



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

**June 27, 2019**

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

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

**RESULT: APPROVED**

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

**CLOSED SESSION**

Council Member Worel moved to adjourn from Closed Meeting at 4:40 p.m. Council Member Ware Peek seconded the motion.

**RESULT: APPROVED**

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

**WORK SESSION**

**Discuss Park City Annexation Policy Plan:**

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

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

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

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

#### **Building Permit Software Update:**

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

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

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

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

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

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

Mayor Beerman opened the meeting for public input.

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

Mayor Beerman closed the public input portion of the meeting.

**2018 Annual Water Quality Consumer Confidence Report:**

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

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

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

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

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

**REGULAR MEETING - 6:00 p.m.**

**I) ROLL CALL**

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

**II) AWARDS AND RECOGNITION**

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

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

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

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

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

**III) APPOINTMENTS**

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

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

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

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

**RESULT: APPROVED**

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

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

**1. Fourth of July Event Reminders**

**Council Questions and Comments:**

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

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

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

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

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

Mayor Beerman closed the public input portion of the meeting.

**VI) CONSIDERATION OF MINUTES**

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

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

**RESULT: APPROVED**

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

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

**IX) PARK CITY REDEVELOPMENT AGENCY**

**I) ROLL CALL**

| Attendee Name      | Status  |
|--------------------|---------|
| Chair Andy Beerman | Present |

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

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

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

**III) NEW BUSINESS**

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

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

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

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

Mayor Beerman opened the public hearing.

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

Mayor Beerman closed the public hearing.

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

**RESULT: APPROVED**

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

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

**RESULT: APPROVED**

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

**IV) ADJOURNMENT**

The City Council reconvened and discussed New Business.

**VII) NEW BUSINESS**

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

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

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

Mayor Beerman opened the public hearing.

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

Mayor Beerman closed the public hearing.

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

**RESULT: APPROVED**

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

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

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

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

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

Mayor Beerman opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Beerman closed the public hearing.

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

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

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

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

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

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

**RESULT: APPROVED**

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

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

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

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

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

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

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

**RESULT: APPROVED**

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

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

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

Mayor Beerman opened the public hearing.

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

Mayor Beerman closed the public hearing.

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

**RESULT: APPROVED**

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

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

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

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

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

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

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

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

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

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

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

**RESULT: DENIED**

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

**NAY:** Council Member Ware Peek

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

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

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

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

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

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

**RESULT: APPROVED**

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

**VIII) ADJOURNMENT**

With no further business, the meeting was adjourned.

\_\_\_\_\_  
Michelle Kellogg, City Recorder



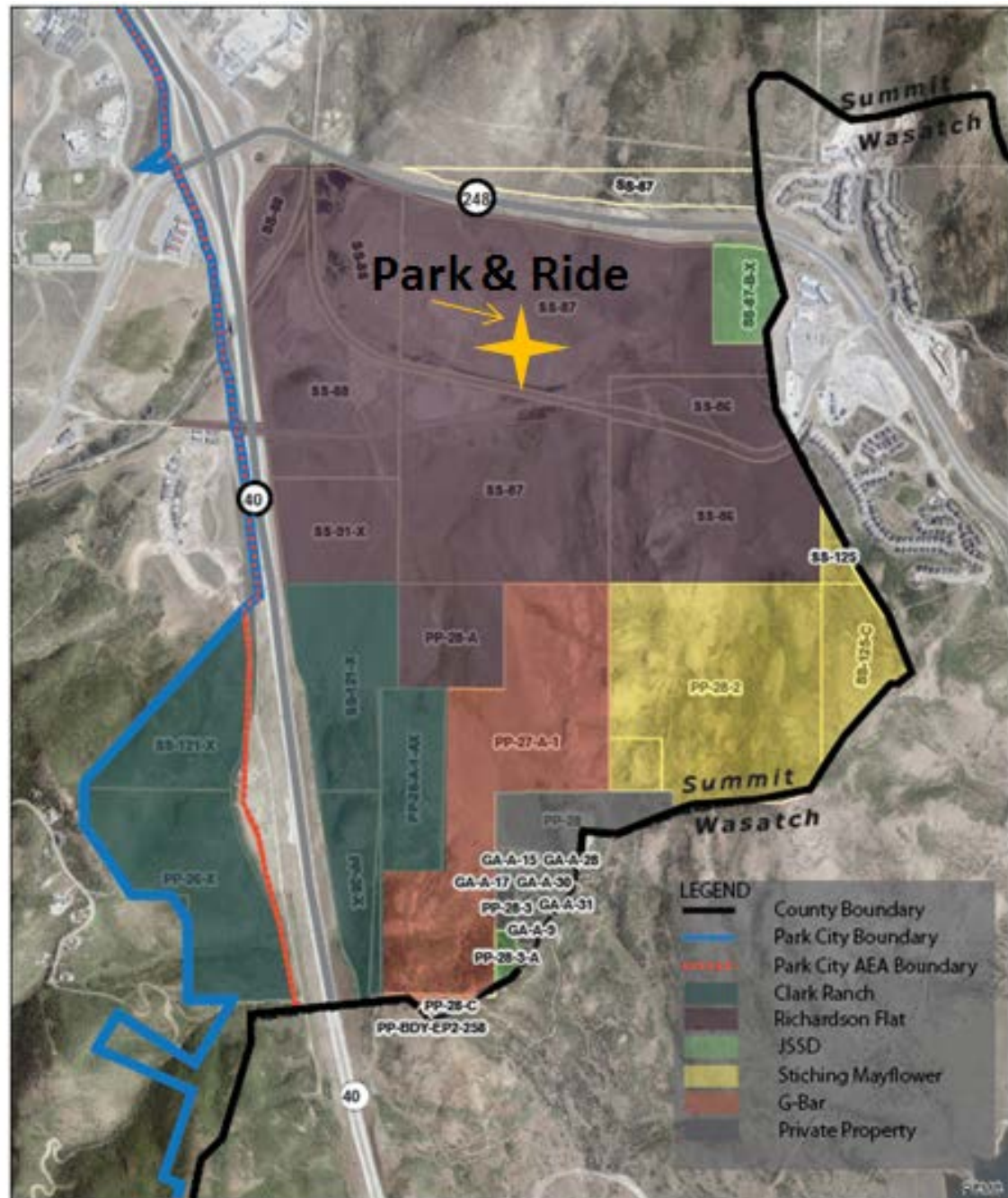
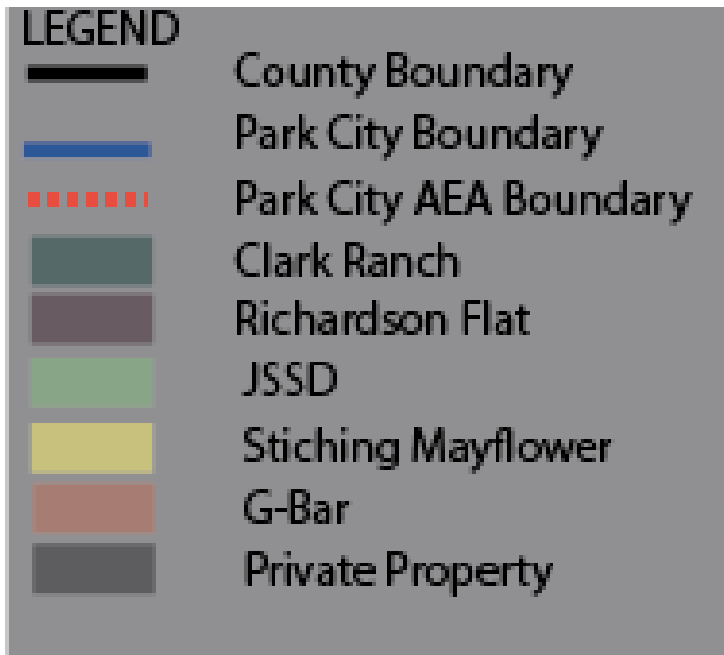
# City Council Work Session

6/27/19

Annexation Policy Plan Discussion

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## Existing Ownership in Quinn's Junction



