



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

June 24, 2021

The Council of Park City, Summit County, Utah, met in open meeting on June 24, 2021, at 4:15 p.m. in the City Council Chambers.

Council Member Doilney moved to close the meeting to discuss property and litigation at 4:15 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

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

RESULT: APPROVED

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

STUDY SESSION

Arts and Culture District Temporary Programming – Summer and Fall 2021

Discussion:

Jenny Diersen, Special Events Manager, Dave Gustafson, Project Manager, and David Everitt, Deputy City Manager, presented this item. Diersen began with a review of the site history; the land was purchased in 2017 with the intent of working with arts partners including Sundance Institute and Kimball Art Center to create a community space. After many discussions during the last four years, an opportunity for immediate connections with existing businesses and nonprofits now existed. Community engagement was underway with those groups and Diersen welcomed feedback from the public.

Gustafson provided an update on site demolition, stating the work began in April and all buildings were removed. Due to frozen ground, a temporary fence was installed. The original demolition plan included removal of all building foundations but as the project progressed, the team decided to keep concrete and asphalt intact, including the concrete near Anaya's Market and two storage buildings. There was now 43,000 square feet of dirt that had been on the property for 20 years. Gustafson addressed a concern that the soil cap was disturbed due to the work done on the Switchback Sports

basement. He stated the removal of the basement left a large depression and to avoid a safety issue, dirt was pushed to the perimeter and into the depression. Once remaining concrete was removed, a fence would be installed and the soil capped.

Council Member Worel commented that she witnessed children playing on the soil and asked if health risks due to magnesium chloride were a concern. Gustafson responded that he did not feel capping would be necessary. Everitt added that magnesium was used to keep sand together to decrease dust. Mayor Beerman asked about the cost associated with using a coating material on the dirt as the space may be a good option for winter parking or food truck use. Gustafson answered that he received a verbal monetary figure from a contractor of \$15,000-\$20,000, and he would research if magnesium was safe. Council Member Joyce recommend against adding extra chemicals to create contaminated soil. Council Member Doilney added that as the project proceeds, children might find other places to play. Council Member Gerber recommended scheduling a walk-through of the demolition with Gustafson.

Diersen stated that staff recommended removing the temporary fencing for increased walkability and improved access to transit. For programming, staff recommended keeping concepts open, allowing passive and active programming from 8:00 a.m.-10:00 p.m. This would allow organizations and businesses to create the hours that would most benefit them. Diersen explained the three categories of activations would be passive, active, and special events. Passive activations could include storyboards, art installations and games. The active category would consist of small live performances, youth programming, and food trucks. Special Events would be considered on a case-by-case basis. To assist with the programming, staff requested two contract employees to join their team. Everitt emphasized the work that took place over the last few weeks and he saw the space as an example of how community could be fostered onsite.

Council Member Worel asked for an update regarding soil sampling. Gustafson stated he met with Wasatch Environmental and the site averaged under 125 parts per million which was under the 300 parts threshold. Council Member Joyce clarified that it was within the safety limits that were included in the soils ordinance and EPA requirements, but dust that might blow onto the site was not mandated. Gustafson affirmed.

Mayor Beerman asked if the site was compliant with what was required from a non-City project. Gustafson confirmed and stated the requirement was to keep the dirt moist to prevent it from being airborne.

Council Member Joyce asked how much infrastructure such as plumbing and power would be required for the time-sensitive activations. Everitt responded that as scheduled, full excavation was planned for May or June of next year. Diersen used a visual to illustrate the existing power sources on site and commented that bathrooms would need to be brought in. She also stated she would come back to Council with a

firm timeframe of when activations could take place and mentioned Kimball Art Center and Sundance were in favor of the concept, but they were also looking forward to potential winter activations. Gustafson also provided information on potential water sources. Council Member Gerber stated this was a good opportunity to create a really local events space and support the community's desire to connect.

Council Member Henney asked for clarification regarding when the decision would be made if activations were to take place. Diersen stated the goal was to ask Council for programming through October, starting in mid-July or early August. Council Member Joyce hoped staff would start working on logistics now and return to Council with a report on specific programming.

Mayor Beerman commented about the need for public input and asked how much of the \$150,000 budget was needed for physical improvements versus programming costs. Diersen answered that \$70,000 was allocated for physical improvements, \$50,000 for two staff contracts, and \$30,000 for programming. Mayor Beerman viewed the activations as a way to rebrand the space and thought it was a nice step toward creating momentum for the larger project. Council Member Worel asked if screens were printed for the fencing. Gustafson responded no artist banners were currently printed, but staff could hang them once the contractor installed a more permanent fence.

Council Member Doilney commented that doing nothing was not an option and safety measures must be considered. Council Member Henney emphasized the importance of a drop-dead date. Council Member Doilney asked how the Kimball Arts Center and Sundance Institute have partnered. Diersen responded they were informed on Council conversations and wanted to be included at the table. Everitt addressed the drop-dead date and stated programming would likely occur within a month to five weeks if staff received approval from Council at the next meeting.

Council Member Gerber asked if there were any concerns from neighboring businesses. Diersen stated she reached out to Blind Dog and they were excited at the prospect, but also shared the same questions as Council. She planned to conduct outreach with the other businesses. Council Member Henney asked if businesses were concerned about competition from food trucks. Diersen responded that all the food trucks would be from Summit County. Blind Dog mentioned having a food truck as well, and she noted she would also reach out to surrounding restaurants regarding food truck participation. Council Member Henney was in favor of creating vibrancy, but was concerned about creating a competitive environment. Council Member Joyce also mentioned the concern of event parking and the need to mitigate parking overflow to local businesses.

Mayor Beerman encouraged the public to attend the Council meeting on July 1st and stated public input for this item would be open during the regular meeting.

WORK SESSION

Request by Fairway Village Homeowners Association for Park City to Accept its Private Streets into the Public Road System Discussion:

John Robertson, City Engineer presented this item and indicated this was a request from the Fairway Village HOA to have their private roads dedicated as public roads. The HOA spent time and resources and worked with an engineer to do an analysis of their roads. The next step in the process of acceptance was to receive feedback from Council on key decisions including determining if the HOA streets met the criteria of Resolution 6-91 and if Complete Streets criteria should be applied. Resolution 6-91 outlined the requirements for private roads to be accepted into the public system: the road must be a through-street connecting to a dedicated City street and the road must serve single family areas or facilities frequented by the public. Robertson reviewed other requirements and the HOA agreed to the majority, and they would accrue the associated costs. The HOA would also be required to go through the City's planning process. The Engineering Department worked with Public Works to determine the City's annual cost of \$31,700 per year. Robertson recommended a 50-foot dedication to comply with the Complete Streets requirements.

