).
- Provide annual overview of marketing plan. Quantify incremental sales resulting from said efforts by type of business (merchandise, wholesale, retail, etc.).
- Document type(s) of additional equipment purchased for the camper and quantify how that led to increased sales.
- Document sales year over year, by type and amount.

Funding Source

General Fund

Attachments

Exhibit A	Lucky Ones LLC Draft Grant Contract
Exhibit B	Study - Staff analysis of application & Grant Criteria
Exhibit C	Grant Criteria within Budget Policy
Exhibit 1	Grant Application & 3 year financial summary (some info is redacted and available upon request)

ECONOMIC DEVELOPMENT GRANT CONTRACT

ECONOMIC DEVELOPMENT GRANT CONTRACT BETWEEN LUCKY ONES LLC AND PARK CITY MUNICIPAL CORPORATION FOR BUSINESS EXPANSION

THIS AGREEMENT is made and entered into this _____ day of June, 2019, by and between LUCKY ONES LLC, a Utah limited liability company, (hereinafter "Lucky Ones") and **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, (hereinafter "City").

WITNESSETH:

WHEREAS, as part of the budget process, the City Council appropriates Economic Development funds to contract with organizations who meet the economic development grant program requirements outlined by the City's Budget Policy;

WHEREAS, organizations must meet certain criteria in order to be eligible for an Economic Development Grant Contract;

WHEREAS, applicants are eligible to apply for an Economic Development Grant Contract year round and the City will award contracts through an application process administered by the Economic Development Grant Program Committee;

WHEREAS, pursuant to Section 10-8-2 of the Utah Code Annotated, the City Council hereby finds that the provision of City funds herein is consistent with the Park City General Plan, and provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City;

WHEREAS, notwithstanding the recitals above, the City desires to provide grant funds in exchange for positive economic impact benefit at least equal to the current fair market value to the City's contribution; and

WHEREAS, the Economic Development Grant program committee and the City Council evaluated and approved the Economic Development grant request by Lucky Ones for assistance in hiring new employees, advancing marketing and branding opportunities, and to purchase equipment to outfit a new coffee camper, to improve overall sales.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, the sufficiency of which is hereby acknowledged, that parties agree as follows:

ARTICLE I **TERM AND ALLOCATION**

Lucky Ones shall have an Economic Development Grant contract with a term of three (3) years. The City will allocate the full grant amount upon execution by both parties.

TOTAL amount available for allocation: \$20,000; payable in year one.

ARTICLE II
SERVICES TO THE COMMUNITY

In exchange for the City's contribution, LUCKY ONES agrees to by June 30 each year of the term of the contract, starting in 2020:

- Document hiring and deployment of additional staff beyond the current 17 employees, and further identify duties and allocation of their time (i.e. storefront, camper, events, etc).
- Provide annual overview of marketing plan. Quantify incremental sales resulting from said efforts by type of business (merchandise, wholesale, retail, etc.).
- Document type(s) of additional equipment purchased for the camper and quantify how that led to increased sales.
- Document sales year over year, by type and amount.

Both parties agree that the above service provided to the community represents a good faith exchange of current fair market value for the City's contribution.

ARTICLE III
HOLD HARMLESS/NO AGENCY

LUCKY ONES agrees to defend, indemnify, and hold harmless City, its officers, agents, and employees from and against all losses and expenses, including costs and attorney's fees, resulting from any injury, including death, to any person or damages to property of others arising out of the acts or omissions of Lucky Ones in the performance of work under this Agreement. Lucky Ones is an independent entity and nothing herein shall be construed to create any agency, nor employee relationship with the City.

ARTICLE IV
DISSOLUTION

On dissolution of the organization or project prior to three (3) years, any remaining funds attributable to the City shall revert to the City in a prorated amount.

ARTICLE V
RECORD KEEPING/AUDIT

LUCKY ONES agrees to keep accurate books and records of expenditures related to its operation. The City or its independent auditor reserves the right to conduct its own audit of books and records at reasonable times and places during ordinary business hours. If the grant money has not been used as agreed herein, the City shall be entitled to a full or partial refund of the grant.