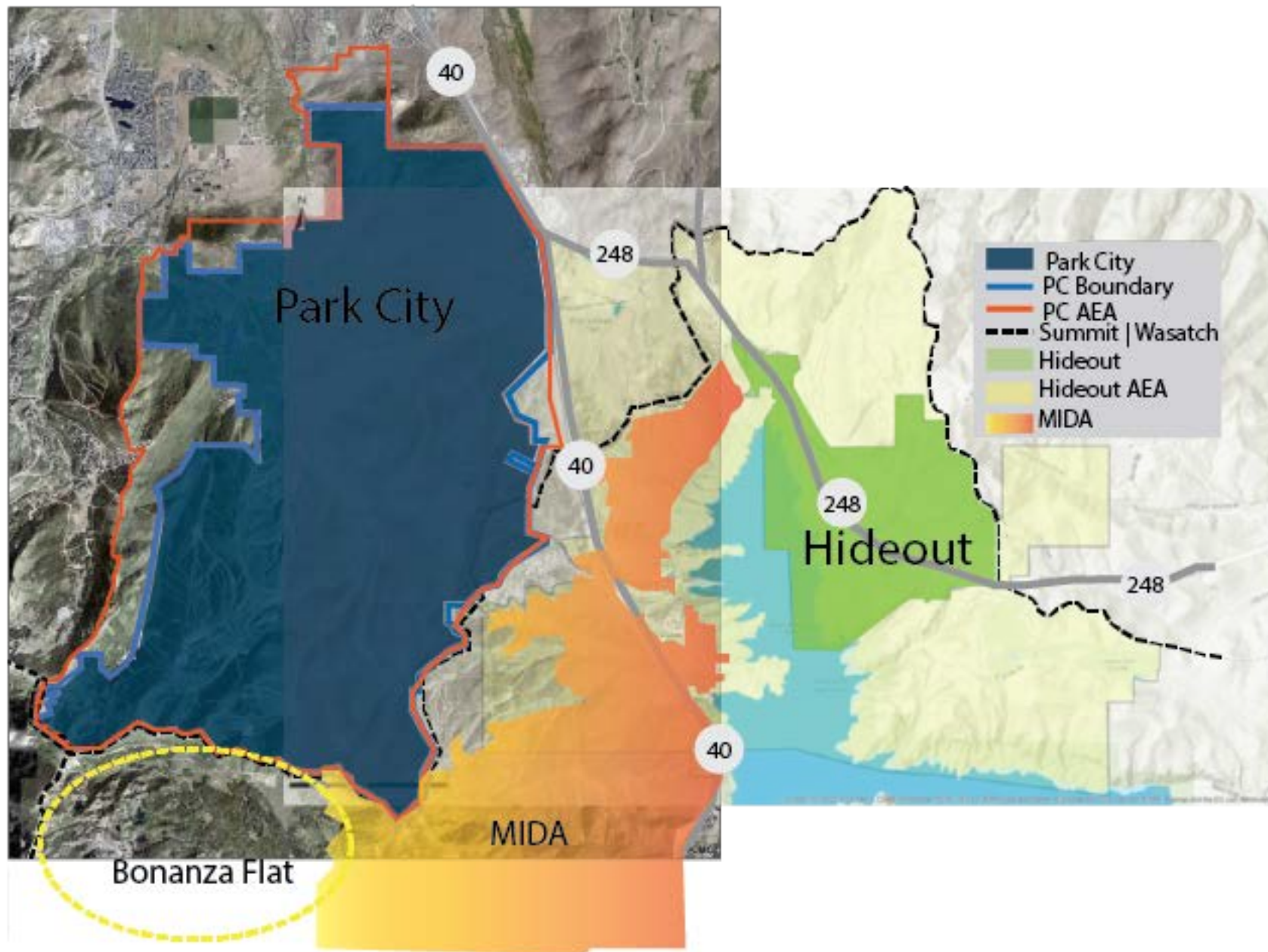
DRAFT

## HIDEOUT'S PROPOSED ANNEXATION EXPANSION AREA

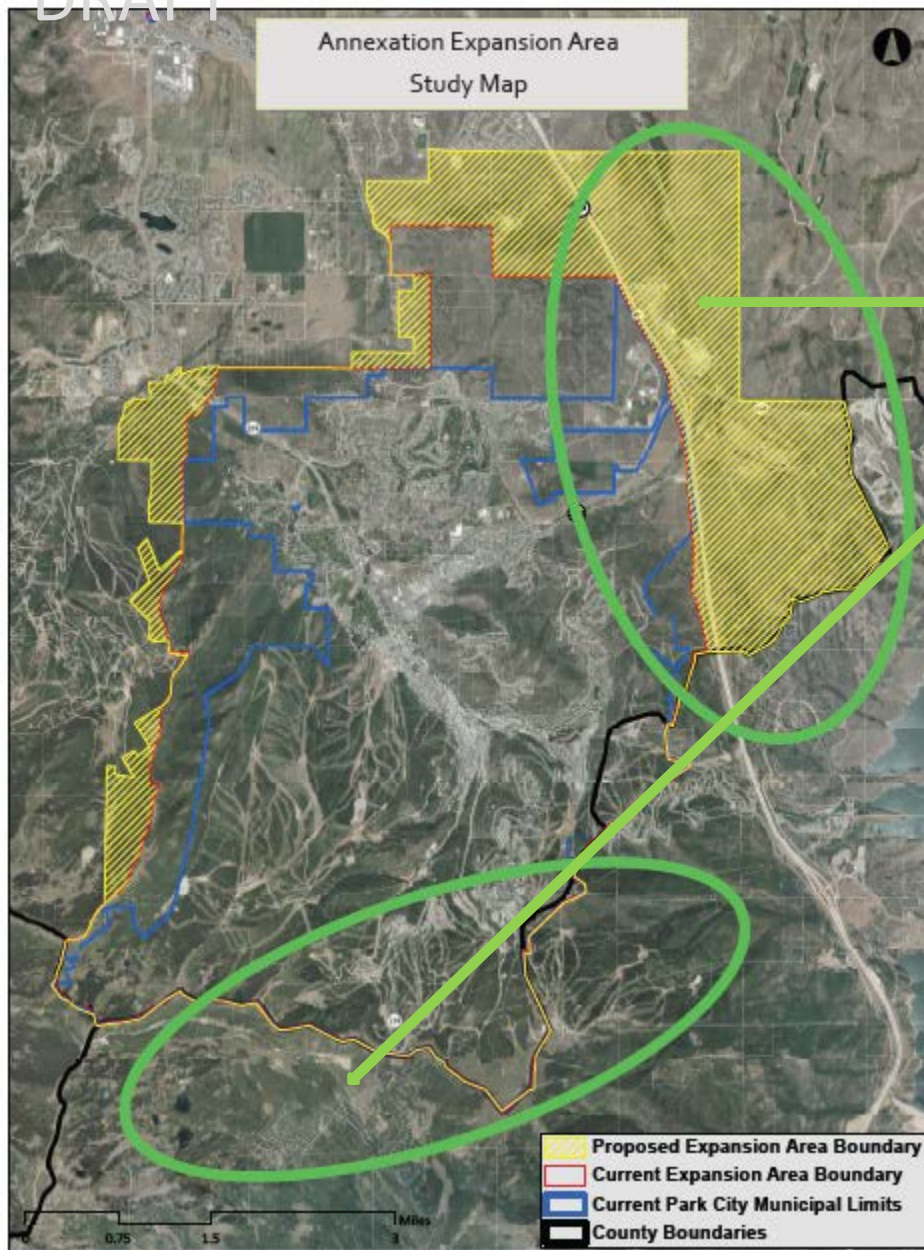


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## MIDA's PROPOSED PROJECT AREA



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## Park City 2014 General Plan AEA Study Map

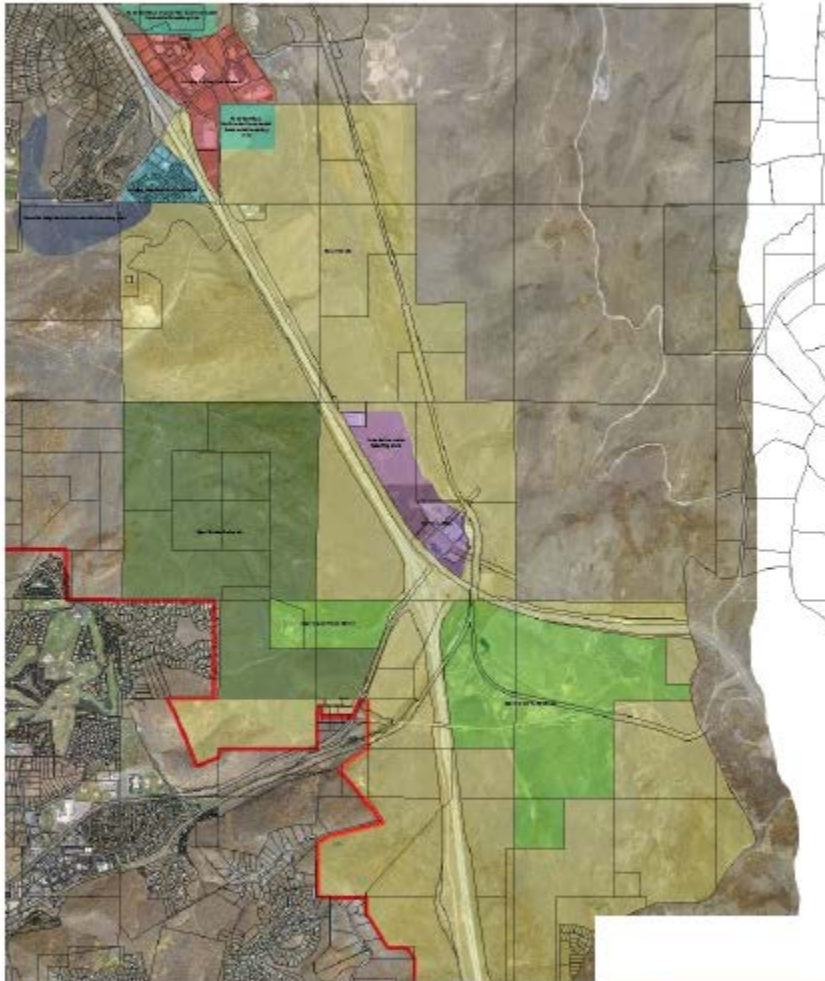
*Areas for future discussions with  
our regional partners*

- Protect Round Valley open space, the Park City gateway, and wildlife connections
- Plan east of HWY 40 with Summit County to preserve open space, wildlife corridors, and the Park City gateway; Cluster development
- Preserve open space and wildlife connections