Council Member Worel referenced the letter Council received from the HOA's attorney and asked if sidewalks and other requirements were previously discussed with the group. Robertson responded those items were not discussed due to the Complete Streets resolution not being passed prior to 2018. Council Member Henney stated this was an opportunity to do something that did not necessarily require sidewalks, as it was both a vehicular road and a neighborhood road. He was in favor of the City acquiring the streets and providing pedestrian friendly upgrades. Council Member Gerber asked how a snowplow would maneuver a street where the dedication ended. Robertson replied the snowplow would stop at the dedication which was why they were asked to provide a turnaround. Council Member Gerber commented that the road usage was minimal so sidewalks would make sense if the 50-foot dedication was installed and year round housing increased. Council Member Doilney stated the space reminded him of Prospector and felt like a neighborhood so he supported the recommendation. Council Member Joyce said the standing Planning rule stated that the City acquired only through-streets, and to be considered they must adhere to requirements, though there was flexibility. Council Member Henney added they might not meet the requirements, but there were options outside of sidewalks to be considered.

Mayor Beerman suggested taking a recess due to time constraints and returning to the item during the regular meeting.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Sarah Pearce, Deputy City Manager Margaret Plane, Special Counsel Leah Langan, Deputy City Recorder	Present
None	Excused

Request by Fairway Village Homeowners Association for Park City to Accept its Private Streets into the Public Road System Discussion (Continued from Work Session):

John Roberston stated the Fairway Village HOA agreed to dedicate 50 feet with 10 feet on either side of the roadway. They also agreed to bring the roadway up to current design standards. Polly McLean, attorney representing the Fairway Village HOA, introduced HOA president, Doug Wood and HOA manager, Ryan Dickey. McLean addressed Council Member Worel's comment and stated they were not aware of the Complete Streets requirements until they saw the staff report. They were told their street met the requirements since 1991 and they were shocked that Fairway Drive might not be considered. McLean stated the HOA was working in good faith. The HOA paid costs for 40 years to mitigate traffic impacts. The proposed area met the resolution and should be accepted by Council. Council Member Worel stated there might be options for creative and active transportation planning through collaboration between the Transportation staff and the HOA. Council Member Gerber stated the goal of Complete Streets was to make streets pedestrian and bicycle friendly and there were ways outside of sidewalks to make the area safer. She thought the 50 foot right-of-way would be beneficial. Mayor Beerman summarized that Council was in support, but split on Complete Streets. Council Member Henney stated the next agenda item was the People-First Streets program which could be a viable option. Council Member Joyce stated he would rather have a more permanent solution instead of participating in a temporary program.

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

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Worel reminded everyone that the library would host a pop-up book sale. The Latino Arts Festival would be going on all week and was wonderful. She also mentioned that Summit County Health Department was still conducting their online community health survey.

Council Member Henney attended the retirement celebration for Scott Loomis and the ribbon cutting event at the golf maintenance facility. He also indicated High Valley Transit had their launch event this week. Council Member Doilney noted he attended the golf maintenance facility opening as well and applauded staff for their efforts.

Council Member Gerber agreed the golf maintenance facility event was wonderful. She also attended a Ski Utah event and shared that Utah broke a record for the number of skiers, with 5.3 million this year, up from 5.15 million last year, and indicated it was a good reminder of the need to have discussions around sustainable tourism.

Council Member Joyce attended Silly Market and felt it was important to explore dynamic parking prices and ways to push transit ridership since the event continued at capacity. He was a bit disappointed that this year's Car Free Sunday appeared to consist mostly of extended dining decks versus last year's experience. He stated there would be future discussions regarding Car Free Sunday. Council Member Joyce also noted he had a good meeting with the Sustainability team and Bill White regarding water usage during the statewide drought.

Mayor Beerman thanked Council Member Doilney for leading the meeting last week while he was absent. He also thanked staff and Council for attending the soils panel last night and encouraged patience as the conversation moved forward. Mayor Beerman also spoke about the drought and encouraged the community to lead by example in conservation efforts. He requested Sustainability, Building and Planning staff to make it a priority to create an updated landscaping watering policy. Council Member Worel requested staff to research existing grants to assist residents who were interested in xeriscaping.

Staff Communications Report:

1. People-First Streets Program Launch Update:

Council Member Henney was excited to see this program take shape and Mayor Beerman appreciated the program title of "People-First."

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

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

IV) CONSENT AGENDA

1. Request to Approve Park City Hall as the Voter Information Center/Polling location for the 2021 Primary and General Municipal Elections:

2. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Toole Design, LLC, in an Amount Not to Exceed \$95,000 for the Active Transportation Plan Project Management:

Council Member Gerber moved to approve the Consent Agenda. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

V) OLD BUSINESS

1. Consideration to Adopt Resolution 17-2021, a Resolution Adopting an Interlocal Cooperation Agreement for Transit System Services:

Sarah Pearce, Deputy City Manager, presented this item and indicated the details of the interlocal cooperation agreement were reviewed at last week's Council meeting. A few minor changes were documented in the staff report. Pearce noted there could be additional minor changes and requested Council to delegate the approval of those items to the Mayor.

Council Member Henney stated the agreement was a true partnership and applauded the County and City staff for their incredible work. Mayor Beerman added the agreement was monumental and thanked all involved in negotiations.

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

Council Member Joyce moved to adopt Resolution 17-2021, a resolution adopting an Interlocal Cooperation Agreement for Transit System Services. Council Member Henney seconded the motion.

RESULT: APPROVED

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

VI) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2021-28, an Ordinance Adopting a Revised Budget for FY2021 and Final Budget for FY2022 for Park City Municipal:

Jed Briggs, Penny Frates, and Erik Daenitz, Budget Department, presented this item. The Budget staff returned to Council to present updates and sales tax information before adopting the final budget. Daenitz shared that revenue from April through July sales tax was tracking at a 112% improvement from FY20, not including Transient Room Tax. Council Member Henney asked if April numbers were an all-time high. Daenitz replied that it was, but he did not recommend adjusting the General Fund as the total would be \$600,000 above the previous year even if the actuals were lower than the estimate.

Frates provided updates to the operational budget and introduced Linda Jager, Community Engagement Manager, who provided details on expanding the Communications team to include two new positions: Digital Content Coordinator and Senior Communications Manager. Council Member Henney voiced support and noted how much the Communications team had developed. Council Member Gerber asked if Jager had the tools needed for elevated efforts such as video production. Jager responded that funds for consultants and contractors were budgeted to assist with audio/visual needs. Mayor Beerman stated increased public engagement work resulted in a need for support and he thanked staff for their efforts.

Frates reported that a contract was added to support short term rental compliance and analytics, a portion of which would be funded by Summit County. The vendor would provide a variety of services including monitoring, a hotline, and an online portal to conduct business licenses. Council Member Joyce asked if there was a target to measure success. Minda Stockdale, Executive Department, replied that the vendor demonstrated 90% compliance with other clients.

Briggs detailed Council's previous request to implement the City's merit pay plan swifter. The original proposal was to roll out the Mercer pay plan over the course of two years. It would cost an additional \$400,000 to implement faster. Briggs detailed three options to cover that cost and recommended waiting a few months for additional revenue data to make an informed decision. Pearce stated she was encouraged by the April numbers but felt it was important to take a conservative approach. Council Member Henney stated staff turnover incurred a significant cost and the team should look at the details of staff retention. Council Member Doilney added that with the hiring shortage, Park City must become a very desirable place to work and the City should lead by example as quickly as possible. Council Member Worel agreed and spoke about the importance of staff morale and indicated a large staff turnover would incur well over \$400,000. Council Member Gerber commented that amending the budget to

include the \$400,000 would grant flexibility which was key in the current hiring market. Briggs thanked Council for their commitment to sustaining staff.

