



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

June 25, 2020

The Council of Park City, Summit County, Utah, met in open meeting on June 25, 2020, at 3:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Council Member Henney moved to close the meeting to discuss property and litigation at 3:30 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

CLOSED SESSION

Council Member Henney moved to adjourn from Closed Meeting at 4:30 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

WORK SESSION

Discuss Rooftop Solar for Public Works Offices (Bus Barn) and Quinn's Junction Water Treatment Plant:

Matt Twombly, Project Manager, Roger McClain, Water Manager, and Luke Cartin, Environmental Sustainability Manager, presented this item. Twombly sought Council direction on installing rooftop solar on the Public Works offices, and if they did not want to go in that direction, did Council want to set aside money to do other energy efficient projects at that site. Cartin reviewed the commercial solar farm was for the existing City operations' electricity load. It would not allow for incremental electricity growth that came with new or expanded facilities or services. He noted the pros of rooftop solar included the price was less than 10% of the total project, stable pricing, reduced operating costs, it benefitted the electric grid and would help local installers, and would show leadership. Some cons of rooftop solar included increased capital cost, it was more expensive than utility-scale solar, it could not take advantage of tax incentives,

and the 2030 community-wide solar program was already underway. He noted previous Council discussions concluded it was the policy was to install rooftop solar, but that Council could consider each project on a case-by-case basis.

McClain stated they were at the point in this project where the rooftop solar could be included or excluded. The return on investment (ROI) for the maintenance building was not good. The building was not occupied and was kept at 40 degrees in the winter so there weren't a lot of utility costs. The installation of panels would help the building become a net-zero building which was the City's goal.

Council Member Joyce asked if the calculations were done on the current pricing. Cartin affirmed they were, and reviewed the solar issues on both national and state levels. Council Member Joyce asked if the City would be compensated for any energy returned to the grid. Cartin explained the process for installing rooftop solar and indicated the rate depended on the timing of filing the application.

Mayor Beerman asked if the extra electricity collected from the building would go back to the grid. McClain stated the number of panels were balanced with what the energy demand was for the building, so there wouldn't be much overage. Mayor Beerman asked why staff thought the maintenance shed did not have a good ROI. McClain stated the installation cost was high and not a lot of power was used in that building. Mayor Beerman asked if the same amount of panels could be on a different building to help create a savings. McClain stated the cost would go down with that scenario. Cartin thought areas could be identified where this could be a stand-alone add on or an addition to a project, but the City would probably receive a better ROI on another project.

Council Member Gerber asked if the money for rooftop solar at the Public Works facility would be used for another project, to which Cartin explained the building in question was the maintenance shed. The Council already discussed solar panels for the Public Works offices and determined that the money for solar panels should be allocated for energy efficient projects.

Council Member Joyce supported the City's net zero goals, but wanted to make the most of the money allocated for its net zero goals. He thought the \$250,000 for solar panels could be used more effectively to help the City reach its goal. After some discussion, Council favored discussing the best use of funds for net zero projects. Mayor Beerman stated this discussion would continue at a future meeting.

Summer Special Event Discussion 2020:

Rich Bullough, Health Department Director, stated Summit County had been working on a mandatory face mask order. Today he submitted a request for exemption to the Governor's guidelines and specifically focused on mandating masks inside commercial

entities as well as large gatherings. He stated this was a critical time because the COVID cases were trending upwards.

Mayor Beerman indicated there was a lot of concern in the community and the exemption request would be essential as special events for the summer was discussed. Jenny Diersen, Special Events Program Manager, presented this item with Jonathan Weidenhamer, Phil Bondurant, Rich Bullough, Bill Malone and Bob Kollar, Captain Andrew Leatham, and Dave Thacker. Diersen stated this year had been challenging. Staff learned to adapt to the State guidelines. She reviewed that with every event that was approved, staff had to make findings on health, safety and welfare impacts. She reviewed the standards set by the State per the yellow risk level and indicated the City could impose additional mitigations for events. She displayed a list of 10 major events scheduled through the fall. Bullough gave statistics on the COVID-19 virus. He noted the public health goals had been at odds with the economy and indicated curbing the virus was critical to maintaining a healthy workforce. He stated the need for behavioral health resources increased 280%. Events were a public health risk, especially those that required travel, lodging and eating in restaurants. He asked Council to look at events to see if they could limit the risks that were associated with restaurants and lodging. He noted that the health department couldn't prohibit an event if it met the state guidelines, but the risk would be greatly reduced if Summit County was given an exemption by the State.

Bill Malone, Chamber of Commerce Executive Director, stated the economy was very fragile. All groups coming to Park City had cancelled and visitation projections were not good. Some visitors were just coming without reservations, and that was good news. The resorts were slowly opening. He hoped businesses and the health department could work together for a good outcome. He asked to look at events individually and be creative in working with events. He also asked for consistent and clear protocols for events.

Mayor Beerman stated when COVID hit, the health department took the lead in combating and managing it. The City played a support role and was deferential to the health department. But events were the City's responsibility and further restrictions could be implemented.

Council Member Joyce asked what Council would be deciding with regard to events. Mayor Beerman stated he heard from Council that there was a need to implement more safety protocols. Council Member Joyce was concerned that people coming to town for sporting events would stay and shop, dine, and lodge, which were things that couldn't be mitigated by the City. The surrounding states had high cases of COVID-19, as well as Utah. He also worried about holding the July 4th event and stated there was not an economic impact with fireworks.

Council Member Gerber asked about enforcement if masks were required at an event. Since events could not be cancelled, could the City charge additional fees to make sure the mitigations took place. She also thought those on the field who were sweating and breathing hard might increase the transmission rate. She asked if spectators could be prohibited from attending the event. Bullough indicated enforcement would be through law enforcement and the police had shared that this was a concern. The first line of enforcement was communication and education. A potential fine could be set for the violator, but not for the business. He stated the fine was not approved, but felt it would likely be approved. He thought specific individuals could be delegated for mitigation efforts. He also noted the incidental contact between athletes and stated studies showed that limited contact was not a significant risk. Indoor sports would have a much greater risk. Council Member Gerber asked if the City could charge the event an extra fee if the attendees weren't complying. Diersen stated the fee schedule would need to be amended if that was the directive. Weidenhamer stated a fee could be charged to an event and discipline would usually be progressive per offense, beginning with a warning. He stated a significant change would be to assign additional fees to cover mitigation, such as bathroom cleaning, masks, etc. He noted another tool the City could use was to eliminate or reduce the fee waivers for events since the City had cut its budget.

Council Member Worel asked Bullough if the travel related cases were from residents who travelled elsewhere, or from those who travelled to Summit County. Bullough stated the statistics reflected both scenarios. Council Member Worel asked if the listed events would have the same fee waiver requests. Diersen stated Triple Crown would be the same, but July 4th would be significantly less. Council Member Worel asked how attendance would be tracked, as required by the State. Diersen stated events would register the participants and families, and there would also be ticketed entry. She indicated the Main Street Sunday event was approved before the tracking requirement was implemented.