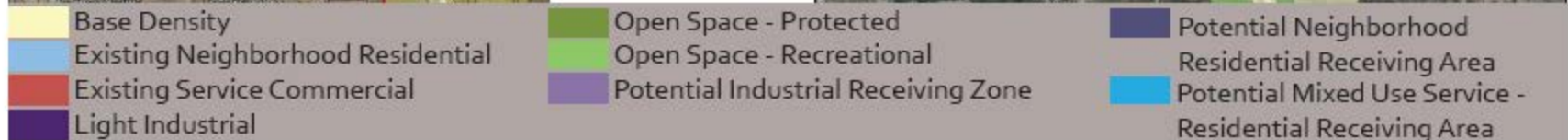
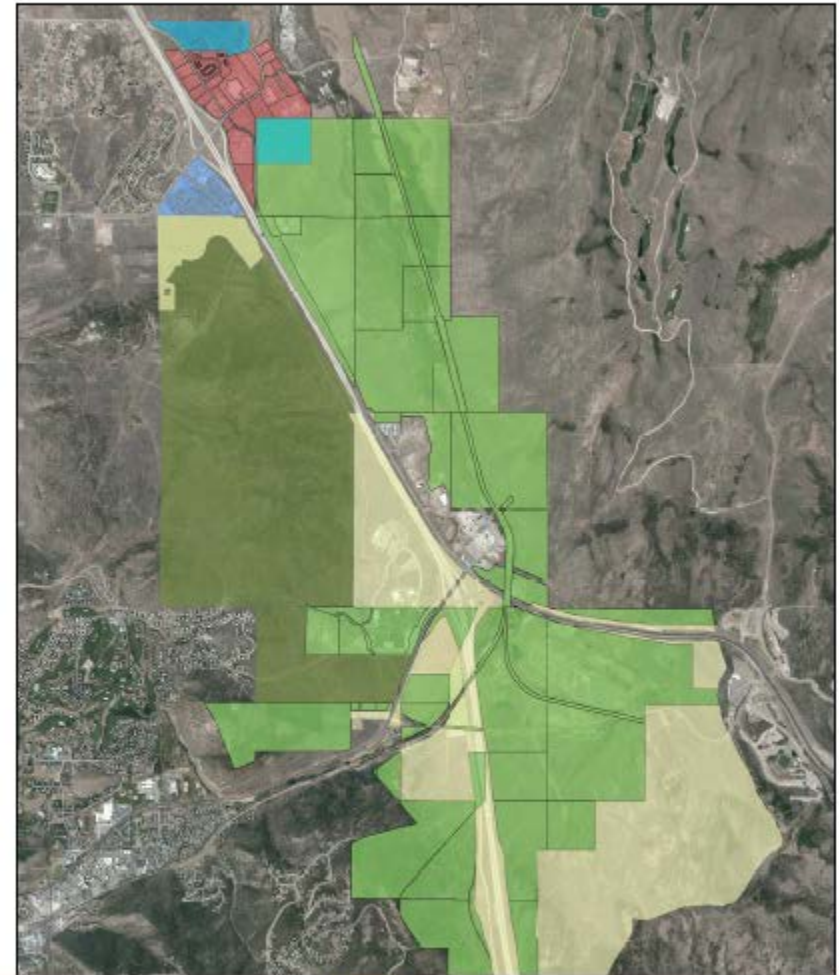
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# Quinn's Junction Joint Planning Commission Maps

2004 QUINN'S JUNCTION JOINT  
PLANNING COMMISSION MAP



UPDATED QUINN'S JUNCTION  
AREA MAP



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# Expansive AEA:

## Round Valley

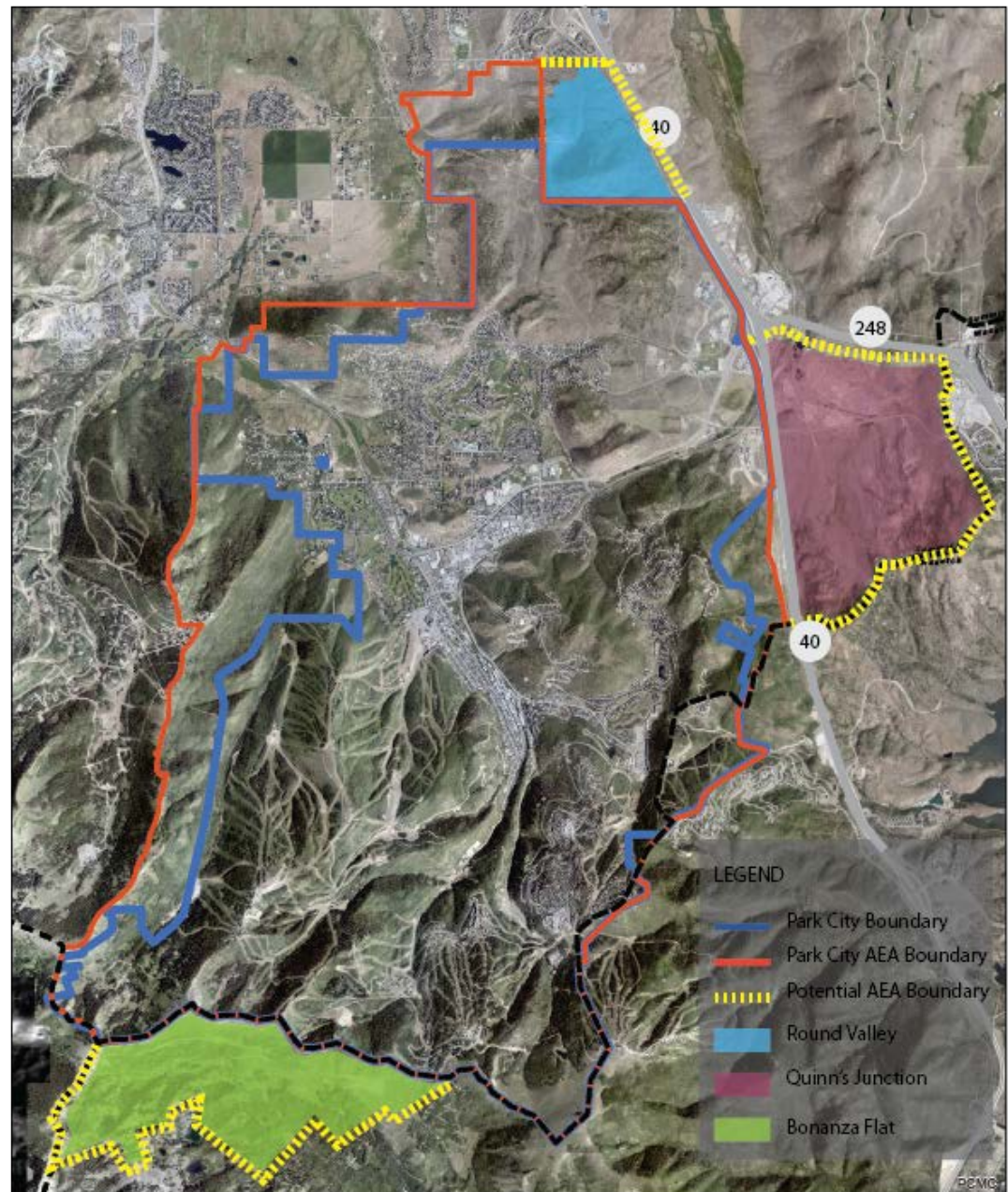
- PRI Round Valley  
Park City-owned
- Water Tank  
Park City-owned

## Quinn's Junction

- Richardson Flat and JSSD—  
UPCM Development Restricted
- Clark Ranch —  
Park City-owned
- Private Property

## Bonanza Flat

Park City-owned



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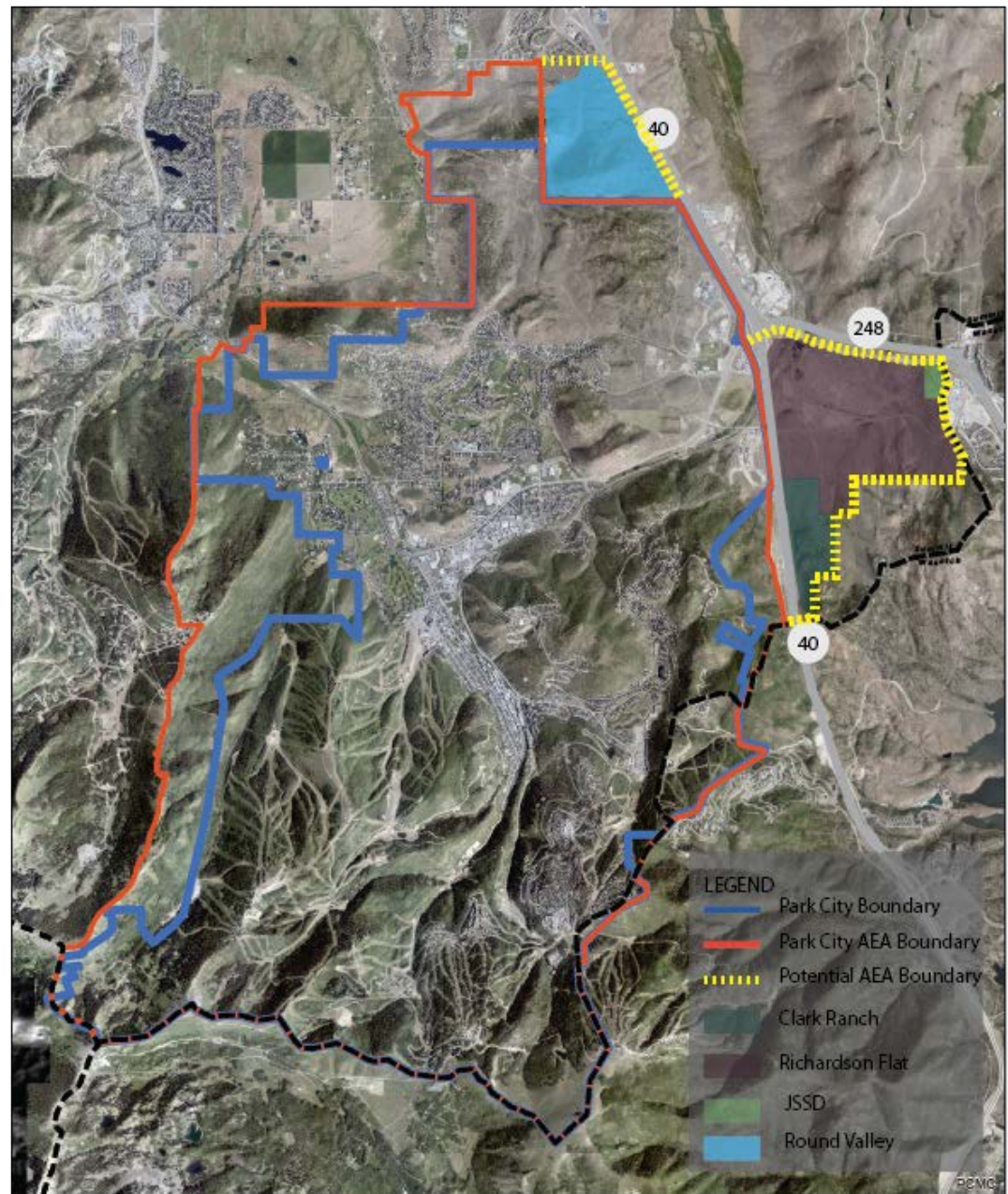
# Moderate AEA:

## Round Valley

- PRI Round Valley  
Park City-owned
- Water Tank  
Park City-owned

## Quinn's Junction

- Richardson Flat  
and JSSD
- UPCM Development  
Restricted
- Clark Ranch  
Park City-owned

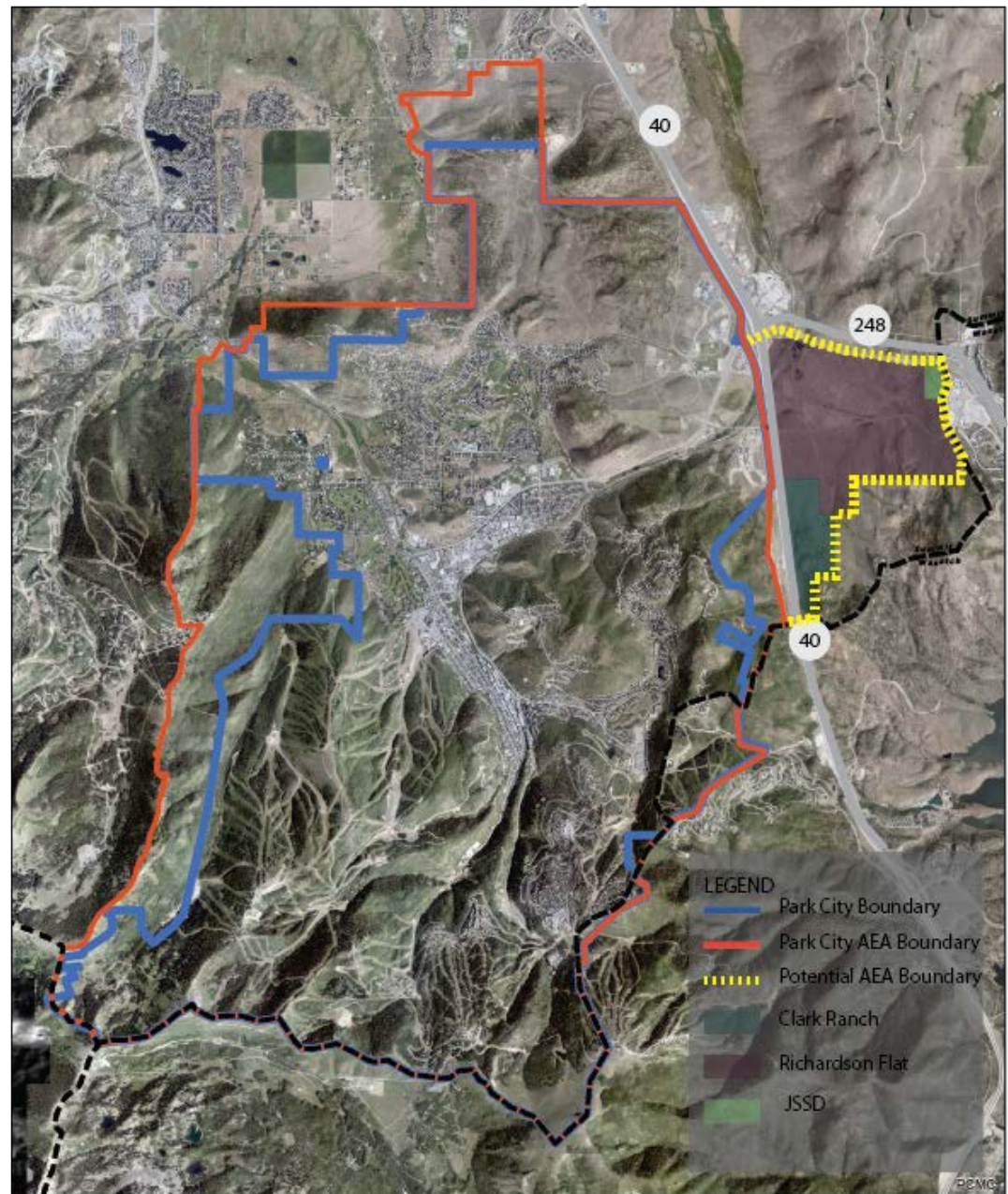


DRAFT

# Limited AEA:

## Quinn's Junction

- Richardson Flat  
UPCM Development  
Restricted properties
- Clark Ranch  
Park City-owned



# Park City Municipal



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Call 435-615-5100



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Effective June 3rd all inspections will need to be scheduled through My City Inspector

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# Register First

create account

|                   |                      |
|-------------------|----------------------|
| *Email(username): | <input type="text"/> |
| *Full Name:       | <input type="text"/> |
| *Contact #:       | <input type="text"/> |
| Password:         | auto-generated       |

Log In

Register



[https://parkcity.mycityinspector.com/register?registration\\_id=15989d4f23a6be](https://parkcity.mycityinspector.com/register?registration_id=15989d4f23a6be)



# Login



Welcome back.  
Sign in.

<https://parkcity.mycityinspector.com>



Log In

https://parkcity.mycityinspector.com/builder

+

← → ↻ 🔒

https://parkcity.mycityinspector.com/builder

🔍 ☆ J ⋮

permits

schedules

support

search

BobTheBuilderTest

search

apply for a new permit

submitted

| date     | permit details | Owner / Builder | Subdivision                 | Lot # | street address    | last inspection |
|----------|----------------|-----------------|-----------------------------|-------|-------------------|-----------------|
| 05/21/19 | PLAN19-026     | Bob The Builder | Park City Public Works Sub. | 1     | 1053 IRONHORSE DR | -               |

records 1 to 1 of 1

temppermits

| date                       | permit details | Owner / Builder | Subdivision | Lot # | street address | last inspection |
|----------------------------|----------------|-----------------|-------------|-------|----------------|-----------------|
| No data available in table |                |                 |             |       |                |                 |

records 0 to 0 of 0

activepermits

| date                       | permit details | Owner / Builder | Subdivision | Lot # | street address | last inspection |
|----------------------------|----------------|-----------------|-------------|-------|----------------|-----------------|
| No data available in table |                |                 |             |       |                |                 |

records 0 to 0 of 0

archivedpermits

| date                       | permit details | Owner / Builder | Subdivision | Lot # | street address | last inspection |
|----------------------------|----------------|-----------------|-------------|-------|----------------|-----------------|
| No data available in table |                |                 |             |       |                |                 |

records 0 to 0 of 0

back



# Submitted

submitted

| date     | permit details | Owner / Builder | Subdivision                       | Lot # | street address       | last inspection |
|----------|----------------|-----------------|-----------------------------------|-------|----------------------|-----------------|
| 05/21/19 | PLAN19-026     | Bob The Builder | Park City<br>Public Works<br>Sub. | 1     | 1053<br>IRONHORSE DR | -               |

records 1 to 1 of 1



# Temp

records 1 to 1 of 1

temppermits

| date                       | permit details | Owner / Builder | Subdivision | Lot # | street address | last inspection |
|----------------------------|----------------|-----------------|-------------|-------|----------------|-----------------|
| No data available in table |                |                 |             |       |                |                 |

records 0 to 0 of 0



# Active / Issued

records 0 to 0 of 0

activepermits

| date                       | permit details | Owner / Builder | Subdivision | Lot # | street address | last inspection |
|----------------------------|----------------|-----------------|-------------|-------|----------------|-----------------|
| No data available in table |                |                 |             |       |                |                 |

records 0 to 0 of 0



# Archived / Closed

archivedpermits

| date                       | permit details | Owner / Builder | Subdivision | Lot # | street address | last inspection |
|----------------------------|----------------|-----------------|-------------|-------|----------------|-----------------|
| No data available in table |                |                 |             |       |                |                 |

records 0 to 0 of 0



# Schedule Inspection

## Silly Putty Builders

Permit #: 19-002 / Lot A / Yard, The Sub. First Amended / 1251 KEARNS BLVD

[view all inspections](#)[request inspection](#)

| Documents |                  |                                                                                     | add/edit                                                                            |
|-----------|------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 05/10/19  | Plan Review      |  |  |
| -         | Printable Permit |  |  |
| -         | Summary          |  |  |

| Attachments | + add to section |
|-------------|------------------|
|             |                  |



# new inspection

\*Permit #: 19-002

\*Builder: Silly Putty Builders

\*Email: thacker44@yahoo.com

Note for Inspector: pour time, gates codes, etc.