Frates stated there were minor changes to personnel procedures and verbiage was added to budget policies for conduit financing to ensure compliance with federal tax laws. Daenitz stated they anticipated continuing the water fund bonding path. Council Member Gerber asked for clarification about a statement in the staff report regarding the adjustment of a \$10,000 Summit County Tax Grant and asked if staff was returning those funds or not accepting them this year. Diersen responded the City received the grant in 2020, but the event was canceled so the amount was an adjustment between 2020 and 2021.

Council Member Gerber asked when the budgeting process would start for special service contracts since the process was revised last year. Briggs replied that emergency relief grants were provided to nonprofits instead of normal special service contracts in FY21. Special service contract funding was still available for FY22 and the team would return to Council in the fall to begin the process. Council Member Gerber asked for the total amount of funds available. Briggs recalled \$250,000. Council Member Gerber followed up by asking if \$60,000 dedicated to mental health and Communities that Care was still available. Council Member Worel responded that those funds were not yet dedicated, and other mental health programs might be interested in applying. Margaret Plane, Special Counsel, clarified from a previous point that there was a 1% cap under State law for money that the State could appropriate.

Council Member Joyce suggested taking the impact of climate change into future budget considerations. Mayor Beerman asked Council Member Joyce for specific climate funding ideas. Council Member Joyce responded that many opportunities for improvement existed, such as investigating outdated water systems like the golf course, looking at City water consumption, using City parks for xeriscaping, and City farmland. Heinrich Deters, Trails and Open Space Manager, suggested the City create opportunities for HOAs to apply for water conservation grants that they do not currently have the budget for.

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

Council Member Gerber moved to approve Ordinance No. 2021-28, an ordinance adopting a revised budget for FY2021 and final budget for FY2022 and to include an increase to implement the pay plan. Council Member Worel seconded the motion.

RESULT: APPROVED

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

Margaret Plane indicated Council also needed to adopt the Personnel Policy by resolution.

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

Council Member Joyce moved to approve Resolution 18-2021, a resolution adopting the revised Personnel Policies and Procedures Manual. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance 2021-27, an Ordinance Establishing Compensation for the Elected and Statutory Officers for FY2022:

Penny Frates, Budget Department, presented this item and stated no changes were made since discussing the item at the previous Council meeting.

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

Council Member Henney suggested including language as in previous years that would clearly state Council Members were compensated \$45,000, part in salary and part in benefits.

Council Member Doilney moved to approve Ordinance No. 2021-27, an ordinance establishing compensation for the elected and statutory officers for FY2022. Council Member Worel seconded the motion.

RESULT: APPROVED

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

3. Consideration to Adopt Resolution 15-2021, a Resolution Re-Adopting the Fee Schedule; and Replacing and Repealing Resolution 14-2020 in its Entirety:

Penny Frates, Budget Department, presented the item and indicated the resolution was discussed during the prior Council meeting. Council Member Joyce commented that the water billing structure currently in place was too conservative and encouraged Council to consider a lower fixed cost to incentivize lower consumption. He used bills from his HOA as an example of the lack of difference between zero water consumption and a resident with a leak. Mayor Beerman stated the process to create tiered pricing was difficult, but he encouraged Council to be open to a future budget amendment to address the issue. Council Member Joyce agreed to work with the Water Department.

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

Council Member Joyce moved to adopt Resolution 15-2021, a resolution re-adopting the Fee Schedule; and replacing and repealing Resolution 14-2020 in its entirety. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

4. Consideration to Adopt Resolution 16-2021, a Resolution Adopting the Park City Comprehensive Emergency Management Plan:

Mike McComb, Emergency Manager, presented this item. He reported that if adopted, the management plan would bring the City in compliance with federal and state guidelines as well as House Bill 96. The Emergency Management plan consisted of new additions, including the Wildfire Community Preparedness Plan and the City's first Citywide Evacuation Plan which was created by a subcommittee of City partners. McComb walked Council through the specifics of the Evacuation Plan including categories of notification, City zones/routes and stages of re-entry. Next steps would include conducting a full-scale exercise with community participation next spring, a potential roundtable discussion for the community to provide feedback, and social media outreach.

Council Member Worel applauded the effort required to create the plan and asked if Highways 224 and 248 would be used as one-way exits. McComb responded that it was not a favorable option because one in-bound lane would be needed for responders. Council Member Worel asked if there was a siren to alert residents who might not have access to their cell phones. McComb answered that the City had the ability to send loud alerts similar to Amber Alerts and activate the energy response system on televisions. Council Member Joyce commented on his experience in Flagstaff where he was impressed by their simple, effective color-based evacuation system. McComb agreed that Flagstaff's 'Ready, Set, Go' program was a wonderful tool and he would look closely at the model.

Council Member Henney thanked McComb for providing extensive communication regarding emergency practices already in place and stated that level of community engagement went a long way to assist residents' anxieties.

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

Council Member Joyce moved to adopt Resolution 16-2021, a resolution adopting the Park City Comprehensive Emergency Management Plan. Council Member Worel seconded the motion.

RESULT: APPROVED

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

5. Consideration of Summer Trolley Service Route Options:

Kim Fjeldsted and Andy Stevenson, Transit Department, presented this item. Stevenson stated the trolley service was suspended in March 2020 due to COVID-19. Since then, staff received input from riders and business owners requesting to resume service. Staff conducted a survey in September 2020 and the results echoed similar sentiments. The initial plan was to resume service this fall, but staff was now considering a start date of July 1st. Stevenson reported that conflicting input was also received from residents of Daly Avenue so an additional survey was launched in an effort to gauge the community's opinion on two potential route options. He explained the first route option would run on Main Street from 9th Street to Hillside/Daly Avenue and through Old Town Transit Center. The second option would run up Main Street, down Swede Alley, and Heber Avenue. The results of the survey reported that 80% preferred Option One and 20% were in favor of Option Two. Staff recommended Option One based on public input. Council Member Gerber asked if there was an opportunity to combine the options and have the trolley ride to Daly Avenue and down Swede Alley. Fjeldsted responded it could be an option moving forward.

Council Member Worel commented that she noticed a few comments on the survey regarding the trolley idling and asked why that occurs. Fjeldsted answered that the trolley adheres to timepoints and if the trolley engine was not running, it would not appear on the Transit app, which could be permissible due to the nature of the route. Council Member Worel agreed that having the trolley on a firm schedule was probably not a priority due to riders flagging it down and taking photos. Council Member Doilney voiced that he struggled to see the benefit of the trolley turning around on Daly Avenue, an area that was recently repainted and where planters were installed. He stated Option Two would benefit the entirety of Main Street, including the parking structures on Swede Alley. Council Member Gerber stated it appeared Daly residents accessed the trolley and a combination route might encourage residents to increase Transit ridership.

Mayor Beerman commented that Council might consider smaller, electric vehicles that would create less of an impact. Council Member Gerber added the trolley also served as a tourist information center.