ARTICLE VI
AMENDMENT

This Agreement may not be amended except by approval by City Council and an instrument in writing signed on behalf of each of the parties hereto.

ARTICLE VII
EFFECTIVE DATE

The effective date of this Agreement is the date first written above.

PARK CITY MUNICIPAL CORPORATION

Diane Foster, City Manager

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

LUCKY ONES LLC, a Utah limited liability company

By: _____
Taylor Matkins, Co-Founder

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this ____ day of June, 2019 before me, the undersigned notary, personally appeared Taylor Matkins, allowed by law, to be the person whose name is signed on the preceding or attached document, and she acknowledged that she signed it voluntarily for its stated purpose as Owner of Lucky Ones LLC, a Utah limited liability company.

Notary Public

Exhibit B - Appropriation Study to Award \$20,000 to Lucky Ones Coffee LLC.

Prepared by: Jonathan Weidenhamer, Economic Development Manager

Date: June 10, 2019

Pursuant to Section 10-8-2 of the Utah Code Annotated, the following factors and analysis were considered in award of this contract and are the basis for its consideration. More specifically, staff finds the following statutory requirements within Section 10-8-2 have been considered:

- (3) It is considered a corporate purpose to appropriate money for any purpose that, in the judgment of the municipal legislative body, provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality subject to this Subsection (3).
 - (a) The net value received for any money appropriated shall be measured on a project-by-project basis over the life of the project.
 - (c) The municipality may consider intangible benefits received by the municipality in determining net value received.
 - (e)
 - (i) Before a municipality provides notice as described in Subsection (3)(d)(ii), the municipality shall perform a study that analyzes and demonstrates the purpose for an appropriation described in this Subsection (3) in accordance with Subsection (3)(e)(iii).
 - (ii) A municipality shall make the study described in Subsection (3)(e)(i) available at the municipality for review by interested parties at least 14 days immediately before the public hearing described in Subsection (3)(d)(i).
 - (iii) A municipality shall consider the following factors when conducting the study described in Subsection (3)(e)(i):
 - (A) what identified benefit the municipality will receive in return for any money or resources appropriated;
 - (B) the municipality's purpose for the appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality; and
 - (C) Whether the appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of the municipality in the area of economic development, job creation, affordable housing, and elimination of a development impediment, job preservation, the preservation of historic structures and property, and any other public purpose.

Analysis

Lucky Ones Coffee is requesting \$20,000 in business expansion assistance. These funds would be put to use providing new jobs, wages, offsetting rent cost, purchasing equipment for a new coffee camper and to market and promote the business (Exhibit A). Fundamentally altering the business plan and increasing net revenues in years two and three of their business, plan, and the grant would help Lucky Ones toward a path to a sustainable business plan and enable them to continue to expand their mission and fill the needs of our community through employment of individuals with disabilities. Lucky Ones have recently established a non-profit arm of their business, which we believe opens doors to other programs and funding sources. This grant will be with the LLC.

Criteria #1 – The organization must demonstrate a sound business plan that strongly supports prioritized Goals of the current City Economic Development Plan.

The applicant worked closely with their board along with a local, informal advisory committee, which included two City Council members and small business owners to develop a sound business plan (included in Exhibit A). The 3 year outlook, of which they are in the beginning of year 2, shows, upon receipt of a grant:

- a) *Over \$30,000 in increased income in their current location in year the first year of the grant (May 2020), and another, incremental \$35,000 on top of that in year ending in ;*
- b) *Expansion of a new mobile coffee camper that is estimated to generate approximately \$17,600 in new income; along with approximately \$20,000 in new expenses in year one; but*
- c) *Generate \$7,000 in profits from the Camper in year 2;*
- d) *Four incremental jobs, projecting to 8 new jobs by year 3.*

Criteria #2 – Organizations must commit to and demonstrate the ability to do business in the City limits no less than three years. Funding cannot be used for one-time events. *Lucky Ones is in the beginning of the second year of a recurring lease that automatically renews for 3, one year terms. They will need to maintain a business in Park City limits for one additional year after their current lease expires on February 13, 2021 or have to reimburse a proportional share of any grant.*

Criteria #3 — The organization must produce items or provide services that are consistent with the Economic Development Work Plan and align with the City's General Plan to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City. The organization must either conditionally agree to participate in or to expand programs or services, or otherwise provide evidence of existing services and initiatives consistent with the goals stated in Park City's Biennial Strategic Plan in the sectors of: Housing, Transportation, Energy and Social Equity.