Mayor Beerman paused the discussion to open the regular meeting, and noted this item would then resume.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Mayor Beerman Council Member Becca Council Member Gerber Council Member Tim Council Member Henney Council Member Steve Council Member Joyce	Present via technology

Council Member Nann Council Member Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	
Council Member Max Doilney	Excused

Summer Special Event Discussion 2020 (Continued from Work Session):

Council Member Henney stated the most talked about mitigation for the virus was wearing masks. He asked if the City could require people to wear masks. He would consider holding events if masks were required. Plane indicated the legislature pre-empted local governments from being more restrictive than the Governor's order. The County submitted a request for an exemption to the order. The City code gave the City more authority when granting events, but lodging and restaurant attendance was not part of the event. Council Member Henney knew the City could authorize events to require masks, but everywhere else was a mask optional scenario. He struggled with some of the planned events and thought putting the City at risk could jeopardize the winter season. He favored doing the most possible regarding wearing masks. Mayor Beerman stated if there wasn't a comfort level with tourists coming to town, a bigger discussion needed to take place. Council Member Henney stated wearing masks at all times made him more comfortable. Council Member Henney agreed with Council Member Joyce about cancelling the July 4th event and he struggled with approving the Triple Crown and Extreme Soccer events.

Mayor Beerman opened the meeting for public comments.

Sam Rubin gave State statistics on the COVID-19 virus and indicated the numbers were increasing. He was concerned with the Triple Crown and Extreme Soccer events. The majority of teams were from California, Nevada, and Arizona, which were high case states. He indicated his business had been hurt because of the down economy. If winter events were cancelled, his business would go under. He asked Council to protect the City.

Shelley Gillwald, Extreme Soccer, talked about the mitigation efforts she implemented for this event, including limiting fields and participation by 40%, eliminating concessions and in-person registration, and requiring health checks. She stated there would be 300 maximum attendees at the Quinn's venue but 60-70 would be at each field. She took the responsibility seriously and worked hard to get the protocols in place. She stated the Extreme Cup had a huge impact on the families and indicated she would support Council's decision. She thought 300 teams would participate and 25% of those would play in Park City. Mayor Beerman asked if the teams were from Utah or were they regional. Gillwald stated it was mainly a Utah event. She offered to discourage

participants from staying overnight, and indicated most players were from the Wasatch Front.

Keri King, Triple Crown Sports, stated 2,000 people would come per session and there would be two sessions, with participants spread out over several fields. He reviewed the crowd management mitigations planned in addition to what the City had asked them to do. He noted he could restrict access to the game if attendees violated the safety protocols. He offered to require a COVID test three days prior to the event.

Colin DeFord, Park City Rotary, doubted Miners Day would be doing a typical event this year. He stated the main goal of having Miners Day was to celebrate over 120 years of mining heritage. This was Rotary's largest fundraiser so his group was getting creative on fundraising. He looked forward to coming back in 2021.

Rebecca Marriott Champion: "Park City Council members, in my opinion, fireworks should be cancelled totally this year on the 4th of July. There are currently many tourists from other states coming to town to stay for the holiday and longer, with the possibility of spreading coronavirus. There will be people congregating in groups and not social distancing that day and evening that will spread the virus. The lack of people wearing masks around Park City will also complicate the virus spread. Many people from the Salt Lake Valley will want to come into town to see the fireworks since there won't be any firework shows down there. With the coronavirus increasing in numbers in Utah, if you add up all the possibilities of problems that could happen, it seems to me that the fireworks this year should be cancelled. Also, I think the council should consider instigating a marketing campaign around strategic locations in Park City that advocate the need for wearing a mask. Signs could be posted saying, "Masks are a protection for yourself, others, and for your loved ones". Just saying it is a kind thing to do isn't bold enough to help change people's minds about wearing one. A more aggressive approach by the city should be started because people are not taking wearing a mask seriously when they are in public places. In my opinion, masks do work to stop the spread of the coronavirus."

Mayor Beerman closed the public input portion of the meeting and indicated the County was fortunate not to have seen any deaths, and to be managing the virus well. He asked Bullough for his opinion on the proposed events. Bullough stated everyone was trying to figure this out together. He felt social gatherings with a limit of 50 outdoors with social distancing and masks were a low risk for short periods of time. He didn't think any of the proposed events met that criteria. At the same time, it was balancing what could be controlled. The mitigations were not completely adequate to eliminate risk. He suggested placing parameters on the events and building in additional requirements and then weighing the risks and benefits.

Diersen displayed four questions for Council relating to Special Events policies: 1. Does the Council want to approach event permitting differently than State guidelines? 2. Does the Council want to increase health mitigation protocols for City events? If so, are there specific tools they are focused on? Who should pay? 3. Is there additional mitigation or concerns Council requests staff address with regard to events? 4. Are there dates staff should return to Council for further discussion on later summer/fall events?

Council favored approaching permitting differently and wanted to mandate face masks for sure. Council Member Henney suggested participants sign a pledge that they would wear masks for events and around town. Council Member Gerber thought it was okay not to have events for a season. Park City didn't need to invite people to come to town and she felt that would be respectful of the community. Council Member Worel stated many in the community were concerned about events and especially with the Triple Crown event. In other years, it was appropriate to incentivize events to come to Park City, but the risk outweighed the benefits this year. Council Member Joyce agreed with Council Members Gerber and Worel and didn't want July 4th fireworks. Council Member Henney agreed with the other Council members.

Mayor Beerman stated the community was fragile and they were concerned about going back to normal too soon. He knew people would miss the events and hardships would be placed on the businesses. He hoped to rebuild events next year. He thought this discussion should continue in a few weeks before cancelling fall events as well. Weidenhamer stated staff would work on event mitigations and come back to Council. Margaret Plane stated staff had to use the code to move forward with the events, and they would be doing that.

Michael Witte via Zoom asserted the staff response of working on mitigations was in direct opposition to Council direction of cancelling events for this year. It was a disconnect between the people and City staff. He wanted Council to make it clear that no events were happening this year. Mayor Beerman clarified that because of Council's direction, staff would have to come back to officially cancel the event contracts. It was a messy process that staff was cleaning up. Dias indicated there were hurdles for applying the code, but staff heard Council's direction. He noted there was a process and it was intended to be transparent.