Mayor Beerman opened the public hearing.

Clive Bush submitted the following eComment: "A tragic sign of our times that people would say they prefer to wait on the side of the street for 15 minutes or more, than walk 1 minute to catch a much more frequent and useful service for everyone else. Even more tragic is that the city would be swayed by such a flawed anonymous survey that doesn't verify or quantify use. Suggest you count actual pick/up drop offs at Daley - you may already have from previous years use?"

Mayor Beerman closed the public hearing.

Council Member Henney stated he was saddened to see that residents were in favor of running the trolley through a neighborhood, but he thought having the trolley return as soon as possible, running on route Option Two for a year and then reevaluating would be a good compromise.

Council Member Gerber commented the survey specifically asked about residents living on Daly Avenue and King Road getting the service to their neighborhood. Pearce suggested running the trolley on Option One for the summer and capturing data on the number of riders going past Main Street. Council Member Worel favored Pearce's idea given staff asked residents their preferences.

Council Member Henney suggested removing timepoints from the schedule to keep the trolley continuously moving. Council Members Doilney and Gerber agreed. Council Member Joyce stated it was a flawed concept given that they were working towards separating the commercial and residential districts, but residents' input should be honored. Pearce commented that the survey was conducted due to comments from residents both in favor and opposing the service returning. Council Member Joyce stated there was a larger, micro-transit issue to be addressed regarding how to get Upper Old Town residents to the Transit Center.

Mayor Beerman summarized the Council's sentiments which was that most were in favor of a hybrid route option that would travel up Main Street and back through Swede Alley, removing a specific schedule to avoid idling and investigate electric vehicle options. Council Member Doilney clarified there was a large difference between the route as one utilized Heber Avenue. Council Member Henney emphasized that a smaller, less commercial vehicle would be more appropriate on Daly Avenue.

5. Consideration to Approve Ordinance 2021-29, an Ordinance Approving the Silver Bird Condominiums at Deer Valley Third Amendment, Amending Unit 26, Located 7374 Silverbird Drive, Park City Utah:

Alexandra Ananth, Senior Planner, presented this item, joined by Jared Edgel, the surveyor representing the applicant. Ananth indicated the plat amendment was in a subdivision of six units that was approved in 1982. The applicant proposed to remove an existing deck and build an expanded deck and add a private space below. The patio

and deck setbacks met all HOA and open space requirements. Anath added that similar amendments were approved for other units in previous years.

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

Council Member Gerber moved to approve Ordinance 2021-29, an ordinance approving the Silver Bird Condominiums at Deer Valley Third Amendment, amending Unit 26, located 7374 Silverbird Drive, Park City Utah. Council Member Henney seconded the motion.

RESULT: APPROVED

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

VII) ADJOURNMENT

VIII) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Sarah Pearce, Deputy Director Margaret Plane, Special Counsel Leah Langan, Deputy Secretary	Present
None	Excused

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

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

III) NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2021, a Resolution Adopting the Fiscal Year 2021 Revised Budget and the Fiscal Year 2022 Budget for Park City Redevelopment Agency:

Chair Beerman opened the public hearing. No comments were given. Chair Beerman closed the public hearing and asked if China Bridge was fully paid for. Briggs confirmed the last payment was made a week ago.

Board Member Worel moved to approve Resolution RDA 02-2021, a resolution adopting the Fiscal Year 2021 revised budget and the Fiscal Year 2022 budget for Park City Redevelopment Agency. Board Member Gerber seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

IX) PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Sarah Pearce, Deputy Director Margaret Plane, Special Counsel Leah Langan, Deputy Secretary	Present
None	Excused

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

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

III) NEW BUSINESS

1. Consideration to Approve Resolution MBA 02-2021, a Resolution Adopting the Fiscal Year 2021 Revised Budget and Fiscal Year 2022 Budget for Park City Municipal Building Authority:

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

Board Member Becca Gerber moved to approve Resolution MBA 02-2021, a resolution adopting the Fiscal Year 2021 revised budget and Fiscal Year 2022 budget for Park City Municipal Building Authority. Board Member Joyce seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Leah Langan, Deputy City Recorder

**Study Session:
Potential
Opportunities for
Temporary Activation
at the Arts District**



Exploring the Concept

1. Why we are here and the opportunity
 - Land Purchase = Arts & Culture District with Partners and place for the community.
 - Connectivity to community, transit modes, local organizations and businesses.
 - Opportunity to learn, engage and get our community to the table.
2. Site Update – Demolition, Site Condition, Construction & Timeline
3. Community Engagement
 - Initial outreach - Kimball Art Center, Sundance Institute, Prospector Association, Public Art Advisory Board & Public Meeting (7/14), Park City Summit County Arts Council, Park Silly Sunday Market, Blind Dog
 - The door is open – We encourage feedback and want to hear perspectives.
4. Review of Activation Concepts, possible budget
 - Small, Passive and Active Programs that replicate future site use.
 - Local Community & Summit County Artists, Organizations and Businesses

Examples of Activation Types

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

Site Map & Concept



INTERIM ACTIVATION CONCEPT PLAN
PARK CITY ARTS & CULTURE DISTRICT

0' 15' 30' 60' SCALE: 1"=30'-0"



Questions/Discussion for Council

We could, but should we?