The Park City Council Goals, Priorities and Long Term Strategic Plan can be found here ([link](#)). Under the goal of Inclusive and Healthy Community, the desired outcomes of, “live and work locally”, and “diverse and tolerant population”, along with “mental, physical and behavioral health” are all noted.

Staff finds that Lucky Ones is a unique business that blends retail, community gathering, and social equity opportunities as described in Exhibit A. Committing funds will provide services that are both consistent with strategy two of the City's Economic Development Plan ([ED Plan link](#)) in terms of expanding a local business, and aligns with community moral wellbeing goals. Specific examples include employment of 17 individuals with differing abilities and having a training program at the high school and post high transition where employees learn real life job skills. Lucky One's programs celebrate diversity and foster inclusion through the mission of creating employment and social opportunities for individuals with differing abilities.

Criteria #4 – The organization must demonstrate substantial contribution to the central goals of the City's General Plan, including specific and significant commitment to the majority of the main sectors of:

- a. Fostering a strong sense of community vitality and vibrancy;
- b. Respecting and conserving the natural environment;
- c. Promoting balanced, managed, and sustainable growth;
- d. Supporting and promoting diversity in people, housing, and affordability;
- e. Supporting a diverse, stable, and sustainable economy;
- f. Preserving a strong sense of place, character, and heritage.

Staff finds Lucky One's goals and mission align with the future development plan of Park City through their intention to bring the community together via their commitment to green/sustainable business practices, partnerships with other not for profits, and participation in hosting, supporting, and selling coffee at community events. Lucky Ones Coffee offers a unique customer service experience by providing employment for individuals in the community with different abilities and education for the broader population that these individuals are talented and capable. This mission fits with Park City's priority of Social Equity. Lucky Ones have already in their first year demonstrated success in breaking down barriers and creating equal opportunities for everyone in our community.

Criteria #5 – Fiscal Stability and Other Financial Support: The organization must have the following: (1) A clear description of how public funds will be used and accounted for; (2) Other funding sources that can be used to leverage resources; (3) A sound financial plan that demonstrates managerial and fiscal competence.

Lucky Ones continue to leverage volunteer hours from staff parents and other donations in kind. They have created a non-profit to promote their mission and expand their brand. The not for profit will open up other funding doors also... Since enrolling a local advisory group of small business owners, and experts in for and not for profit business they have focused and prioritized current and anticipated resources. They also anticipate a \$6,000 grant from Utah Department of Workforce Services.

Lucky Ones proposes the following allocation of funds of a \$20,000 grant:

<i>Marketing & Branding</i>	<i>\$4,000;</i>
<i>Staffing (2 staff + 1 manager/event)</i>	<i>\$10,000;</i>
<i>Equipment & Licensing</i>	<i><u>\$6,000.</u></i>
<i>Total</i>	<i>\$20,000</i>

More specifically from their application:

With a \$20,000 Economic Development Grant we will spend \$4,000 on branding and advertising. We will spend \$1,200 on advertising to create awareness of our newest expansion and the numerous events we will be present for. Merchandise branding is one of the most profitable items within Lucky Ones. Using \$2,800 to expand our inventory

will allow us to service online and in-store orders quickly. By expanding our inventory with the \$2,800 it will allow us to go from profiting \$3,300 to \$6,300. With that amount of profit we can keep our inventory large enough to complete any order instantly, continuously through the years.

With Lucky Ones coffee camper we are able to staff specifically for an event, raising profitability and lowering the amount of payroll specific to the coffee camper. With \$10,000 we would be able to staff 30-40 events. By putting our brand out into that many events within the year we can create a recognizable brand that will drive contributions to our 501(c) 3 and increase sales within Lucky Ones Coffee.

Lastly, \$6,000 will go towards appropriate permits and equipment. Equipment inside the camper would consist of small wares, brewer, refrigeration, Panini press, and airpots.