Diersen asked if Council would like a car free Main Street on July 4th as well as a small volleyball tournament. She understood there would be no parade and no fireworks. Mayor Beerman favored the Main Street closure, but did not want to have a volleyball tournament. Council Member Gerber suggested drawing circles at the park for social distancing. Diersen stated the purpose of the volleyball tournament was to discourage gatherings and promote social distancing. Captain Leatham indicated the small volleyball tournament was a local event and if nothing was going on there, other mitigation measures would need to be implemented to prevent gatherings. Council

Member Joyce favored car free Main Street and volleyball. Council Member Gerber asked if the tournament could be limited to residents in the 84060 and 84098 zip codes. Diersen stated most participants were from the Salt Lake area. Council Member Gerber preferred other measures to limit gathering. The Council agreed to cancel the volleyball tournament, but to allow the car free Main Street.

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Henney stated Sunday's dine and stroll was great. It was indicated 950 masks were distributed. He thanked staff for their good work.

Mayor Beerman announced that the Governor approved the Summit County and Park City exemption to mandate a requirement for face masks as well as the exemption for Salt Lake City and Salt Lake County. There would be a lot of work needed for enforcement and enforcement would be complaint based. He stated educational opportunities would be implemented.

Staff Communications Reports:

1. Near-Term Transportation Strategies for SR248 & Quinn's Junction Update:

Mayor Beerman stated putting the bikes on the Rail Trail was good, but that trail needed to be improved because there were a lot of potholes. Council Member Henney stated that improvements were currently being made. Alexis Verson, Transportation Planner, stated the improvements had been a priority. Council Member Joyce stated the Rail Trail was used a lot and got congested at times, and he wanted to explore as part of the Walkability project, taking over the management of the trail in order to expand the width, at least from Highway 40 to Bonanza Park. Council agreed to have staff look into options for managing the trail.

2. Parking Services COVID-19 Response Overview:

3. 2019 Annual Water Quality Consumer Confidence Report:

Michelle DeHaan, Water Quality & Treatment Manager, wanted to remind residents that the City had confidence in the quality of the drinking water. She indicated copies of the report were placed at the MARC. She wanted to emphasize that during COVID, the water was safe to drink. She also noted she wanted to expand the water testing program from 20 to 50 participants and was looking for additional participants. She encouraged residents to take an online survey. She stated outreach efforts were in place to encourage residents to conserve water while one of the treatment plants was not operating.

4. Federal CARES Act Local Government Allocation:

5. Rent Abatement for certain City Owned Facilities - July 2020:

6. Police Complaint Review Committee Update:

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

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

Cheryl Fox, Summit Land Conservancy: "Mayor Andy, City Council Members, and Heinrich: On behalf of the Summit Land Conservancy's Board of Directors, I'd like to thank you for the rent abatement that you've generously provided to the Conservancy during the pandemic. While the Conservancy's staff continues to mostly work from home, the office at "Club Med" still provides important infrastructure services for our work, which has not diminished at all. As we struggle to re-create all of our systems for doing work, to recalibrate all of our schedules, and reformat all of our services, the rent abatement is a very real relief. Thank you for this lovely and generous act of kindness that allows us to focus on our mission of saving local open spaces."

Craig Dennis, Prospector Square Property Owners Association: "Council members, I recognize on your agenda later today is a discussion regarding special events. Today's editorial in the Wall Street Journal does a good job of putting things in perspective. I note that although Utah's numbers were high again today, there were only three new cases in Summit County with no new hospitalizations according to the Record. My wife is sales and marketing director at the Hyatt Centric and is extremely concerned that if any more events are canceled, it will put downward pressure on rates and impact their economic viability as a hotel property. We need to manage through this properly. I survived Covid in March. I get the concern. But I have also talked to many of my businesses in Prospector where the slowdown is having a dramatic economic impact. I hope this input helps in your thinking through your next steps."

Julie Schultz: "Dear Council Members, I'd like to extend a sincere thank you to the Park City community for choosing Environmental Leadership as a pillar during the 2020 visioning process. I'd also like to thank Park City Council for their commitment to this pillar. Our waste management contracts are critical components of successful landfill diversion, and successful landfill diversion is a critical component of a successful environmental community plan. As a member of the Park City business community my team is dedicated to waste diversion and counts on our waste management provider to help with this process. I look forward to continued and improved waste management

and overall landfill diversion in our community. Thank you all for committing resources to this important topic.”

Heather Currie, Recycle Utah: “Dear Council Members, regarding your conversation today about solar panels: Thank you for your commitment to the Net Zero goal. Given our commitment to bold change and that there will be a better return on investment for the bus barn, I support implementing panels on the bus barn and at very least, re-allocating panels for the maintenance shed to a project where ROI is best. Sincerest thanks.”

Currie also submitted a second comment: “Dear Council Members, during the final Vision 2020 gathering, our community resoundingly asked to move toward a zero-waste target by 2030 - if not sooner. This target includes expanded recycling and management of food and green waste. We cannot have successful landfill diversion without improved waste management. Thank you for seriously considering optimal landfill diversion when navigating upcoming waste management contracts. Please let us know what we can do as community members to help you move us toward improved waste management and overall landfill diversion. Sincerest thanks.”

Patricia Kenlon: “I’m so excited by the opportunity that a new RFP for waste and recycling services presents. I’m very concerned about the cost and environmental impacts of opening up another landfill, so it’s important to me that we do everything we can to divert materials that could go to higher value uses. Perhaps most importantly is our commercial food waste. I’d love to see the ability for our commercial businesses to divert food waste to compost or a digester. The city of Orlando has had great success with a similar program and has seen great cost savings as a result: <https://www.orlando.gov/Trash-Recycling/Commercial-Food-Waste-Recycling> Along the same lines, I’ve noticed how much yard waste finds its way into our trash. In other areas I’ve lived previously, the city took all yard waste, Christmas trees, leaves, etc. from residents and composted it. It saved the town a fortune in landfill costs, I’d like to see that here. I’m also concerned by how little emphasis is put on recycling in general in our area. I’ve learned that not much of recycling is actually getting recycled as I believe there aren’t currently good incentives in place for the hauler to ensure the recycling isn’t contaminated. I’d like to see incentives in the RFP to ensure that whoever is collecting the recycling has the right motivation in place to do the education, communication, and feedback that’s necessary to ensure that our recycling program is successful. Thanks so much for listening to my thoughts, I hope they are helpful!”

Jake Railton: “Organic waste that ends up in a landfill produces methane and is one of the leading causes of climate change, and climate change is one of the greatest threats that ‘ski-towns’ like Park City face. It would be great to see this correlation recognized in this meeting. Diverting food and green waste from landfill should be a priority for our waste strategy.”