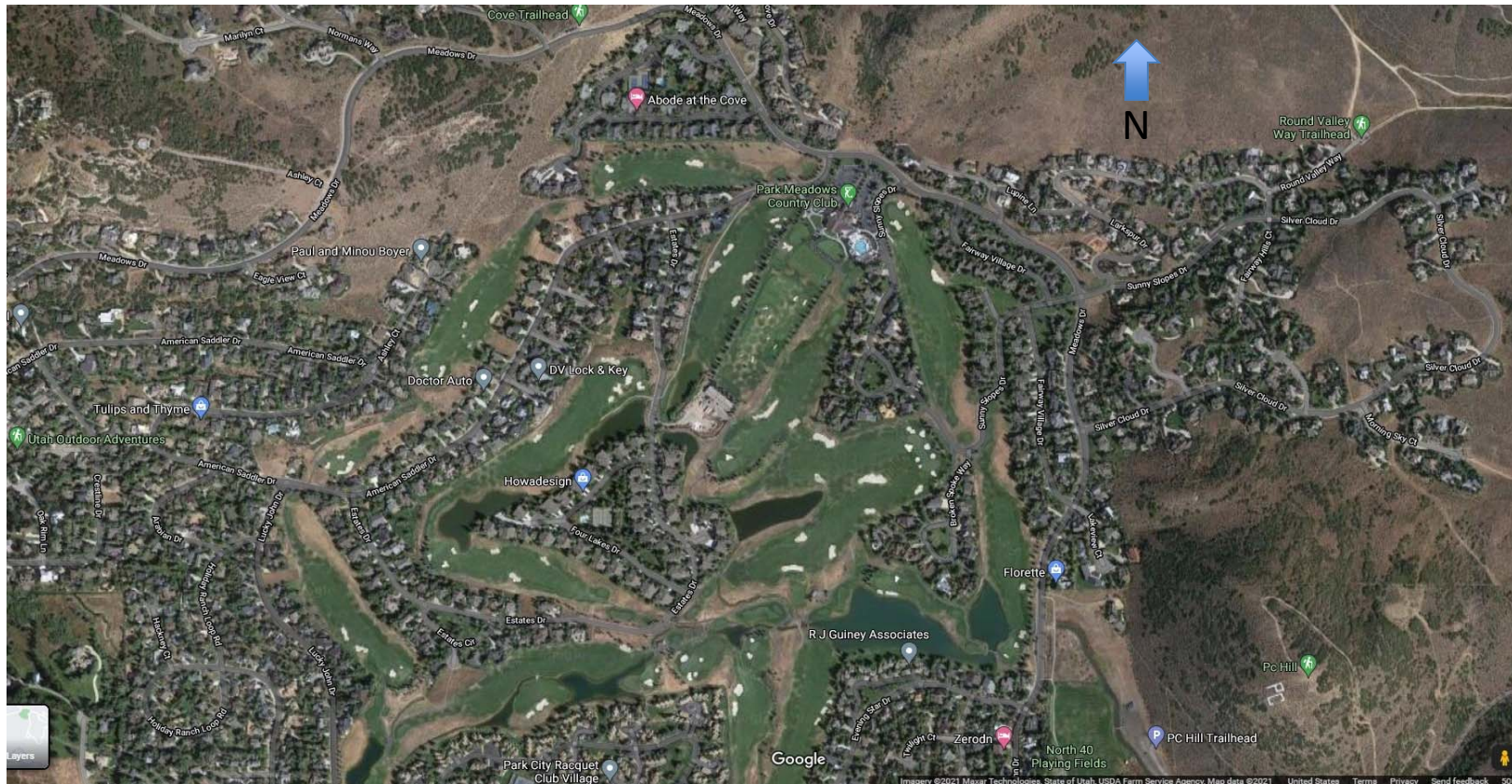
1. Does Council support continue exploring this concept of Temporary Activation for this summer and fall, including staff returning to Council with refined details?
2. If so, does Council have advice on scope/scale/type/outreach etc?

FAIRWAY VILLAGE HOA

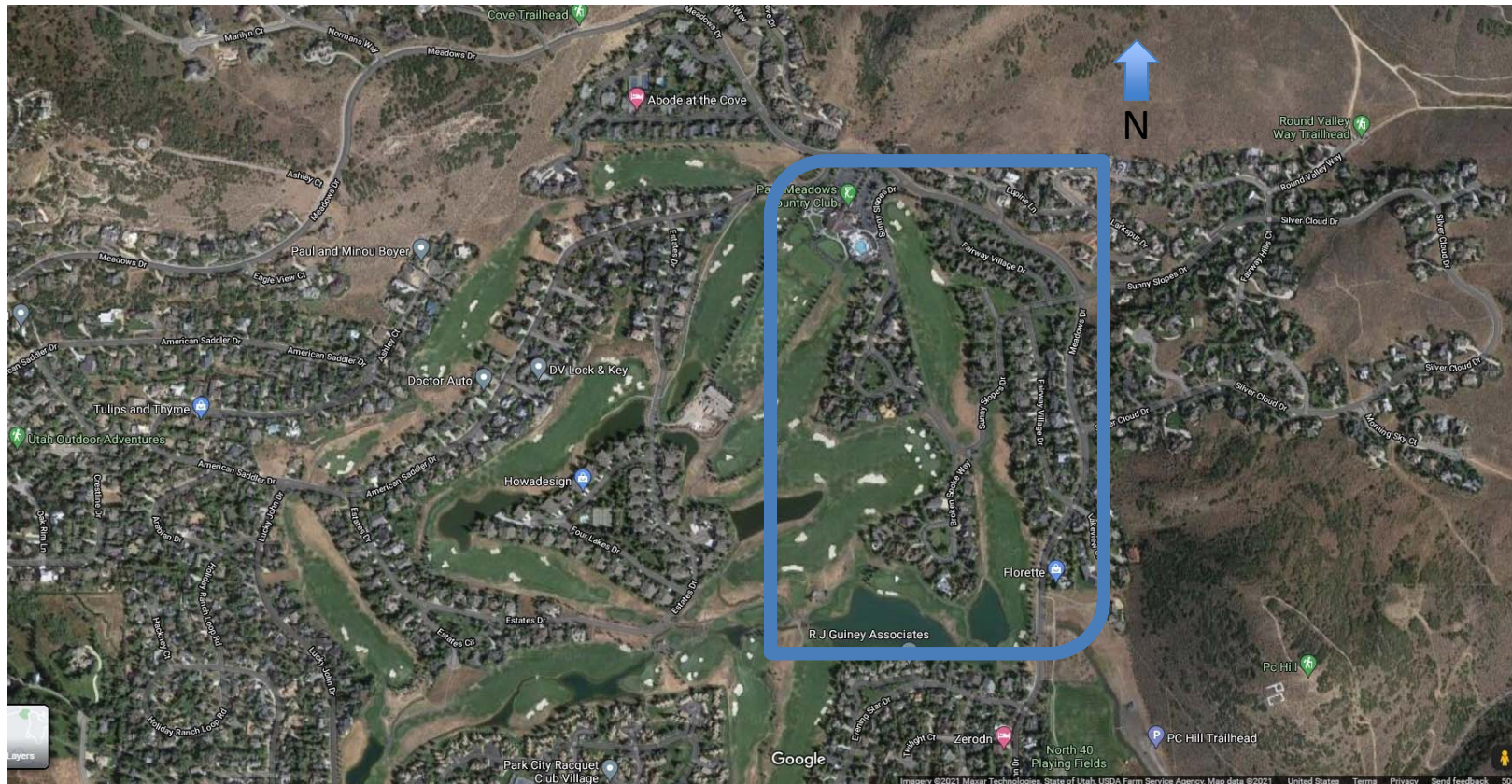
G hg l f d w l r q # r i \$ u l y d w h # v w h h w # r # \$ x e d f # v | w h p #