Criteria #6 –The organization can forecast at the time of application the ability to achieve direct or indirect economic/tax benefits equal to or greater than the City's contribution.

In terms of direct financial benefit to the municipality, the applicant is forecasting \$190,945 in sales at the end of 2020 (may 2020), which equates to \$3,819 in direct sales tax to Park City ($\$216,945 \times .02$ (city's percentage)). In May 2021, the end of year sales are estimated at \$229,133 or \$4,583 directly to PCMC. If that growth in gross sales continues into a 3rd year at the same 20% rate, we forecast sales of \$274,960 or \$5,499. In summary, the direct sales tax to PCMC over 3 years is estimated at \$13,901.

When combined with the indirect benefits of 17 employees and local spending coming from those wages over three years, staff forecasts benefits greater than \$20,000.

Criteria #7- The organization should show a positive contribution to diversifying the local economy by increasing year-round business opportunities, creating new jobs, and increasing the local tax base.

The grant will support expansion of their business via a mobile coffee camper. Staff believes that will increase sales year over year, paving the way for a more sustainable business plan. The funds will provide wages to salaried and part time staff and offset costs of equipment needed to diversify into the coffee camper. The part time jobs fill a void for people with disabilities that are traditionally up to 80% unemployed which shows a positive contribution to diversifying the local work force and opening up year round employment, which increases the local tax base.

Exhibit 1 – Grant Application, including 3 year business plan

POLICIES & OBJECTIVES

- c. are required by law; or
 - d. are necessitated by market/environment changes that happened since the last budget adoption
- E. Through its financial plan, the City will strive to maintain **Structural Balance**; ensuring basic service levels are predictable and cost effective. A balance should be maintained between the services provided and the local economy's ability to pay.
- F. The City will strive to improve productivity, though not by the single-minded pursuit of cost savings. The concept of productivity should emphasize the importance of **quantity** and **quality** of output as well as **quantity** of resource input.
- G. General Fund budget surplus should be used for capital projects.

PART II - ECONOMIC DEVELOPMENT GRANT POLICY (ADOPTED JUNE 15, 2017)

Annually, the City will allocate up to \$50,000 to be used towards retaining and growing existing businesses, and attracting and promoting new organizations that will fulfill key priority goals of the City's Biennial Strategic Plans and General Plan. Funding will be available for relocation and/or expansion of current businesses, and new business start-up costs only.

A. ED Grant Distribution Criteria

Applications will be evaluated on the following criteria in order to be eligible for an ED Grant:

Criteria #1: The organization must demonstrate a sound business plan that strongly supports the Goals of the City Economic Development Plan.

Criteria # 2: The organization must commit to and demonstrate the ability to do business in the City limits for a duration of no less than three years. Funding cannot be used for one-time events.

Criteria #3: The organization must produce items or provide services that are consistent with the Economic Development Work Plan and align with the City's General Plan to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City. The organization must either conditionally agree to participate in or to expand programs or services, or otherwise provide evidence of existing services and initiatives consistent with the goals stated in Park City's Biennial Strategic Plan in the sectors of: Housing, Transportation, Energy, and Social Equity.

Criteria #4: The organization must demonstrate substantial contribution to the central goals of the City's General Plan, including specific and significant commitment to the majority of the main sectors of:

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- a. Fostering a strong sense of community vitality and vibrancy;
- b. Respecting and conserving the natural environment;
- c. Promoting balanced, managed, and sustainable growth;
- d. Supporting and promoting diversity in people, housing, and affordability;
- e. Supporting a diverse, stable, and sustainable economy;
- f. Preserving a strong sense of place, character, and heritage.

Criteria #5: Fiscal Stability and Other Financial Support: The organization must have the following: (1) A clear description of how public funds will be used and accounted for; (2) Other funding sources that can be used to leverage resources; (3) A sound financial plan that demonstrates managerial and fiscal competence.

Criteria #6: The organization can forecast at the time of application the ability to achieve direct or indirect economic/tax benefits equal to or greater than the City's contribution.