IV) CONSENT AGENDA

1. Request to Approve an Extension of the Waste Removal Contract with Republic Services for the Main Street Business Improvement District (BID) through November 30, 2020, in a Form Approved by the City Attorney

2. Request to Approve an Extension of the Management Contract of the Downtown Business Improvement District (BID) with the Historic Park City Alliance (HPCA) through November 20, 2020, in a Form Approved by the City Attorney

3. Request to Authorize the City Manager to Enter into a Purchase Agreement for the Affordable Housing Unit Located at 2064 Snow Creek Lane for \$350,000 in a Form Approved by the City Attorney, with the Intent to Sell the Unit to a Qualified Buyer for \$345,000

4. Request to Authorize the City Manager to Enter into Professional Service Provider Agreements with Green Leaf in the Amount of \$70,000, and with Jesus Rea Landscaping in the Amount of \$90,000, for a Total Amount of \$160,000 for Noxious Weed Abatement, in a Form Approved by the City Attorney

Council Member Gerber moved to remove Consent Agenda Item Three for further discussion. Council Member Worel seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

Council Member Joyce moved to approve Consent Agenda Items One, Two and Four. Council Member Worel seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

3. Request to Authorize the City Manager to Enter into a Purchase Agreement for the Affordable Housing Unit Located at 2064 Snow Creek Lane for \$350,000 in a Form Approved by the City Attorney, with the Intent to Sell the Unit to a Qualified Buyer for \$345,000:

Dias indicated there was a bankruptcy proceeding for this property and the City would wait until that process was completed before purchasing the unit.

Council Member Gerber moved to continue authorizing the City Manager to enter into a purchase agreement for the affordable housing unit located at 2064 Snow Creek Lane for \$350,000 in a form approved by the City Attorney, with the intent to sell the unit to a qualified buyer for \$345,000 to a date uncertain Council Member Henney seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

EXCUSED: Council Member Doilney

V) NEW BUSINESS

1. Discuss City Manager Protocol Requiring City Employees to Wear Face Masks; Consideration of City Council Resolution 16-2020, a Resolution Requiring All Individuals Living within, or Visiting, Park City to Wear Face Coverings under Specified Circumstances:

Mayor Beerman stated because of the Governor's exemption for Summit County and Park City to require face masks, this item was no longer relevant. Council Member Worel thanked the County Council's leadership on requesting the exemption with the City's letter of endorsement. Mayor Beerman indicated the County was a great partner.

2. Consideration to Approve Ordinance 2020-30, an Ordinance Amending Land Management Code 15-10-5 to Allow the Alternate Board of Adjustment Member to Count Toward a Quorum:

Rebecca Ward, Land Use Planner, stated the proposed code amendment would allow the alternate Board of Adjustment (BOA) member to count towards a quorum. She noted that since the BOA only met as needed, oftentimes board members had scheduling conflicts.

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

Council Member Worel asked if the number of members needed to constitute a quorum would be increased if there were now six members. Ward explained the quorum was still five regular members, but the alternate could count as one of the three needed to meet the quorum requirement.

Council Member Worel moved to approve Ordinance 2020-30, an ordinance amending Land Management Code 15-10-5 to allow the alternate Board of Adjustment member to count toward a quorum. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Doilney

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

Alex Ananth, Planner, and Rory Murphy, Developer, presented this item. Ananth indicated this was a proposed 15 lot subdivision. The Planning Commission recommended that City Council waive the preliminary plat requirement and approve the final plat. She reviewed the history of this subdivision. She indicated there were trails on the adjacent property owned by the applicant and the City would like to acquire easements to maintain the trails. The City requested a new trail as outlined in Condition of Approval (COA) 13. Murphy stated he was not looking for exemptions from the code. He was working with the Trails manager on the exact location of the new trail.

Council Member Henney asked about Phase Two, Lot 12 Subdivision which wasn't part of the Phase One subdivision that was being considered for approval tonight. Ananth stated she pointed out Phase Two because there were a number of COAs related to Phase Two. Council Member Henney stated there would be an extensive public process for Phase Two when that came to Council for approval.

Greg Cropper, attorney for the applicant, stated the applicant was onboard with the trail connectivity, but the location might be different than the current map portrayed. He also stated the 20 acres was outside the subdivision. Any conveyance to the City would be contingent on moving the density from the 20 acres to the new project. That property would then be restricted as open space.

Council Member Worel stated the property included the Huntsman home at 22,000 square feet and a carriage house at 1,000 square feet, and asked if the carriage house was an accessory building, to which Ananth affirmed and noted it would probably be demolished. Murphy stated some part of the carriage house would be maintained for the van. Council Member Worel asked if \$25,000 was enough to build a trail. Ananth indicated she worked with the Trails manager and he felt that would be sufficient to build a trail.

Mayor Beerman opened the public hearing. The following comment was submitted:

Nancy Delaska: "We live within 1000' feet of this proposed development. Weren't we supposed to receive notice of this proposed sub development? We did not."

Mayor Beerman closed the public hearing.

Ananth stated public notices were mailed to residents within 300 feet of the subdivision, but signs were also posted on the property.

Council Member Henney talked about limiting the house size in this subdivision. Council Member Gerber stated she would like to have the discussion, but didn't think anything could be done with regard to this plat. Council Member Henney stated the Planning Commission discussed adding a square footage limit as a COA, but did not. Council Member Joyce stated restrictions could be placed on the subdivision that required compatibility with the surrounding homes. He noted there were a lot of big houses in that area. Council Member Worel concurred with the Planning Commission since there was already a 22,000 square foot house there.

Plane stated Council could ask staff for additional analysis. Deer Valley didn't restrict unit size, but these were separately planned lots so the question could be reopened. Mayor Beerman stated this project didn't create a stir in the community, but it did have a visual impact.

Murphy stated the Deer Valley Master Planned Development (MPD) outlined that the parcels would not have limited house sizes. He noted none of the other parcels were limited in house size. Since the other estate parcels had no limits, it wouldn't be fair to limit these. He didn't support that. Cropper indicated the finding of no size limits was not being changed. If the MPD was amended, then it could be addressed if Council desired.

Council Member Joyce stated it was determined there wouldn't be limits so he didn't think Council could arbitrarily change that. He did favor limiting house sizes in the future. Council Member Worel agreed and thought the Planning Commission's recommendation was correct. Council Member Henney preferred to have a square footage limit around 15,000 which would be compatible with the neighborhood. He deferred to Council Members Joyce and Worel since they were former Planning Commissioners. Council Member Gerber favored limiting the house size as well, but felt it needed to be discussed at a future meeting for future projects. She hoped to see smaller homes, responsible building, and year-round residents.

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

RESULT: FAILED

AYES: Council Members Joyce and Worel

NAYS: Council Members Gerber, Henney and Mayor Beerman

EXCUSED: Council Member Doilney

Mayor Beerman voted Nay to break the tie and wanted to see a discussion on putting a COA on the subdivision. Plane stated a motion needed to be made for staff to return on a date certain.

Council Member Gerber moved to continue Ordinance 2020-31, an ordinance approving the Huntsman Estates Subdivision Plat located at 5000 Royal Street, Park City, Utah to July 9, 2020. Council Member Worel seconded the motion.