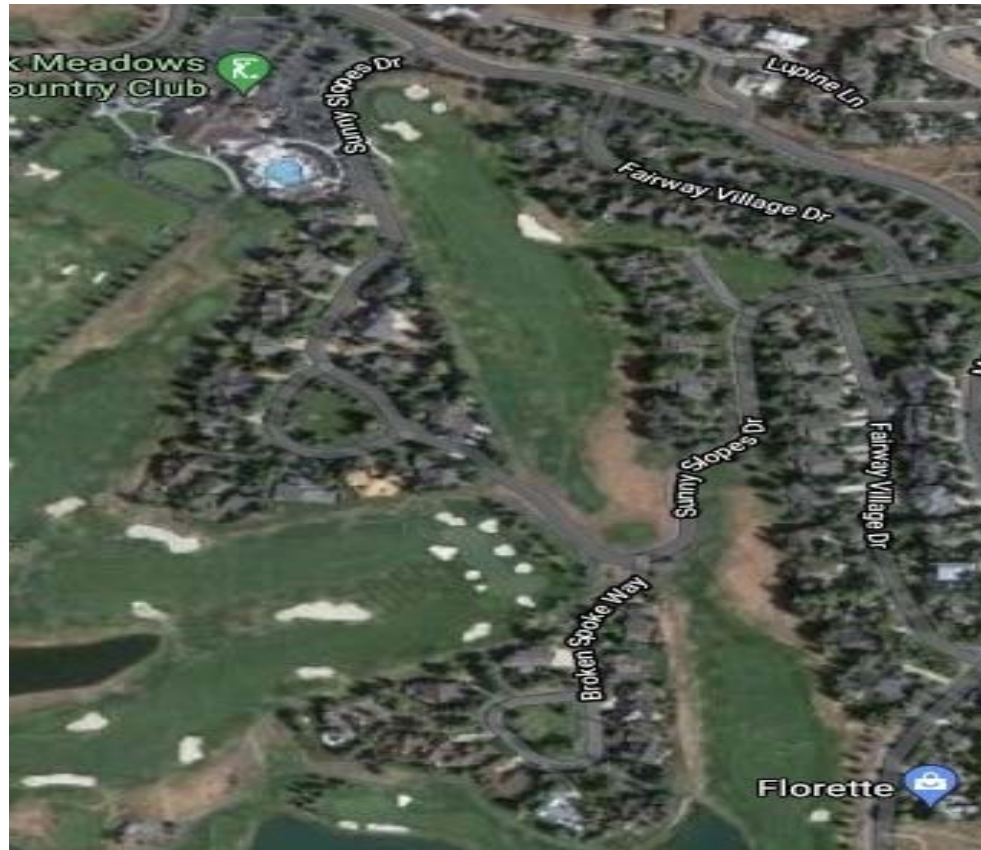
Location Map



Location Map



Location Map



Location Map



-  Glenneagles HOA
-  Broken Spoke HOA
-  Fairway Village HOA



—Required Improvements—

Required roadway improvements

- Bring all roadway structural section brought to current City standard i.e. 20-year design life
- Traffic signs, markers, street signs meet current MUTCD standards
- Create turnaround area for snow plow
- Removal of speed bumps
- Fire hydrants spaced at 150 feet
- All drainage inlets to meet current standards and pipes inspected

Required planning process

- Submit a revised plat map that includes:
 - Dedicated roadway width to meet current standards
 - Identification of snow storage areas and public snow storage easements
 - Any significant encroachments in ROW either removed or an agreement signed



Cost Impacts

Annual Operation Costs

- Snow removal - \$17,000
- Sweeping - \$2,415

Annual Maintenance Cost Contributions

- Slurry Seal - \$2,200
- Crack Seal - \$1,850
- 2" mill & overlay - \$8,224

Total Annual Operations & Maintenance Costs - \$31,700

Total Costs to the City over 20 years - \$634,000

Costs to HOA

- Cost to bring existing streets to a 20-yr design life - \$200,000



Items for Discussion

Do the HOA roadways meet criteria of Res. No. 6-91?

Res No. 6-91 Section 1

"1. The road must be a through street connecting to an already dedicated City street. Private dead-end streets or cul-de-sacs generally would not be considered for dedication as public streets.

2. The road must serve single-family areas or facilities frequented by the general public;"

Staff position:

Sunny Slopes Drive - Meets the criteria of Res. No. 6-91

Sunny Slopes Court - Does not meet the criteria of Res. No. 6-91

Fairway Village Drive – Discussion with Council

Should the HOA pay fees for one or two years maintenance costs not previously budgeted?



—— Items for Discussion ——

Should the Complete Streets criteria (Resolution No. 01-2018) be applied to these roads before acceptance as a public road?

Resolution No. 01-2018

“The City shall consider transportation facility projects within the right-of-way, streets, park and ride lots, and parking lots as an opportunity to implement Complete Streets. For transportation facility projects within the right-of-way, Complete Street opportunities include, but are not limited to, long range and short range planning, programming, design, right-of-way acquisition, construction, construction engineering, reconstruction, resurfacing, retrofit, operations, and maintenance, and utility improvements.

Complete Streets within the public-right-of way shall be designed to create a multi-modal network that provides access to services and core areas which may include, but not be limited to, schools, parks, recreation opportunities, municipal functions, shopping, and entertainment destinations. Complete Streets shall be designed to encourage all current and future users and modes, which include bicyclists, pedestrians and transit passengers of all ages and abilities as well as freight, emergency vehicles and motorized vehicles.”