Criteria #7: The organization should show a positive contribution to diversifying the local economy by increasing year-round business opportunities, creating new jobs, and increasing the local tax base.

The City's Economic Development Program Committee will review all applications and submit a recommendation to City Council, who will have final authority in judging whether an applicant meets these criteria.

B. Economic Development Grant Fund Appropriations

The City currently allocates economic development funds from the Lower Park RDA (\$20,000), the General Fund (\$10,000), and the Main Street RDA (\$20,000). Of these funds, no more than \$50,000 per annum will be available for ED Grants. Unspent fund balances at the end of a year will not be carried forward to future years.

C. ED Grant Categories

ED Grants will be placed in three potential categories:

1. **Business Relocation Assistance:** This category of grants will be available for assisting an organization with relocation and new office set-up costs. Expenses covered through an ED Grant include but are not limited to: moving costs, leased space costs, fixtures/furnishings/ and equipment related to setting up office space within the City limits.
2. **New Business Start-up Assistance:** This category of grants will be available for assisting a new organization or business with new office set-up costs. Expenses covered through an ED Grant include but are not limited to: leased office space costs, fixtures/furnishings/ and equipment related to setting up office space within the City limits.
3. **Business Expansion Assistance:** This category of grants will be available for assisting an organization or business with expansion costs. These

POLICIES & OBJECTIVES

expansions should increase square footage, increase year-round jobs in City limits and/or increase tax revenue; and/or demonstrate a venture into an area considered a diversification of our economic base.

D. Application Process

Application forms may be downloaded from the City's www.parkcity.org website, are available via email from the Economic Development Manager, or are available within the Economic Development Office of City Hall. Applications will be evaluated and awarded on a quarterly basis.

E. Deadlines

All applications for Economic Development Grants must be received no later than the following dates each year to be eligible for quarterly consideration;

- 1Q – Second Friday in August for the end of the First Quarter (September 30th)
- 2Q – Second Friday in November for the end of the Second Quarter (Dec. 31st)
- 3Q – Second Friday in February for the end of the Third Quarter (March 31th)
- 4Q – Second Friday in May for the end of the Fourth Quarter (June 30th)

The City Council will consider in a public meeting any application by each of the quarterly deadlines within 6 weeks. Extraordinary requests outside the scheduled application process may be considered, unless otherwise directed by Council.

Extraordinary requests received must meet all of the following criteria to be considered:

1. The request must meet all of the normal Public Service Fund Distribution Criteria and qualify under the Economic Development Grant criteria;
2. The applicant must show that the requested funds represent an immediate fiscal need that could not have been anticipated before the deadline; and
3. The applicant must demonstrate significant consequences of not being able to wait for the next quarterly review.

F. Award Process

The disbursement of the ED Grants shall be administered pursuant to applications and criteria established by the Economic Development Department, and awarded by the City Council consistent with this policy and upon the determination that the appropriation is necessary and appropriate to accomplish the economic goals of the City.

ED Grants funds will be appropriated through processes separate from the biennial Special Service Contract and ongoing Rent Contribution and Historic Preservation process.

The Economic Development Program Committee will review all applications on a quarterly basis, and forward a recommendation to City Council for authorization. All

POLICIES & OBJECTIVES

potential awards of grants will be publicly noticed 14 days ahead of a City Council action.

Nothing in this policy shall create a binding contract or obligation of the City. Individual ED Grant Contracts may vary from contract to contract at the discretion of the City Council. Any award of a contract is valid only for the term specified therein and shall not constitute a promise of future award. The City reserves the right to reject any and all proposals, and to waive any technical deficiency at its sole discretion. Members of the City Council, the Economic Development Program Committee, and any advisory board, Task Force or special committee with the power to make recommendations regarding ED Contracts are ineligible to apply for such Contracts. City Departments are also ineligible to apply for ED Contracts. All submittals shall be public records in accordance with government records regulations (“GRAMA”) unless otherwise designated by the applicant pursuant to UCA Section 63-2-308, as amended.