RESULT: CONTINUED TO JULY 9, 2020

AYES: Council Members Gerber, Henney, and Worel

NAY: Council Member Joyce

EXCUSED: Council Member Doilney

VI) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

ROOF-TOP SOLAR

COMMERICAL SOLAR FARM

Focuses on existing City Operations
electricity load

Does not easily allow for incremental
electricity growth

ROOFTOP SOLAR PROS/CONS

less than 10% of total project

increases capital cost

stable pricing

more expensive than utility-scale

reduces operating costs

cannot take advantages of tax
incentives

benefits grid and local installers

2030 community-wide solar
underway

leadership

PREVIOUS COUNCIL DISCUSSIONS

August 15, 2019

September 12, 2019

March 5, 2020

DIRECTION GIVEN BY COUNCIL

March 5th Approved Minutes:

“...clarified the policy indicated the project would provide for rooftop solar, but Council could determine if they wanted to change it on a case-by-case basis.”

A close-up photograph of a field of blue grape hyacinths (Muscicapa) in bloom. The flowers are small, bell-shaped, and clustered in dense, upright spikes. The green leaves are long and narrow, some showing signs of drying or damage. The background is a soft-focus field of similar flowers.

SPECIAL EVENTS DISCUSSION

SUMMER 2020

PARK CITY

1884

Special Events Discussion

Challenging & Complex – Health is of utmost importance. Economy is fragile.

- State Guidelines (Yellow Phase)
- Constantly adapting & cross jurisdiction coordination
- City Special Event Code

Long term effects on the economy and the community.

- To approve a SE permit, we have to make findings that impacts (on health, safety & welfare) have been mitigated; therefore
- We can impose additional regulations & health mitigation measures to reduce risk.

Special Events Calendar – all have to comply.

- 10 major events, 40 smaller events
- 4th of July & Car Free Sundays
- Through August 31, 2020



Special Events Discussion

Summit County Health Dept.

- Role of Health Department
- State Health Standards
- Mitigating Risk
- Outdoor v. Indoor

Business Community/ Park City Chamber

- Mitigating risk for business and events
- Tourism based economy
- Businesses taking Health Protocols seriously + PPE
- Messaging / Marketing Chamber
- Importance of a healthy community and economy



Special Events Policy Qs

1. Does the Council want to approach event permitting differently than State Guidelines?
2. Does the Council want to increase health mitigation protocols for City events? If so, are there specific “tools” they are focused on? Who should pay?
3. Is there additional mitigation or concerns Council requests staff address with regards to events?
4. Are there dates staff should return to Council for further discussion on later summer/fall events?



Special Events Discussion

State Required Standards

- Event Management Template
- Track Attendance
- No Temporary Mass Gathering
- 6 ft distance must be maintained
- Can exceed 20/50 if organizational oversight
- Establish timeframe for High Risk
- Encourage contactless payment
- Participants symptom checked when feasible
- Dedicated staff to disinfect areas
- Employer Guidelines

Additional Event Mitigation

- Covid Coordinators on site.
- Require masks at events, except for those participating in athletic completion.
- Increased cleaning in high touch / common areas.
- Expand use area or duration of event.
- Apply timed/ticketed entry
- Reduce attendance to increase social distancing



Summer Events 2020

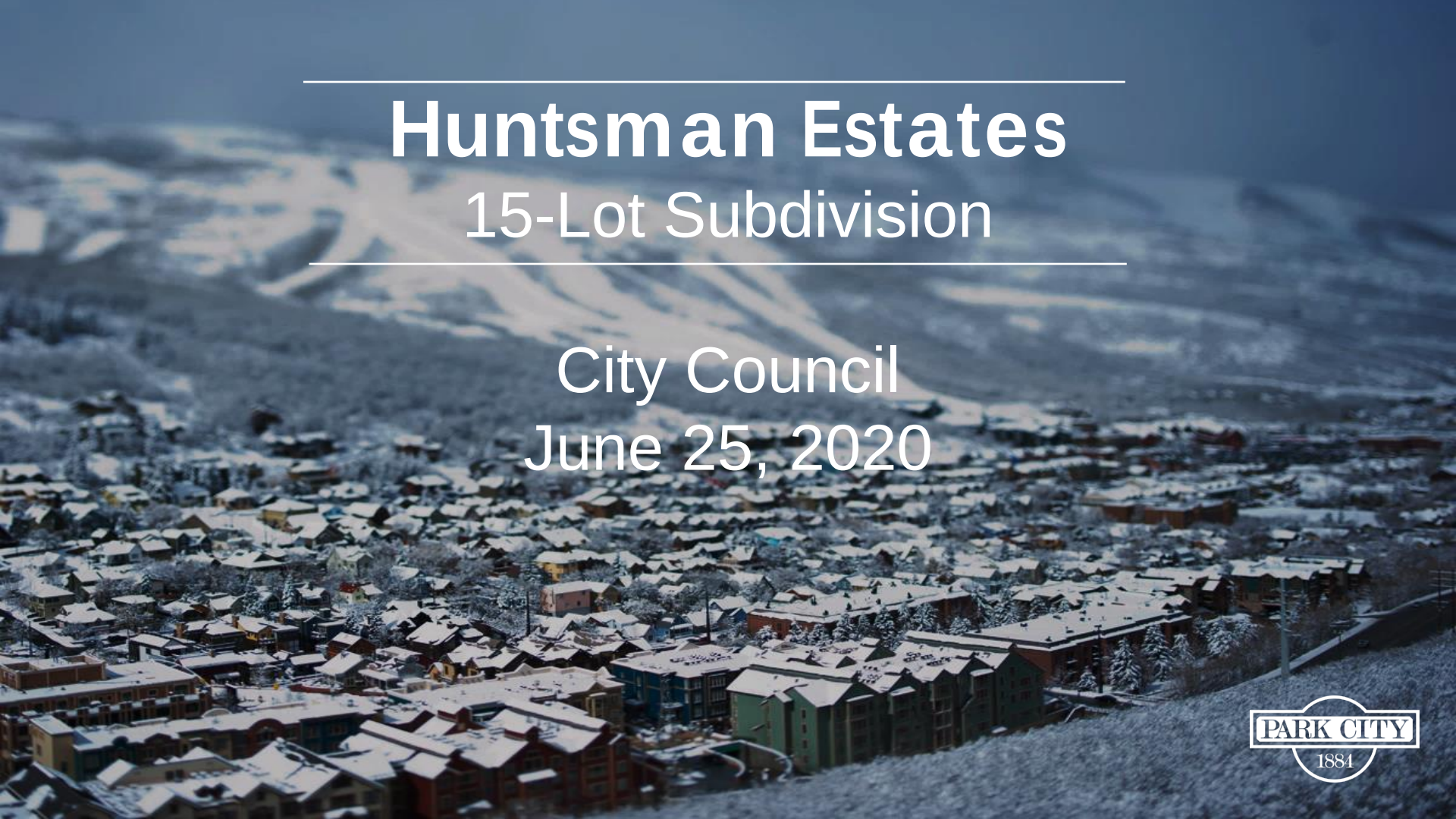
Event Name	Applicant	Date of Event	Number of Days	Level of Event - determined by attendance, and impacts, number of days	Normal Attendance	Location	Normal City Service Waived Costs (City Takes On)	Normal Fees Paid to City
Park City Baseball	PC Baseball Club	6/17/2020	3	Level 2	1,000	Park City School District Fields & Quinns	\$4,000	\$2,000
Main Street Sundays	PCMC	Sundays through 9/6	1/week	Level 4	3,000	Main Street	\$80,000	\$0
4th of July	PCMC	7/4/2020	1	Level 5	30,000	Main Street, City Park, Resort Base	\$59,000	\$8,000
Triple Crown	Triple Crown Sports	7/13 - 23/2020	13	Level 4	7,000	All Fields in Park City and Summit County	\$50,000	\$5,000
Extreme Soccer	PC Soccer Club	7/23 - 25/2020	3	Level 3	10,000	All Fields in Park City and Summit County	\$3,000	\$5,000
Ski Town Lacrosse	Utah Lax	8/8 - 9/2020	2	Level 3	2,000	Fields in Park City and Summit County	\$6,000	\$2,000
Miner's Day	PC Rotary	9/7/2020	1	Level 5	20,000	Main Street & City Park	\$27,000	\$0
Autumn Aloft	HPCA	9/18 - 20/2020	3	Level 4	8,000	N40 and Main Street	\$4,000	\$4,000
Shot Ski	Sunrise Rotary	10/17/2020	1	Level 4	3,000	Main Street	\$2,000	\$2,000
Halloween	HPCA	10/31/2020	1	Level 4	10,000	Main Street	\$23,000	\$0