Note for Inspection: which floor, unit, etc.

\*When to inspect:

AM

\*Requested by: Dave Thacker

Phone #: (435) 615-5115

Pour Time:

Building Inspections (mark "re" for reinspections)

- |                                                                                       |                                                                                       |                                                                                    |                                                                                        |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 1. <input type="checkbox"/> <input type="checkbox"/> Temp Power <a href="#">i</a>     | 2. <input type="checkbox"/> <input type="checkbox"/> Footings/Piers <a href="#">i</a> | 3. <input type="checkbox"/> <input type="checkbox"/> Foundation                    | 4. <input type="checkbox"/> <input type="checkbox"/> Grout/Bond Beam <a href="#">i</a> |
| 5. <input type="checkbox"/> <input type="checkbox"/> Und. Plumbing                    | 6. <input type="checkbox"/> <input type="checkbox"/> Und. Mechanical                  | 7. <input type="checkbox"/> <input type="checkbox"/> Und. Electrical               | 8. <input type="checkbox"/> <input type="checkbox"/> Und. Gas Line                     |
| 9. <input type="checkbox"/> <input type="checkbox"/> Slab/Holddowns <a href="#">i</a> | 10. <input type="checkbox"/> <input type="checkbox"/> Slab on Grade                   | 11. <input type="checkbox"/> <input type="checkbox"/> Shear Wall <a href="#">i</a> | 12. <input type="checkbox"/> <input type="checkbox"/> Roof Covering                    |
| 13. <input type="checkbox"/> <input type="checkbox"/> Rough Framing                   | 14. <input type="checkbox"/> <input type="checkbox"/> Rough Electrical                | 15. <input type="checkbox"/> <input type="checkbox"/> Rough Mechanical             | 16. <input type="checkbox"/> <input type="checkbox"/> Rough Plumbing                   |
| 17. <input type="checkbox"/> <input type="checkbox"/> Fire Wall                       | 18. <input type="checkbox"/> <input type="checkbox"/> Stucco/Ext. Siding              | 19. <input type="checkbox"/> <input type="checkbox"/> Insulation                   | 20. <input type="checkbox"/> <input type="checkbox"/> Sheetrock                        |
| 21. <input type="checkbox"/> <input type="checkbox"/> Shower Pan                      | 22. <input type="checkbox"/> <input type="checkbox"/> Retaining Wall                  | 23. <input type="checkbox"/> <input type="checkbox"/> Final                        | 24. <input type="checkbox"/> <input type="checkbox"/> Drive Approach                   |
| 25. <input type="checkbox"/> <input type="checkbox"/> Solar Panel                     | 26. <input type="checkbox"/> <input type="checkbox"/> Temp C/O                        | 27. <input type="checkbox"/> <input type="checkbox"/> Final C/O                    | 28. <input type="checkbox"/> <input type="checkbox"/> Stop Work Notice                 |

## Building Inspections (mark "re" for reinspections)

1. ☐ | ☐ Temp Power 

2. ☐ | ☐ Footings/Piers 

5. ☐ | ☐ Und. Plumbing

6. ☐ | ☐ Und. Mechanical

9. ☐ | ☐ Slab/Holddowns 

10. ☐ | ☐ Slab on Grade

 ☐ | ☐ Temp Power



# Apply

search

apply for a new permit

submitted

date

permit details

Owner / Builder

Subdivision

Lot #

street address

last inspection



# Apply

Apply for a new permit



Copy Permit Details

New Application

Cancel



\*Application Date: 05/22/19

\*Permit Type: Select Type

Builder Name:

Builder Phone:

Builder Email:

Display Name:

\*Contact Name:

\*Contact Phone:

Contact Email:

Owner Builder:

Cancelled

Commercial

Commercial Addition

Driveway/Patio

Electrical

Full Demo

Interior/Non-Structural Demo

Fire Permit

Garage

Grading/Landscaping

Interior Remodel

Mechanical

New Home

New Home - Multiplex

Plumbing

Remodel

Re-Roof

Sign

Single-Family Addition

# Permit type





| Permit Type                  | Additional Info                                                                                                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------|
| New Home                     | Single Family                                                                                                    |
| Single-Family Addition       | Additional square footage to Single Family Home                                                                  |
| Interior Remodel             | No additional square footage.                                                                                    |
| Garage                       | Detached Garage                                                                                                  |
| Solar PV                     | Solar panels and Solar thermal installation                                                                      |
| Re-Roof                      | Roof Covering Only                                                                                               |
| New Home - Multiplex         | Duplex or Townhome                                                                                               |
| Commercial                   | Projects Designed to the International Building Code                                                             |
| Plumbing                     | Water lines and/or sanitary sewer                                                                                |
| Electrical                   | Service upgrade, outlet relocation, can light installation, etc.                                                 |
| Mechanical                   | Water heater, boiler, etc.                                                                                       |
| Driveway/Patio               | Exterior Flatwork. May require work in the right of way permit.                                                  |
| Commercial Addition          | Adding square footage to a commercial structure. Will require additional approvals from Planning and Engineering |
| Fire Permit                  | Open burning, fireworks, temporary tents.                                                                        |
| Grading/Landscaping          | Does not include excavation. May require additional Planning/Engineering permits.                                |
| Remodel                      | Alteration that does not add square footage                                                                      |
| Interior/Non-Structural Demo | Exploratory Demolition. Does not include windows, siding, roofing etc.                                           |
| Multiplex Addition           | Adding square footage to Duplex or Townhome                                                                      |



|                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
| Date Called In:<br><b>05-22-2019</b>                                                                                                                                                                                                                                                                                                                                                                      |  | <b>Park City</b><br>445 Marsac Ave<br>Park City, UT 84060<br>PHONE # (435) 615-5100<br>dave.thacker@parkcity.org<br>COMPLIANCE INSPECTION REPORT |                                                                     |  |  |
| Date Inspect On:<br><b>05-22-2019</b> <input checked="" type="checkbox"/> AM<br><input type="checkbox"/> PM                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| OWNER NAME: <b>PARK CITY MUNICIPAL CORP</b>                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                  |                                                                     | OWNER email:                                                                        |  |
| OWNER/BUILDER: <b>Silly Putty Builders</b>                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                  |                                                                     | Requested by: <b>silly</b>                                                          |  |
| ADDRESS: <b>1053 IRONHORSE DR, Park City Public Works Sub. , Lot # 1</b>                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                  |                                                                     | Phone #:                                                                            |  |
| PERMIT #: <b>PLAN19-028</b>                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                  |                                                                     | Email:                                                                              |  |
| Description:                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                  |                                                                     | Permit Type:<br><b>New Home</b>                                                     |  |
| INSPECTION OF ITEMS LISTED BELOW:                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| Building Inspections                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| 1. <input checked="" type="checkbox"/> Limits of Disturbance (LOD)2. <input checked="" type="checkbox"/> Temp Power<br>Passed: 05/22/19      No Pass: 05/22/19                                                                                                                                                                                                                                            |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| 3. <input type="checkbox"/> Footings/Piers      4. <input type="checkbox"/> Foundation<br>5. <input type="checkbox"/> Grout/Bond Beam      6. <input type="checkbox"/> Und. Plumbing      7. <input type="checkbox"/> Und. Mechanical      8. <input type="checkbox"/> Und. Electrical                                                                                                                    |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| 9. <input type="checkbox"/> Und. Gas Line      10. <input type="checkbox"/> Slab/Holddowns      11. <input type="checkbox"/> Slab on Grade      12. <input type="checkbox"/> Shear Wall<br>13. <input type="checkbox"/> Ext. Moisture Barrier      14. <input type="checkbox"/> Roof Sheathing/Framing      15. <input type="checkbox"/> Roof Covering      16. <input type="checkbox"/> Rough Framing    |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| 17. <input type="checkbox"/> Rough Electrical      18. <input type="checkbox"/> Rough Mechanical      19. <input type="checkbox"/> Rough Plumbing      20. <input type="checkbox"/> Fire Wall<br>21. <input type="checkbox"/> Masonry/Stone Veneer      22. <input type="checkbox"/> Stucco/Ext. Siding      23. <input type="checkbox"/> Gas Line/Meter Set      24. <input type="checkbox"/> Insulation |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| 25. <input type="checkbox"/> Sheetrock      26. <input type="checkbox"/> Shower Pan      27. <input type="checkbox"/> Fire Sprinkler      28. <input type="checkbox"/> Power to Panel<br>29. <input type="checkbox"/> Retaining Wall      30. <input type="checkbox"/> Final Electrical      31. <input type="checkbox"/> Final Mechanical      32. <input type="checkbox"/> Final Plumbing               |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| 33. <input type="checkbox"/> Final      34. <input type="checkbox"/> Drive Approach      35. <input type="checkbox"/> Grading      36. <input type="checkbox"/> Landscape<br>37. <input type="checkbox"/> Temp C/O      38. <input type="checkbox"/> Final C/O                                                                                                                                            |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| CONDITION OF INSPECTION:                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| <input checked="" type="checkbox"/> <b>PASS</b> <u>1</u>                                                                                                                                                                                                                                                                                                                                                  |  | <input type="checkbox"/> <b>PARTIAL PASS</b> _____                                                                                               |                                                                     | <input checked="" type="checkbox"/> <b>NO PASS</b> <u>2</u>                         |  |
| ITEMIZED AND DESCRIBED AS FOLLOWS:                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| <b>general comments:</b><br><b>Limits of Disturbance (LOD)</b><br>LOD fence installed, dumpster and toilet in place. SWPPP inspection pending.                                                                                                                                                                                                                                                            |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| <b>Temp Power</b><br>Ground rod on installed.                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                  |                                                                     |                                                                                     |  |
| <u>05-22-2019 at 11:46:06 AM</u><br>DATE & TIME                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                  | <u>Dave Thacker</u><br>SIGNATURE OF DESIGNATED COMPLIANCE INSPECTOR |                                                                                     |  |