PART III - VENTURE FUND

In each of the Budgets since FY1990, the City Council has authorized a sum of money to encourage innovation and to realize opportunities not anticipated in the regular program budgets. The current budget includes \$50,000 in each of the next two years for this purpose. The City Manager is to administer the money, awarding it to programs or projects within the municipal structure (the money is not to be made available to outside groups or agencies). Generally, employees are to propose expenditures that could save the City money or improve the delivery of services. The City Manager will evaluate the proposal based on the likelihood of a positive return on the “investment,” the availability of matching money from the department, and the advantage of immediate action. Proposals requiring more than \$10,000 from the Venture Fund must be approved by the City Council prior to expenditure.

PART IV - OPERATING CONTINGENCY ACCOUNTS

In accordance with sound budgeting principles, a certain portion of the annual operating budget is set aside for contingency or unanticipated cost necessary to fulfill the objectives of Council and the City’s goals and mission, including emergencies and disasters. The following policy outlines the parameters and circumstances under which contingency funding is to be administered:

A. Access to General Contingency Funds

Monies set aside in the general contingency account shall be accessible for the following purposes. In the event that there are insufficient contingency funds to satisfy all claims on the funding, the City shall strive to allocate funding according to priority order: Top Priority - Purpose #1; 2nd Priority - Purpose #2; Last Priority - Purpose #3.

1. Ensure that the City satisfies State mandated budget requirements

- a)** This purpose may include, but is not necessarily limited to, the following scenarios:

Exhibit 1

Lucky Ones Coffee: Park City Municipal Grant Application

June 6, 2019

Jonathan Weidenhamer
Economic Development Manager
Park City Municipal Corporation

Mr. Weidenhamer,

We are thrilled to present Lucky Ones Coffee's proposal for the Park City Economic Development Fund Grant. Lucky Ones Coffee will continue to fill a need in the community through employment of individuals with disabilities. We are requesting \$20,000 in business assistance. These funds will be put to use providing wages, purchasing equipment for a mobile coffee camper and to market and promote our business. This will help us continue to expand our mission and fill the needs of our community.

Thank you so much for your consideration. Please contact Katie Holyfield (816)550-0564 or Taylor Matkins (252)531-8204 will any further questions.

Best Regards,

Katie Holyfield | Co-Founder Lucky Ones Coffee
luckyonescoffee@gmail.com

Lucky Ones Coffee



Bigger Than Coffee

Employing and Empowering Individuals with Disabilities

Nationwide statistics show 1 in 5 adults have a disability. Of those adults with a disability, 80% are unemployed. We are changing that! Our mission here at Lucky Ones Coffee is to create meaningful employment for adults and young adults with differing abilities.

Lucky Ones Coffee employs 17 individuals with special needs at our Park City Library shop. We also have a training program working with the high school and post high transition program, where they learn job skills while working at a coffee cart or at the mobile coffee camper. We are a resource in the community and a bright light to families that everyone can have the opportunity to live a full meaningful life. Katie Holyfield and Taylor Matkins have both previously worked at the National Ability Center gaining skills and knowledge of working with this population and developing relationships within this community. We plan to continue to show our dedication and love for Park City, by bringing the community together over coffee to show everyone we are more alike than different.

#1

Lucky Ones Coffee's goals align with the future development plan for Park City.

We are creating a space that celebrates diversity and fosters inclusion. Standing firmly beside the city's quest for an inclusive community of diverse economic and cultural opportunities, Lucky Ones Coffee's mission is to create employment and social opportunities for a large minority group of individuals with differing abilities. We are a locally owned small business with a business model that is unique to Park City. We currently provide 17 employment opportunities to members of our community with amazing potential that in the past had been overlooked for such opportunities. We plan to strengthen the flourishing community of Park City through:

- A focus on a sustainable green future
 - We are going on our 2nd year as a green business through the recycle centers program, striving to continuously shrink our carbon footprint.
 - Implemented composting program
 - Provide reusable options for our customers
 - Choose suppliers that match our efforts and deliver using reusable/minimal packaging
- Collaborating with local businesses, nonprofits and community events
- Creating a skilled and educated workforce
 - Work with the school district to provide hands on job training for individuals in the special education high school class and post high academy
 - Offer competitive jobs to an underserved minority group
- Supporting vibrant community gathering spaces
- Promoting entire population of Park City to utilize community amenities

#2

Lucky Ones Coffee has just renewed their lease for year 2 of a 3 year contract, with Park City Municipal for a year round location at 1255 Park Ave.