* Not all events are included in this spreadsheet. This focuses on 'major' cultural and sporting events summer 2020. There are many other small sporting and cultural events on the City calendar.

Examples of Events

Category of Permitted Special Event	Examples
Level 1	Walk A Mile In Her Shoes, Skate Events, Volleyball Tournament, McPolin Barn YBDIO
Level 2	Mid Week Mtn Bike Race, Park City Trail Series
Level 3	Extreme Soccer, Ski Town Lacrosse, Tour De Suds, Summit Challenge, Park City Farmers Market
Level 4	Triple Crown, Shot Ski, Autumn Aloft, Halloween on Main
Level 5	Fourth of July, Miner's Day, Arts Festival, Tour of Utah, Park Silly Sunday Market

Example of Cancelled Events -cancelled by Applicants
Lucky Ones 2nd Year Anniversary
Cube of Truth
Moose on Loose Kids Trail Run
Running with Ed
Ragnar Relay
Noches De Verano
Park Silly Sunday Market
Your Barn Door Is Open
Wednesday Night Concerts at DV
Latino Arts Festival
Tour of Utah
Deer Valley Concert Series
Deer Valley Music Series

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, steep, snow-covered mountain slopes rise. The overall scene is serene and wintry.

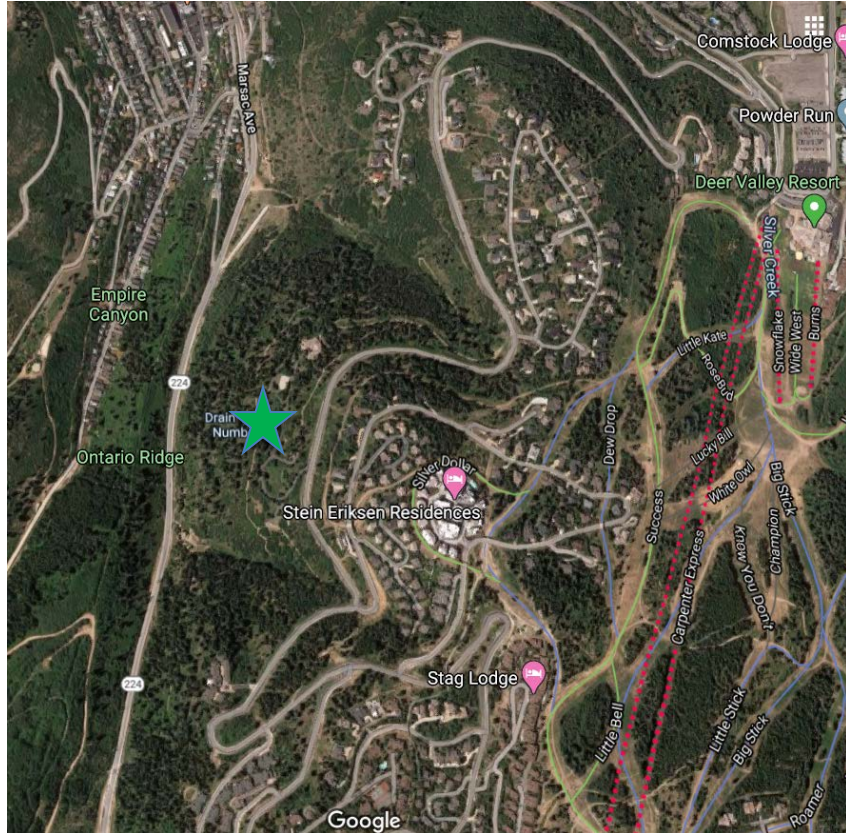
Huntsman Estates

15-Lot Subdivision

City Council
June 25, 2020



Project Overview



5000 Royal Street

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



Proposed Plat

VONITY MAP

PROPERTY

SURVEYOR'S CERTIFICATE

I, Michael C. [Name], being duly sworn, depose that I am a Professional Land Surveyor, and that I have made a careful and accurate survey of the land shown on this plat, and that the same is in accordance with the laws of the State of Utah, and that the same has been correctly surveyed and mapped as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that [Name], the undersigned owner of the above described tract of land, do hereby dedicate to the public use of the community of [Name], Utah, the land shown on this plat to be prepared and duly recorded to the satisfaction of the [Name] ESTATES.

In witness whereof, the undersigned set his/her hand this ____ day of _____, 2020.

[Name]
Owner

ACKNOWLEDGMENT

State of _____
County of _____

On this ____ day of _____, 2020, personally appeared before me, [Name], a Notary Public in and for the State of _____, the above named [Name], who being duly sworn, depose that he/she is the owner of the above described tract of land, and that said document was signed by him/her on behalf of said [Name] ESTATES company by authority of its operating agreement and he/she acknowledged to me that he/she executed said [Name] ESTATES.