## Park City Building Permit

Permit #: BD-19-26971  
Issue Date: 05/21/2019

|                                                |                       |
|------------------------------------------------|-----------------------|
| Application Date: 05/21/2019                   |                       |
| Type of Improvement: Remodel                   |                       |
| Description: Replace siding                    |                       |
| Bldg. Address: 2528 GERONIMO CT                |                       |
| Subdivision: Prospector Park Sub. Ph. 3 Phase: |                       |
| Lot #: 157                                     | Parcel #: PR-3-157    |
| Property Owner: PATTON CHRIS TRUSTEE           |                       |
| City: Park City                                | State: UT Zip: 84315  |
| Permit Contact: Matt Brown                     |                       |
| Contact Phone: (435) 200-1436                  |                       |
| Email: matt.rcoconstruction@gmail.com          |                       |
| <b>CONTRACTOR INFORMATION</b>                  |                       |
| Email:                                         |                       |
| General Contractor: RCO Construction Services  |                       |
| License #: 11157511-5501                       | Phone: (435) 200-1436 |
| Address: 6300 N Sagewood Dr Suite 11659        |                       |
| City: Park City                                | State: UT Zip: 84098  |
| Email: matt.rcoconstruction@gmail.com          |                       |
| Electrical Contractor: Power Line Electric     |                       |
| License #: 5405501-5501                        | Phone:                |
| Address:                                       |                       |
| City:                                          | State: Zip:           |
| Plumbing Contractor:                           |                       |
| License #:                                     | Phone:                |
| Address:                                       |                       |
| City:                                          | State: Zip:           |
| Email:                                         |                       |
| Mechanical Contractor:                         |                       |
| License #:                                     | Phone:                |
| Address:                                       |                       |
| City:                                          | State: Zip:           |
| Email:                                         |                       |
| <b>BUILDING INFORMATION</b>                    |                       |
| # Bedrooms:                                    | # Toilets:            |
| # Covered Parking:                             | # Stories:            |
| Max Occupancy:                                 | Fire Sprinkler: No    |
| Const. Material:                               | # of Units:           |

|                                        |           |               |
|----------------------------------------|-----------|---------------|
| Construction Valuation                 | \$        | 42,000.00     |
| Electrical Valuation                   | \$        | 2,000.00      |
| Plumbing Valuation                     | \$        | 0.00          |
| Mechanical Valuation                   | \$        | 0.00          |
| <b>PERMIT FEES</b>                     |           |               |
| Building Fee                           | \$        | 420.00        |
| Electrical Fee                         | \$        | 68.30         |
| Mechanical Fee                         | \$        | 0.00          |
| Plumbing Fee                           | \$        | 0.00          |
| Building Plan Check Deposit            | \$        | 0.00          |
| Plan Check Totals (65% of Permit Fees) | \$        | 273.00        |
| Deposit Credit                         | \$        | 0.00          |
| Plan Check Fee                         | \$        | 273.00        |
| State Fee                              | \$        | 4.88          |
| <b>Total Fees:</b>                     | <b>\$</b> | <b>766.18</b> |

| APPROVALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DATE           | INFO |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |      |
| Front Setback:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Rear Setback:  |      |
| Left Setback:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Right Setback: |      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |      |
| <b>APPLICATION NUMBER: BD-19-26971</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |      |
| <small>This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.</small> |                |      |
| Applicant Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |      |
| Signature of Contractor or Authorized Agent:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Date:          |      |
| Signature of Owner (If Owner/Builder):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date:          |      |
| Application Approved By:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Date:          |      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 05/21/2019     |      |
| Receipt #:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Date:          |      |
| <input type="checkbox"/> Cash <input type="checkbox"/> Check # [ ] <input type="checkbox"/> Credit Card                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |      |

# Website Demonstration



# Water Quality Program Update Annual Water Quality Consumer Confidence Report

Park City Council Staff Strategy June 26, 2019

# DRINK LOCAL TAP WATER!

## 2018 ANNUAL WATER QUALITY CONSUMER CONFIDENCE REPORT

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.

PARK CITY



WATER  
QUALITY

### 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

# ¡TOMA AGUA DE LA LLAVE!

## REPORTE ANUAL 2018 DE CALIDAD DE AGUA

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.

PARK CITY



WATER  
QUALITY

### 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 río Weber) y se construyó una nueva instalación al lado de Creekside Park.

Futuros proyectos capitales

**EPA required information  
supplemented with  
information about our  
unique water system**

# Drinking Water Quality Program Objectives

- Achieve Safe Drinking Water Act Compliance
  - We are doing this very well
- 3Kings WTP
- Distribution system cleaning
- Embarking on Continuous Improvement Voluntary Optimization Standard Adoption
  - We understand our unique risks - surface water treatment plants & our distribution system
  - Adopt more aggressive standards and be a part of the community of best of the best in the water industry

Efforts underway to join more than 300 water utilities dedicated to voluntary optimization efforts





# Questions/Discussion

# Armstrong Snow Ranch Pastures

**Question:** *Council should hold a public hearing and consider a funding request by Utah Open Lands in the amount of \$550,000*

## Project Overview

Armstrong Snow Ranch Pastures is 19 acres of agricultural pastures located in Thaynes Canyon, along the 5th hole of the PCMC Golf Course

The preservation price for the 19 acres is \$6 million

City Council has committed \$3 million to ASRP as part of the \$48 million ASRP/Treasure Hill bond initiative.

Preservation efforts would eliminate development potential of approximately 48 single family units and associated impacts.

UOL has a deadline of June 30th to raise the remaining \$3 million



# Utah Open Lands

## Appraised value and Total project Cost

The property's conservation value was determined to be \$16,000,000, by Cushman & Wakefield, a professional appraiser.

| 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.*

Landowner has already donated \$10,000,000 of value towards the project.

## Current Fundraising Status as of Publication of Staff Report

|                                                                                                                                                                                                                            |  |                                                                                     |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|
|  1488 South Main Street<br>Salt Lake City, UT 84115<br>(801) 463-6156<br><a href="http://www.UtahOpenLands.org">www.UtahOpenLands.org</a> |  |  |  |
| <b>Total Purchase Price</b>                                                                                                                                                                                                |  | <b>\$16,000,000</b>                                                                 |  |
| <b>Sources of Funding</b>                                                                                                                                                                                                  |  | <b>Amount</b>                                                                       |  |
| 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<br>Over 2 Years (\$14,500 annually)                                                                                                                                   |  | \$29,000                                                                            |  |
| Utah Open Lands Board Contribution                                                                                                                                                                                         |  | \$25,000                                                                            |  |
| <b>TOTAL RAISED</b>                                                                                                                                                                                                        |  | <b>\$14,896,071</b>                                                                 |  |
| <b>FUNDS NEEDED TO COMPLETE PURCHASE</b>                                                                                                                                                                                   |  | <b>\$1,103,929</b>                                                                  |  |
| Request to Park City Council                                                                                                                                                                                               |  | \$550,000                                                                           |  |
| <b>Remaining amount needed after request</b>                                                                                                                                                                               |  | <b>555,929</b>                                                                      |  |

Armstrong Snow ranch Pastures- June 27,  
2019

# GO Bonds

Due to favorable premiums, principal, and interest on the Treasure Hill/Snow Ranch bond issuance, the City has \$1million of unused bonding capacity and a lower bond rate

- The favorable bond issuance is based in large part on PCMC's financial strength and bond market conditions.
- Impact to the average household (\$800K house) is expected to be \$189.00 on a total \$47.55M bond
- So even if with an approx. \$2.20/year increase for the extra \$550,000, the impact will still be \$4.60 below the original election estimate (\$194.00 per average household for a \$48M bond).
- Bond funds can only be used on Treasure and Snow Ranch Pasture
- 78% of voters supported TH and Snow Ranch Pasture Open Space preservation bond initiative

## **PARK CITY OPEN SPACE BOND BALLOT QUESTION**

Shall Park City, Utah be authorized to issue general obligation bonds to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture in order to protect the conservation values thereof, to eliminate any future commercial or residential development, and to make limited improvements for public access, trailhead parking and use, in an amount not to exceed \$48,000,000 and to mature in no more than 16 years from the date or dates of such bonds?

### **PROPERTY TAX COST OF BONDS**

If the bonds are issued as planned, an annual property tax to pay debt service on the bonds will be required over a period of 16 years in the estimated amount of \$194 on an \$800,000 primary residence, and in the estimated amount of \$353 on a business property having the same value.

The foregoing is only an estimate and is not a limit on the amount of taxes that the governing body may be required to levy in order to pay debt service on the bonds. The governing body is obligated to levy taxes to the extent provided by law in order to pay the bonds.

☐

**FOR THE ISSUANCE OF BONDS**

☐

**AGAINST THE ISSUANCE OF BONDS**

# 1060 Park Avenue

Determination of Significance

City Council

June 27, 2019

# 1060 Park Avenue





# LMC 15-11-10(C)

## 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)***

# LMC 15-11-10(A)(2)

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

# LMC 15-11-10(A)(2)(A) & (B)

- (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.**

# LMC 15-11-10(A)(2)(C)

- 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.