#3

Lucky Ones Coffee has multiple ways of reaching out to the larger community. We have supported and been the coffee provider for numerous community events and fundraisers. We have also partnered with larger organizations in town to continue to grow our impact within the community. We continue to be a positive face and strong force in the social equity movement, using our space to host educational events geared for the whole community gaining knowledge.

We plan to continue our impact and give back to people of all abilities in Park City by continuing to provide opportunities for continued education and opportunities for more than just

employment but full meaningful lives. We believe that our community is not a whole community unless it is prepared to celebrate diversity. Lucky Ones Coffee offers a unique customer service experience, by providing employment for individuals in the community with different abilities and education for the broader population that these individuals are talented and capable. This mission fits perfectly with Park City's bigger plan of focusing on Social Equity. In our first year we have shown amazing success in breaking down barriers and creating equal opportunities for everyone in our community.

#4

- Our unique customer service experience we are providing to the community will add a great deal of vibrancy and acceptance to the community, our shop helps add the finishing touches to make the library the community living room.
- We have sought expert opinions on how to make our space more sustainable and environmentally. We continue to set new goals every year to continue to better ourselves and shrink our footprint.
- Working with the small business development center, alongside our helpful mentors we have proven that we can make this model a sustainable business model.
- We thrive on the idea that opportunities and goals should be available to people of all abilities, we will continue without mission to create meaningful and diverse employment opportunities for all.
- We truly love where we live, Park City's community is warm and welcoming. We are so grateful to be able to weave our dream into the diverse and vibrant fabric that is Park City, Utah.

#5

Allocation of Funds	
<u>Marketing/Branding</u>	\$4,000
<u>Staffing</u> 2 staff + 1 manager per event	\$10,000
<u>Equipment/Licensing</u>	\$6,000
<u>Total</u>	\$20,000

#6

Projection of profitability and future expansion plans are shown in Exhibit A. Projections show Lucky Ones Coffee is profitable at the end of year 1 with a growth of 20% through year 3 with plans of expansions into a mobile coffee camper.. This shows net income more than doubling Lucky Ones Coffee's first year 2 & 3.

By expanding with a mobile coffee camper, Lucky Ones profitability rate will increase. The coffee camper allows for a wider radius of marketing since we will move our branded camper throughout different counties. The events we plan to do will have a lower margins for cost of goods and payroll since we will only be bringing supplies and staff specific to those events. By bringing Lucky Ones Coffee into various public spaces we project our 501(c)3 donations to increase as well as foot traffic to Lucky Ones brick and mortar location.

With the Economic Development Grant we will spend \$4,000 on branding and advertising. We will spend \$1,200 on advertising to create awareness of our newest expansion and the numerous events we will be present for. Merchandise branding is one of the most profitable items within Lucky Ones. Using \$2,800 to expand our inventory will allow us to service online and in-store orders quickly. By expanding our inventory with the \$2,800 it will allow us to go from profiting \$3,300 to \$6,300. With that amount of profit we can keep our inventory large enough to complete any order instantly, continuously through the years.

With Lucky Ones coffee camper we are able to staff specifically for an event, raising profitability and lowering the amount of payroll specific to the coffee camper. With \$10,000 we would be able to staff 30-40 events. By putting our brand out into that many events within the year we can create a recognizable brand that will drive contributions to our 501(c)3 and increase sales within Lucky Ones Coffee.

Lastly, \$6,000 will go towards appropriate permits and equipment. Jacobsen Construction has donated time and labor to retro-fit the camper to our needs and branding desires. Equipment inside the camper would consist of smallwares, brewer, refrigeration, panini press, and airpots.

Exhibit 1:

REDACTED – available upon request

#7

We would hire on four more part time employees for our coffee camper. We plan to continue to grow and create more jobs in a special sector of the service industry. The nature of our business will help draw tourists in and supplement the resort economy. Projecting to double in net by year 3. This allows us to continue to create more job opportunities for an underserved minority group in Park City.