By _____
[Name]
Notary Public

My commission expires _____

Commission No. _____

LEGAL DESCRIPTION

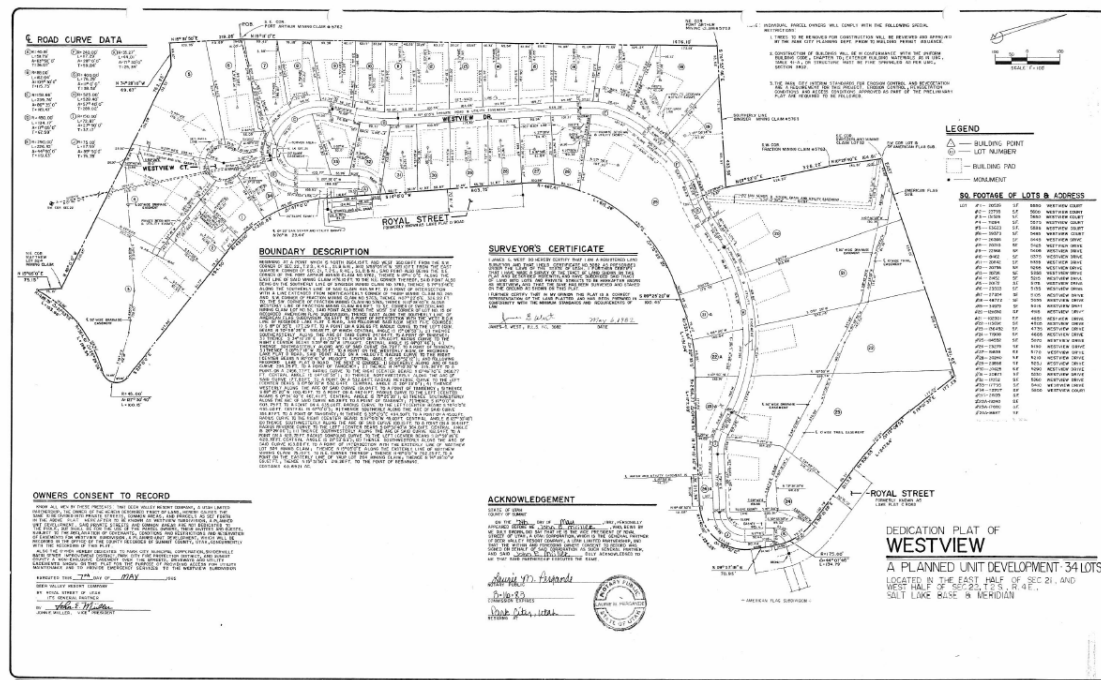
That certain [Name] ESTATES, being a subdivision located in the East Half of Section 21 and the West Half of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, containing approximately [Area] acres, more or less, as shown on the attached plat, and as more fully described in the plat hereto attached.

NOTES

- No plat is subject to the Commission of Approval in accordance with [Code].
- No property contains [Name] areas as shown in the [Code] (C) with an [Code] [Code].
- Lot 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 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—Parcel History—

- Deer Valley MPD approved in 1997 and amended 12 times
- 1982 approval for a 34-lot Subdivision (Westview)
- 1987 approval to vacate 1982 Subdivision and for a Conceptual MPD for family compound of up to 15 units