**COMPLIES.**

# LMC 15-11-10(A)(2)(D)

- (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 (1) AND (3).**

# Recommendation

- Staff recommends the City Council review the application, conduct a public hearing, and deny the proposed 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).

On Jun 27, 2019, at 10:43 AM, Patti Peters <[deervalleyview@yahoo.com](mailto:deervalleyview@yahoo.com)> wrote:

Dear Council Members,

I'm alarmed at the notion that my City Council could possibly consider any vote but YES on the Utah Open Lands request that Park City contribute another \$500,000 to help purchase Snow Ranch Pastures.

When Park City has reached up so high to authorize 25 million to purchase Bonanza Flats, how could the council pass up the low-hanging fruit right here in the heart of our town. It makes no sense. If the council is truly serious about preserving and conserving our town's historic landmarks and open space, then you have the chance to prove it right now, with tonight's vote.

Although not as readily visible to visiting tourists, for all of us Park City residents, Snow Ranch Pastures is every bit the iconic Park City Landmark that is the McPolin Barn. Indeed, one can easily argue that Snow Ranch Pastures, nestled up against the mouth of historic Thaynes Canyon, cows grazing beneath the shade of old growth forest, streams feeding the Summit County wetlands, is one of the quintessential Park City landmarks. When a mere additional \$500,000 helps prevent Snow Park Pastures from falling into the hands of developers who seek nothing but to profit from "The Vail Effect," the thought that my city council would choose its destruction is deeply disturbing. Instead of green lush pastures, we suffer more Park City "McMansions," or worse? Really?

The owners of Snow Ranch Pastures have already dropped the purchase price from \$16 million down to \$10 million. Utah Open Lands has raised nearly \$2 million. We are just one million short. Quitting now is like stopping at the 25 mile mark of the marathon. Are we really going to give up now?

Please vote YES!

George and Patti Peters  
74 Thaynes Canyon Drive  
Park City, Utah 84060  
435-659-9939

---

On Jun 26, 2019, at 1:00 PM, Jennifer Adler <[js\\_adler@yahoo.com.au](mailto:js_adler@yahoo.com.au)> wrote:

To the Park City Council,  
I intend to submit the letter below to the Park City Record and Salt Lake Tribune in support of the Snow Ranch Pastures preservation effort led by Utah Open Lands. I urge you to support this effort due to its value to the broader Park City community.  
Regards,  
Jennifer Adler  
3 Kings Court, Park City

\*\*\*\*\*

I am writing to ask the broader Park City community to come together this week to secure the preservation of the Armstrong Snow Ranch Pastures sponsored by Utah Open Lands. Utah Open Lands needs to raise just over \$1 million to complete this effort. Everyone can help if we make widespread personal donations and as many people as possible attend the city council meeting on Thursday, asking them to meet Utah Open Lands in the middle to help close the fundraising gap.

I know there are many demands on everyone's hard earned dollars. I, like many others, was dismayed that the full amount to secure Snow Ranch Pastures was not included in last year's bond initiative to stop the Treasure development, so there is unfortunately more work to do to secure this open space and prevent the potential for another new real estate development.

This land is worthy of preservation for Park City and the broader community.

While not as prominent as the McPolin barn, the red barn on the Snow Ranch Pastures property is iconic, the surrounding land is large, beautiful, and a preserve for animals such as elk and moose.

As development at the base of Park City Mountain becomes denser and traffic and congestion continues to increase, preserving this tract of land provides much needed open space around the mountain base.

Preserving Snow Ranch Pastures is consistent with Park City's community values of preserving unique large and historic pieces of land for the community and visitors to enjoy.

Whether re-purposed for recreational use or preserved as a natural setting to offset ever-growing development, Snow Ranch Pastures is worthy of our attention and I urge everyone to help make a final push this week to preserve it forever.

.....

> On Jun 27, 2019, at 10:26 AM, Cara Goodman <[cara.rose.goodman@gmail.com](mailto:cara.rose.goodman@gmail.com)> wrote:

>

> Dear Mayor Beerman and Members of City Council,

>

> As a Park City citizen who voted in favor of the 2018 open space bond, and as a two-term member and current Chair of COSAC, I'd like to express my support for the City making up UOL's fundraising shortfall by supplying the additional money needed to protect the Armstrong Snow Ranch Pastures property as open space.

>

> With our "yes" vote to last November's bond question, Park City voters charged the City with raising and spending up to \$48 million to protect two specific properties as open space. While UOL's inability to fundraise the \$3 million to match the taxpayers' contribution is unfortunate, it does not change the voters' mandate--and luckily, because of the favorable bond performance, it also does not have to change the outcome.

>

> The City has the funds and the mechanisms in place to move forward with fulfilling the promise of the 2018 open space bond, for the amount already pledged by Park City voters. I believe the City is therefore obliged to fulfill that promise.

>

> COSAC did not have the chance to meet and discuss this particular situation, so I cannot claim to represent the Committee's thinking on this issue. However, as several of you know first-hand, the Armstrong Snow Ranch property has been high on COSAC's conservation wish list during past prioritization exercises and meets many of the criteria in our open space preservation matrix.

>  
> I urge you to please take the necessary steps and dedicate whatever remaining bond money is available and necessary to ensure the Armstrong property is protected and the wishes of Park City voters are fulfilled.  
>  
> Thank you,  
> Cara Goodman

---

> On Jun 27, 2019, at 7:40 AM, Hallie <[hmcfet@gmail.com](mailto:hmcfet@gmail.com)> wrote:  
>  
> Dear Council members,  
>  
> We apologize we are unable to attend this evenings meeting concerning the Armstrong Snow Ranch Pasture Campaign.  
>  
> For the record, we strongly support the preservation of this crucial open land. Once this land is gone the chance we have right here, right now, will be gone forever.  
>  
> Please meet us halfway in raising the remaining dollars. With the amazing intention by Kerry Armstrong, in Memory of Mel, to safeguard the big red barn as a part of our historic landscape, we have a once in a lifetime opportunity for preservation of a beautiful, open, Park City.  
>  
> Sincerely,  
> Hallie and Ted McFetridge

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> On Jun 26, 2019, at 8:40 AM, Linda Pflughaupt <[pflughauptlinda@gmail.com](mailto:pflughauptlinda@gmail.com)> wrote:

Re: Armstrong Snow Pastures Contribution - PLEASE APPROVE \$\$ TO SAVE SNOW ACRES - an invaluable asset for Park City and surrounding area...Many thanks...Linda Pflughaupt (full-time resident)

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On Jun 26, 2019, at 9:02 AM, Susan Poulter <[poulter@utah-inter.net](mailto:poulter@utah-inter.net)> wrote:

Dear Park City Council members:

I am writing to encourage the City Council to dig deep to get this conservation project in place. Armstrong Snow Ranch Pastures is important for access and use of the mountains above Park City. You've already done so much, but it would be a serious mistake to let this opportunity pass.

My husband and I are Park City residents since 2010 and of the Park City area since 1992. I am always bragging to friends and relatives in other places about Park City's willingness to support open space and other environmental projects. And they often come here for vacation!

Please do everything you can to make this project happen.

Best regards,

Susan and Dale Poulter  
2721 Meadow Creek Ct  
801-694-2795

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On Jun 26, 2019, at 9:58 AM, Dean Berrett <[dean@berrettmortgage.com](mailto:dean@berrettmortgage.com)> wrote:

Dear Mayor and Council Members: I will not be able to attend your meeting this Thursday. Please add my name and this letter as support for the staff recommendation regarding the approval for the expenditure of additional GO bond funds for the purchase of the ASRP.

It is not too often that any of us get the opportunity to correct a "*negative unintended consequence*." I say this because in hindsight (my opinion but shared by many), Council should have included the entire \$6.0M for the ASRP in its quest to enable the City to preserve Treasure Hill forever and make a substantial funding commitment for the preservation of the ASRP.

It is now, only as an unforeseen benefit of Council and Staff budgetary fiscal discipline, prudent financial management and a fortunate interest rate market, that this "*unintended consequence*" of the possible failure to secure the ASRP, can be corrected.

I moved to Park City in the early 1970's. I have known Mel and Herb Armstrong since I arrived in Park City. You can't ask Mel today what "land and its preservation" means to him but you can ask Herb. He will tell you that the preservation of land as open space is one of the most important single actions that can benefit the most for the longest period of time. This preservation of the ASRP can speak for Mel.

I encourage you to vote in favor of the use of additional GO bond funds for the ASRP acquisition.

Sincerely,

Dean S. Berrett

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> On Jun 24, 2019, at 5:01 PM, Diana Lapage <[dianalapage@gmail.com](mailto:dianalapage@gmail.com)> wrote:

>

>

> Dear Members of the Park City Council,

>

> Regarding the subject matter of this email, I would earnestly ask you to hear the people of Park City wanting to preserve this land for future generations of Parkites! As we know it is one of the very last parcels within the city limits that is open space and also home to a multitude of wildlife that is fast disappearing on this planet. I have made donations to try to enable this to happen, and realize that the vote and show of hands may not be as large as the council had hoped for. My concern is that one of the reasons for this is that there are many, many people now that have second homes here in this wonderful town, and therefore are not as concerned as the actual townsfolk who will have to deal with

an onslaught of more cars, less available parking and as mentioned even more importantly disappearing animal habitat. All the things that Make Park City such a truly wonderful place to live.