FY22 Final Budget Adoption



April 2021 Sales Tax Update

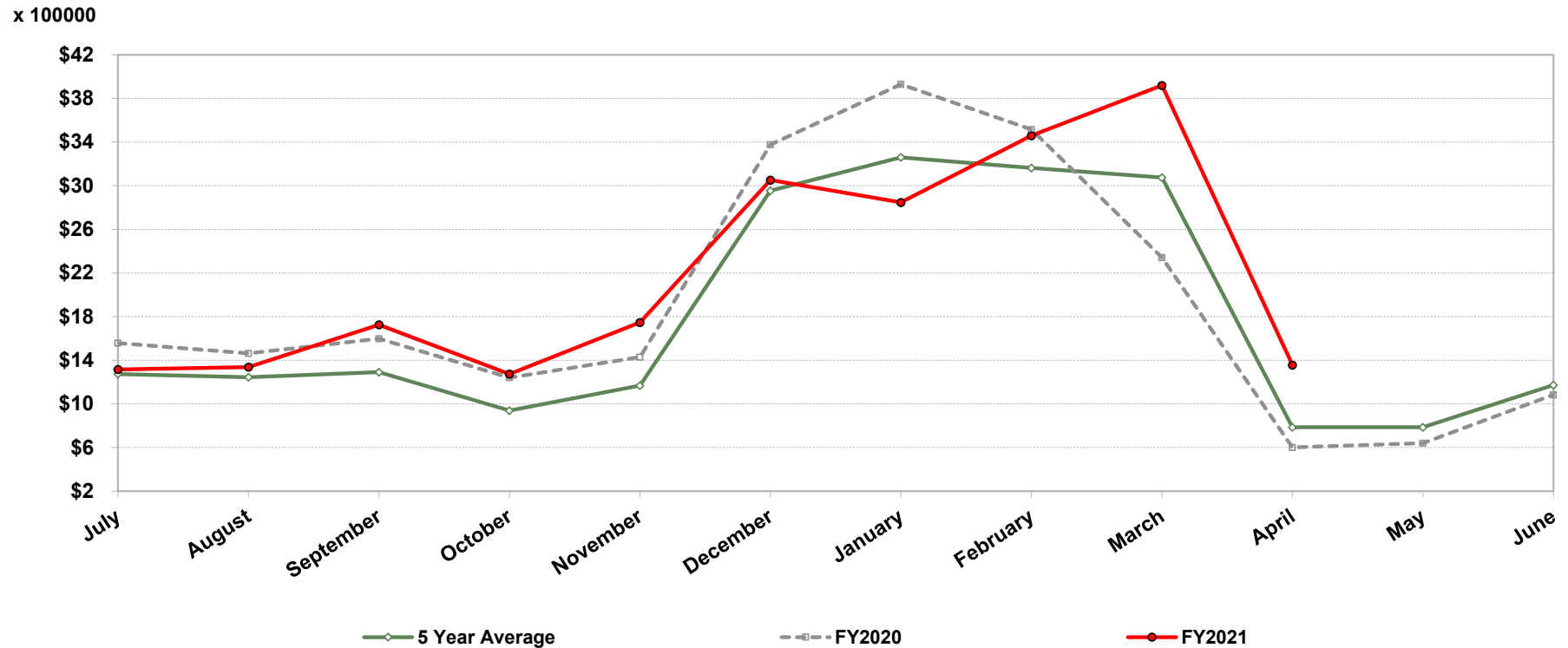




Citywide

PARK CITY
1884

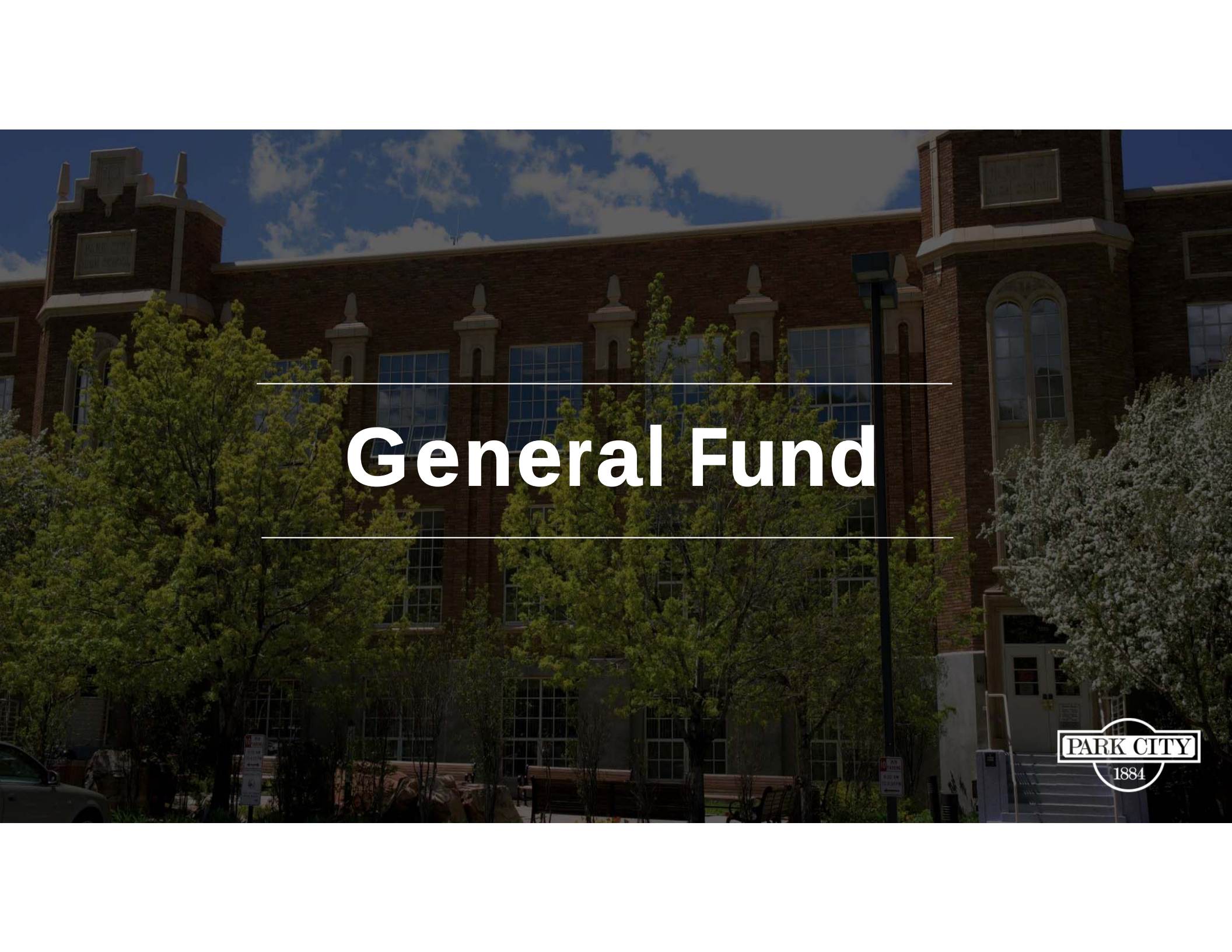
Sales Tax Revenues through April



*Does not Include TRT or Transit Tax

- July–April up 4.6% vs. FY20
- April up 121% from previous April
- TRT July–April down -8%

Source: Park City Municipal Corporation. As of June 22, 2021.



General Fund

PARK CITY
1884

Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - Monthly				
Month	FY19 Actual	FY20 Actual	FY21 Adj. Budget (Adopted Oct. 2020)	FY21 Actual
July	\$812,668	\$890,546	\$592,130	\$767,523
August	\$730,497	\$839,320	\$569,130	\$777,490
September	\$754,343	\$912,173	\$587,277	\$991,597
October	\$533,991	\$715,887	\$396,792	\$735,086
November	\$805,462	\$820,365	\$667,118	\$995,487
December	\$1,644,270	\$1,877,541	\$951,823	\$1,709,314
January	\$1,915,943	\$2,167,578	\$1,155,948	\$1,587,251
February	\$1,795,614	\$1,936,051	\$1,093,269	\$1,915,684
March	\$2,160,171	\$1,318,256	\$1,090,252	\$2,175,525
April	\$509,306	\$374,250	\$478,608	\$792,267
May	\$591,398	\$439,622	\$513,445	
June	\$771,332	\$603,136	\$632,274	
Total	\$13,024,993	\$12,894,725	\$8,728,066	

Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - \$ Change

Month	FY20 Actual vs. FY19 Actual	FY20 Actual vs. FY20 Original Budget	FY21 Actual vs. FY20 Actual	FY21 Actual vs. FY21 Budget (Adopted Oct. 2020)
July	\$77,879	\$52,194	(\$123,023)	\$175,394
August	\$108,823	(\$2,041)	(\$61,829)	\$208,361
September	\$157,830	(\$38,870)	\$79,424	\$404,320
October	\$181,897	\$40,169	\$19,198	\$338,294
November	\$14,903	\$44,454	\$175,122	\$328,369
December	\$233,271	(\$222,037)	(\$168,227)	\$757,491
January	\$251,635	\$73,377	(\$580,327)	\$431,303
February	\$140,438	(\$116,856)	(\$20,367)	\$822,415
March	(\$841,914)	(\$1,051,782)	\$857,269	\$1,085,273
April	(\$135,056)	(\$570,080)	\$418,017	\$313,659
May	(\$151,776)	(\$172,163)		
June	(\$168,196)	(\$372,764)		
Total	(\$130,267)	(\$2,336,399)	\$595,257	\$4,864,878