Proposed Plat with LODs

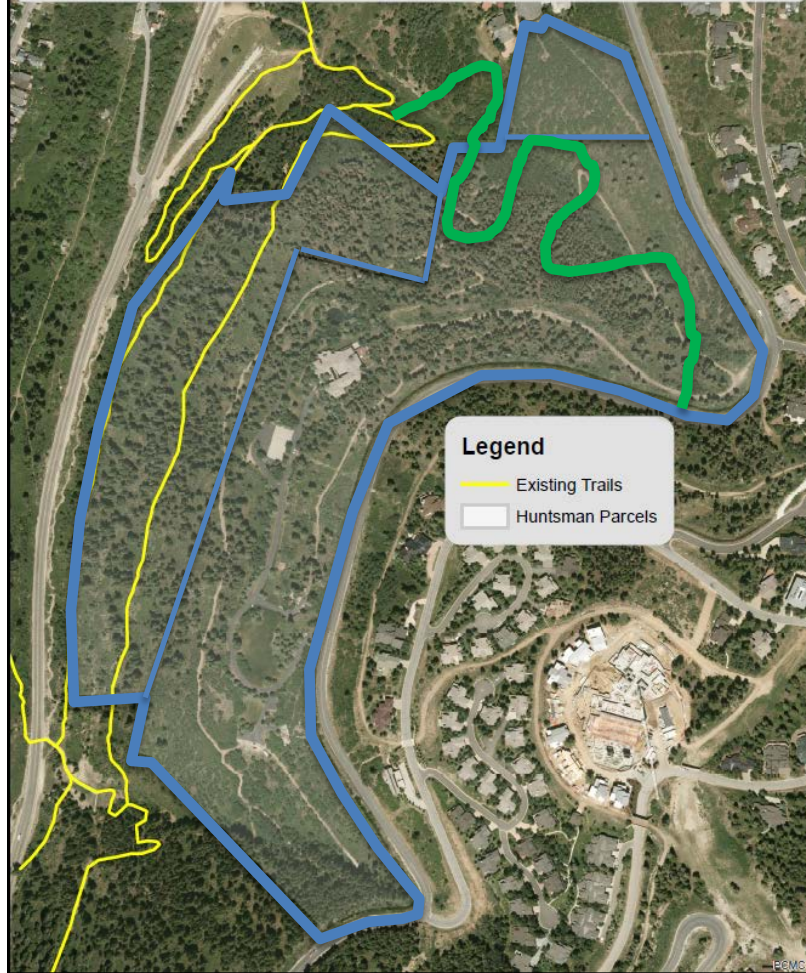


Additional Submittals

- Forest Assessment
- Visual Analysis



Existing Trails on Huntsman Parcels

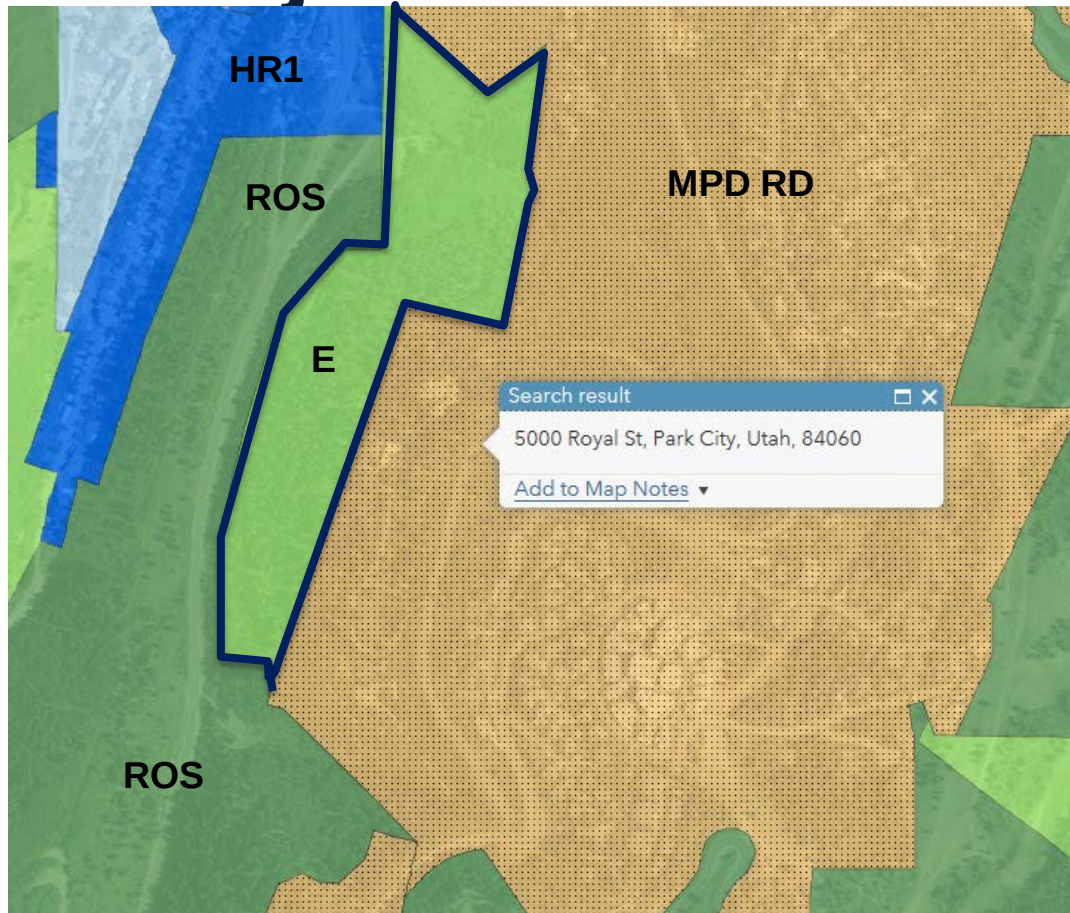


Trails

- City does not have easement for existing trails on applicant's adjacent 20 acre parcel
- City would also like new trail connection to Royal Street (COA #13)



Adjacent Parcel



— Good Cause —

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



— Recommendation —

- Staff recommends the City Council hold a Public Hearing, consider waiving the Preliminary Plat requirement, and approve the Huntsman Estates Subdivision, based on the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the draft Ordinance.
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—Recommended Conditions—

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



—Recommended Conditions—

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



—Recommended Conditions—

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



—Recommended Conditions—

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



—Recommended Conditions—

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

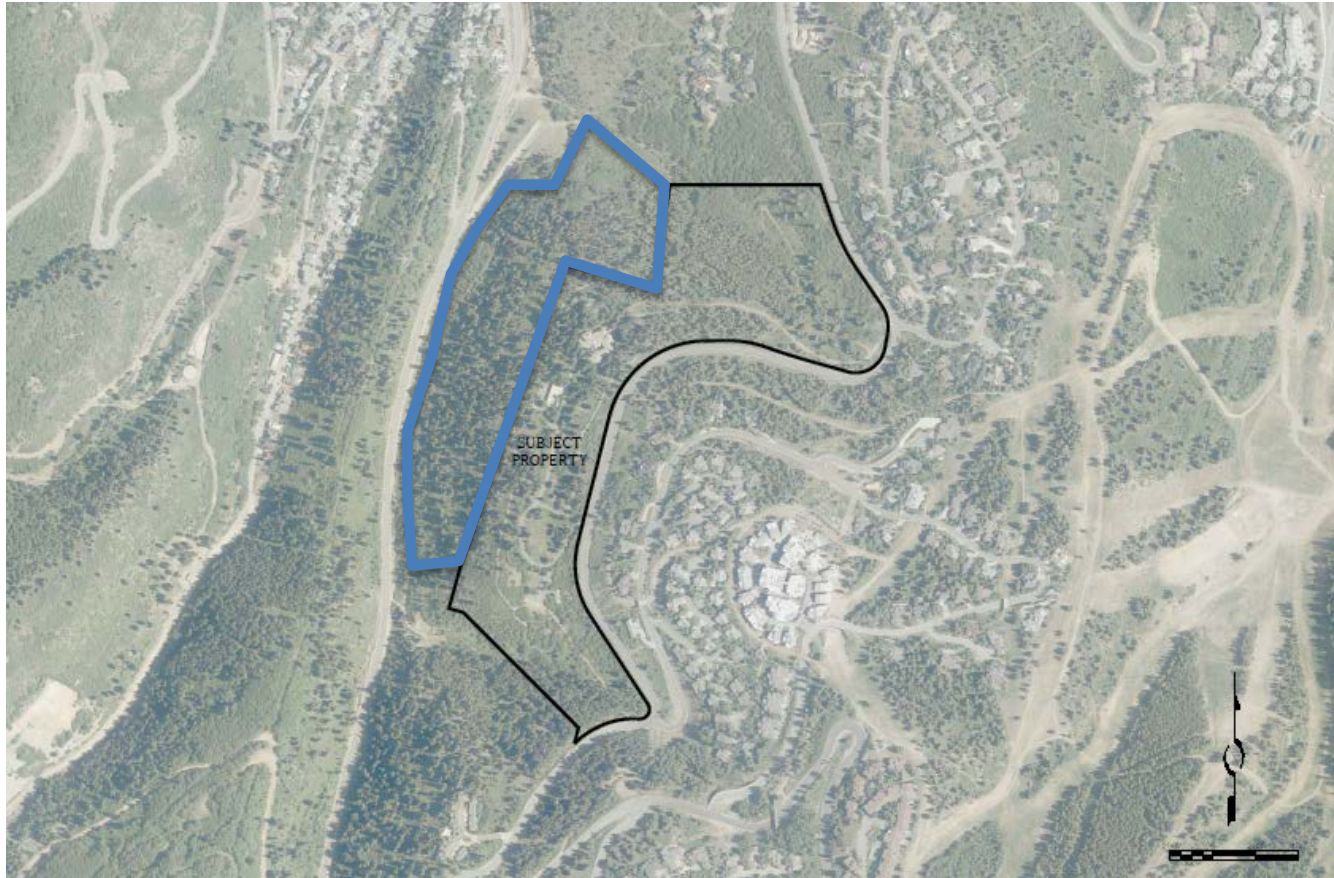


—Recommended Conditions—

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



Adjacent Parcel



Satellite View