>

> I implore you to listen to the people at the up and coming city council meeting on this Thursday 27th June, which unfortunately I am unable to attend due to the fact that I have a guest from overseas arriving, and to whom I am committed to meeting at Salt Lake City Airport at that very time. I will however be there in spirit so ask you to count me as actually being there!!

>

> PLEASE, PLEASE, help us save this piece of open space, that I know in all of your hearts you too wish to preserve.

>

> I thank you all for serving on the City Council and working so hard for us all!

>

> Regards,

>

> Diana Lapage

>

> PS Tim Lapage also joins me with this request and unfortunately he too is overseas at the moment and therefore unable to attend the meeting.

---

> On Jun 25, 2019, at 9:59 AM, Bridgette Meinhold <[bridgettemeinhold@gmail.com](mailto:bridgettemeinhold@gmail.com)> wrote:

>

> Dear Mayor and Council,

>

> I write to ask that you contribute to the preservation of Armstrong Snow Ranch Pastures. I realize that your council has already lobbied for and contributed mightily to the conservation of open space in these last few year, for which I thank you. But another property now needs saving - the 19 acres of Snow Ranch Pastures. This is a beautiful spot that will only be marred by development should we not raise the funds to save it.

>

> Last Thursday I participated at Utah Open Lands' fundraising event to raise money to help save the property. I painted live at the event in plein air, despite the rain, and auctioned a painting off for \$1,200 with all the money going to the cause. I believe the event raised close to \$15,000 with only about 35 people in attendance. If 35 people can raise that much money at cocktail hour, just think how many are in support of such a cause.

>

> I am unable to attend the upcoming council meeting in which Utah Open Lands will ask for support and funds to save this property, but please take this email as a sign of my support. Attached are a couple images of my painting during the event last week. This town overwhelmingly supports open space and if we chose to let this land go in the way of development, we will lose it forever.

>

> thank you

> Bridgette Meinhold

---

On Jun 25, 2019, at 4:14 PM, Rhonda Sideris <[rhonda@parkcitylodging.com](mailto:rhonda@parkcitylodging.com)> wrote:

Dear Councilmembers and Mayor Beerman,

I am writing regarding the open space easement, Armstrong Snow Ranch Pastures. With the approaching deadline for fundraising it's up to us to ensure this invaluable parcel of open space is preserved forever. I am in strong support of the city using open space funds or bonds to help complete this deal. This parcel has been a priority for COSAC over the years and is an essential piece of our community. If this land is developed under our watch, if we don't take this opportunity to step in while we can, the habitat and all the rich history the land holds will be lost forever. I trust we will make the right decision.

Respectfully,

Rhonda Sideris

**Rhonda Sideris** | President & Founder  
1897 Prospector Avenue | Park City, UT 84060  
Office: 435 649 6175  
Web: [www.ParkCityLodging.com](http://www.ParkCityLodging.com)  
Blog: [www.ParkCityLodging.com/blog](http://www.ParkCityLodging.com/blog)

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On Jun 25, 2019, at 7:10 PM, John Stafsholt <[jstafsholt@aps-tech.com](mailto:jstafsholt@aps-tech.com)> wrote:

Dear Mayor & City Councilors,

We are writing to you today to strongly request that you use \$550K of the \$1M bond premium savings from the combined Treasure Hill & Armstrong Snow Ranch Pasture bond to secure the protection of the Armstrong Snow Ranch Pasture.

Last November 2018, the bond overwhelmingly passed (78% to 22%) for the purpose of securing both Treasure Hill & the Armstrong Snow Ranch Pasture property.

We all know the value of this property and the loss that Park City will endure forever if we let this property be developed.

Many voters voted for the combined Open Space bond expecting both properties would be saved 100% with the bond money, now it can be!

To date, almost 600 local citizens have contributed money toward saving the ASRP property.

The sheer number of contributors to the ASRP purchase, along with the overwhelming voice of the people in the bond election, gives the council a clear mandate to use the available money from the bond for the purpose of securing this critical parcel.

Please vote YES, to put the \$550K toward securing this parcel and combining it with the rest of the Armstrong property for the citizens of Park City FOREVER!

You will always be proud of your decision to save this land, it is your chance, VOTE YES!

Respectfully submitted,  
John, Deb, Steve, & Katerina Stafsholt

**John Stafsholt**

Sales Director, Western Region

&lt;image002.jpg&gt;

☎: 435-513-2933 cell

☎: 403-455-7004 office

✉: [jstafsholt@aps-tech.com](mailto:jstafsholt@aps-tech.com)Web: [www.aps-tech.com](http://www.aps-tech.com)

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On Jun 25, 2019, at 7:59 PM, brooke hontz <[brooke@dalysummit.com](mailto:brooke@dalysummit.com)> wrote:

Dear Mayor and City Council,

Please approve funding the additional \$550,000 toward the Armstrong Snow Ranch Pastures. This final piece of funding will make the incredible parcel preserved forever as part of our community's scenic, wildlife, and agricultural values that voters have overwhelmingly indicated is important to them. As a 25 year resident of Park City, I support the additional estimated \$2.20 per average household per year and feel it is a small price to pay for this very special and unique land.

Best regards,

Brooke Hontz

435 640 1941

(These comments are submitted as a City taxpayer/individual)

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> On Jun 25, 2019, at 10:09 PM, John Hanrahan <[johnhanrahan21@gmail.com](mailto:johnhanrahan21@gmail.com)> wrote:

>

> Dear Mayor Andy and awesome Council members--I would first like to say thank you so much for the work you do for us--your time, expertise, and emotional engagement in our great community!! You are all rock stars in my book.

>

> I would like to ask you to appropriate funds to help preserve the Armstrong Snow Ranch by donating funds to Utah Open Lands to make the purchase work.

> The overwhelming support for the open space bond recently that included significant funding for this open space purchase seems to me a clear indication of the desires of a large majority of Park City voters. While I could not vote due to my county residence, , I have worked in Park City most of my 27 years here and own a condo in town for which I am happy to pay increased property taxes to support the many open space bonds of the past 20 years. I think this is a critical piece of property well deserving of our tax dollars to support!

> Thanks very much for your consideration and again thanks for all the work you do-

>

> Sincerely,

> John

> John Hanrahan

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On Jun 25, 2019, at 10:56 PM, Jim Doilney <[jdoilney@gmail.com](mailto:jdoilney@gmail.com)> wrote:

Dear Council and Mayor,

I firmly believe the additional Armstrong Ranch funds would have been approved by the electorate had they been included in the Treasure bond program. It's my opinion COSAC would have made the Armstrong funding a high priority had we been aware of its potential availability. Please find a way to make the requested additional \$550,000 allocation.

Any public works project delay this decision may require would almost certainly meet public approval. I realize you must balance many competing priorities. Thank you for considering my counsel.

Michelle Doilney and I have already made a substantial, for us, personal donation to this effort.

Past COSAC Chair  
Jim Doilney  
[jdoilney@gmail.com](mailto:jdoilney@gmail.com)  
435-901-8660  
PO BOX 4557  
Park City UT 84060

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**From:** Claudio Vianello <[figo.claudio@gmail.com](mailto:figo.claudio@gmail.com)>  
**Date:** June 24, 2019 at 6:20:59 PM MDT  
**To:** <[matt.dias@parkcity.org](mailto:matt.dias@parkcity.org)>, <[nrockwood@parkcity.org](mailto:nrockwood@parkcity.org)>, <[linda.jager@parkcity.org](mailto:linda.jager@parkcity.org)>  
**Subject:** Armstrong Snow Ranch Pastures

Dear Sir or Madam:

Will be out of the country until Thanksgiving. Mrs. Fatima Vianello and I will be unable to attend the Thursday meeting with the council. We are on the list of opinion/financial supporters of the Armstrong Snow Ranch Pastures.

Feel free to write should you require any further information.

Sincere gratitude!!

*Claudio Vianello, 43 year resident.*

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On Jun 24, 2019, at 3:44 PM, Jule Thomas <[jtwerks@yahoo.com](mailto:jtwerks@yahoo.com)> wrote:

Dear City Council Member,

I hope the City Council will choose to help Utah Open Lands secure the remaining funds needed to save Armstrong Snow Ranch Pasture. It's

essential for a community like Park City to do everything possible to save the last pieces of open space that still exist.

These open spaces are essential to provide some counterbalance to the rush of ongoing and future development. Current and future generations need these spaces protected in order to fully appreciate the majesty of this area as it existed in times past. No one in the future will question the City's decision to ensure this land is saved -- rather, they will be thankful for a forward thinking and wise choice. There's not much land left to save, please make this possible.

Regards,

Julie Thomas

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On Jun 27, 2019, at 11:30 AM, Susan Philipp <[s.philipp777@gmail.com](mailto:s.philipp777@gmail.com)> wrote:

Dear Council,

I have been a part time resident of Park City for the past 22 years and prior to that a full time resident. Our family has enjoyed the beauty and recreation the Park City mountains offers for many years. When we arrive here we feel a great sense of peace and appreciation for the open spaces which embrace Park City. With the outlying areas becoming so developed, we have a greater sense of respect for the open spaces around Park City. We recognize the recent contributions the City has made, in conjunction with the community, to preserve adjacent open spaces from over development, and we sincerely hope the City will recognize the ongoing community support, appreciate the immense open space value Snow Pasture Ranch provides for centuries to come and allocate funding for its preservation.

Thank you for your time and consideration for all future Park City generations.

Regards,

Susan Philipp

<image002.jpg>

**S. PHILIPP DESIGN ASSOCIATES**

310 809 8060