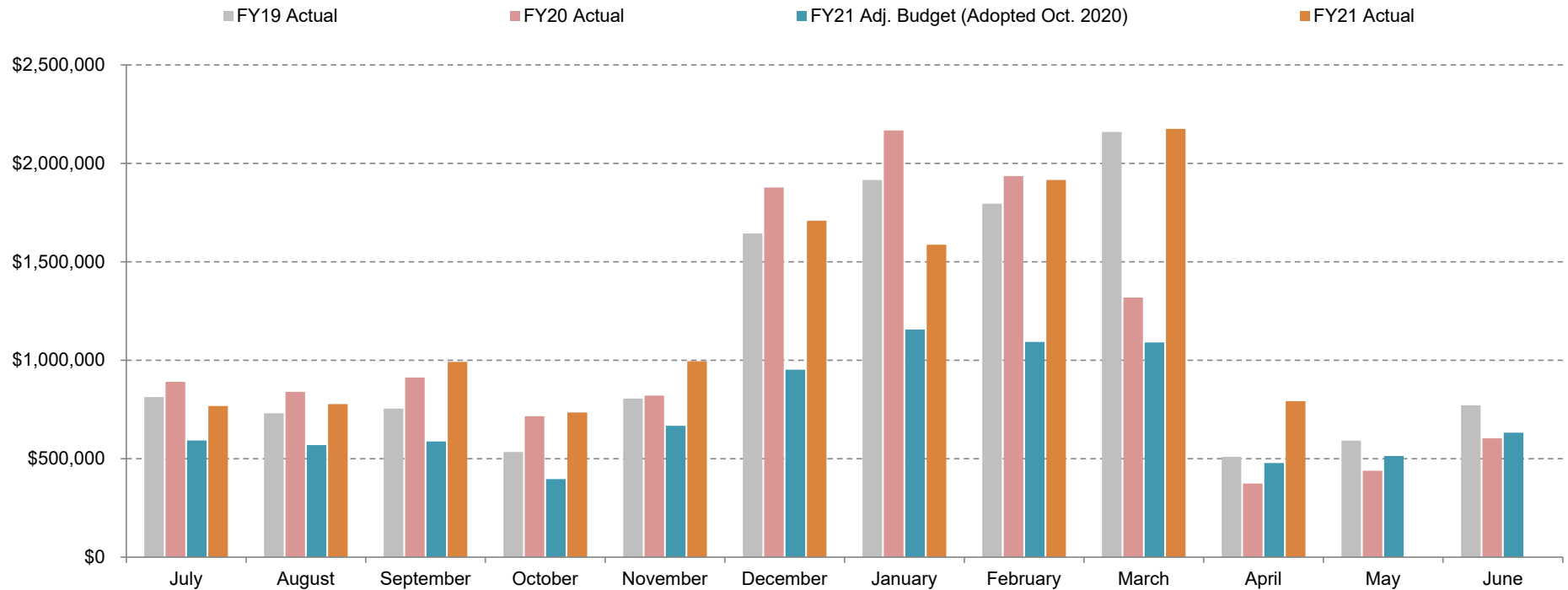
General Fund - Sales Tax Summary - % Change

Month	FY20 Actual vs. FY19 Actual	FY20 Actual vs. FY20 Original Budget	FY21 Actual vs. FY20 Actual	FY21 Actual vs. FY21 Budget (Adopted Oct. 2020)
July	10%	6%	-14%	30%
August	15%	0%	-7%	37%
September	21%	-4%	9%	69%
October	34%	6%	3%	85%
November	2%	6%	21%	49%
December	14%	-11%	-9%	80%
January	13%	4%	-27%	37%
February	8%	-6%	-1%	75%
March	-39%	-44%	65%	100%
April	-27%	-60%	112%	66%
May	-26%	-28%		
June	-22%	-38%		
Total	-1%	-15%		

Source: Park City Municipal Corporation, as of June 22, 2021.

Sales Tax Summary – General Fund

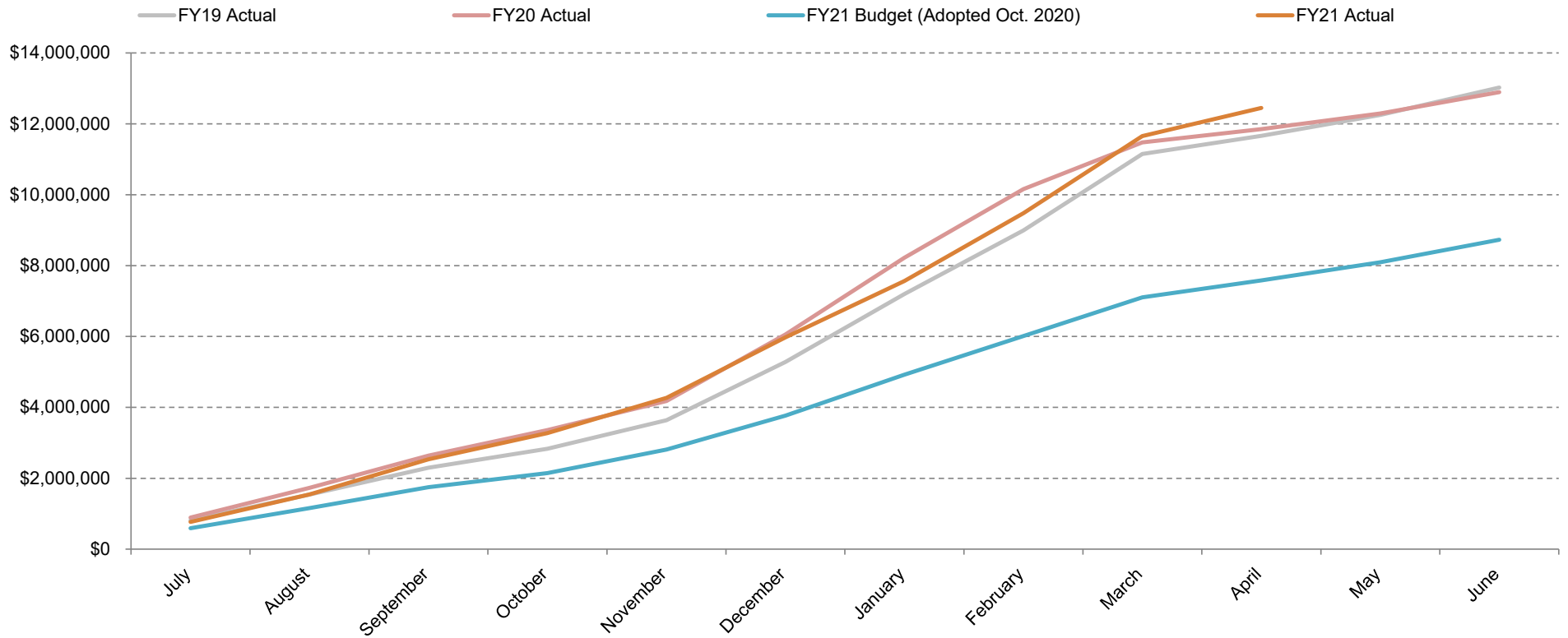
General Fund Historical Sales Tax Revenues & Budgets Over Time by Month



Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – General Fund

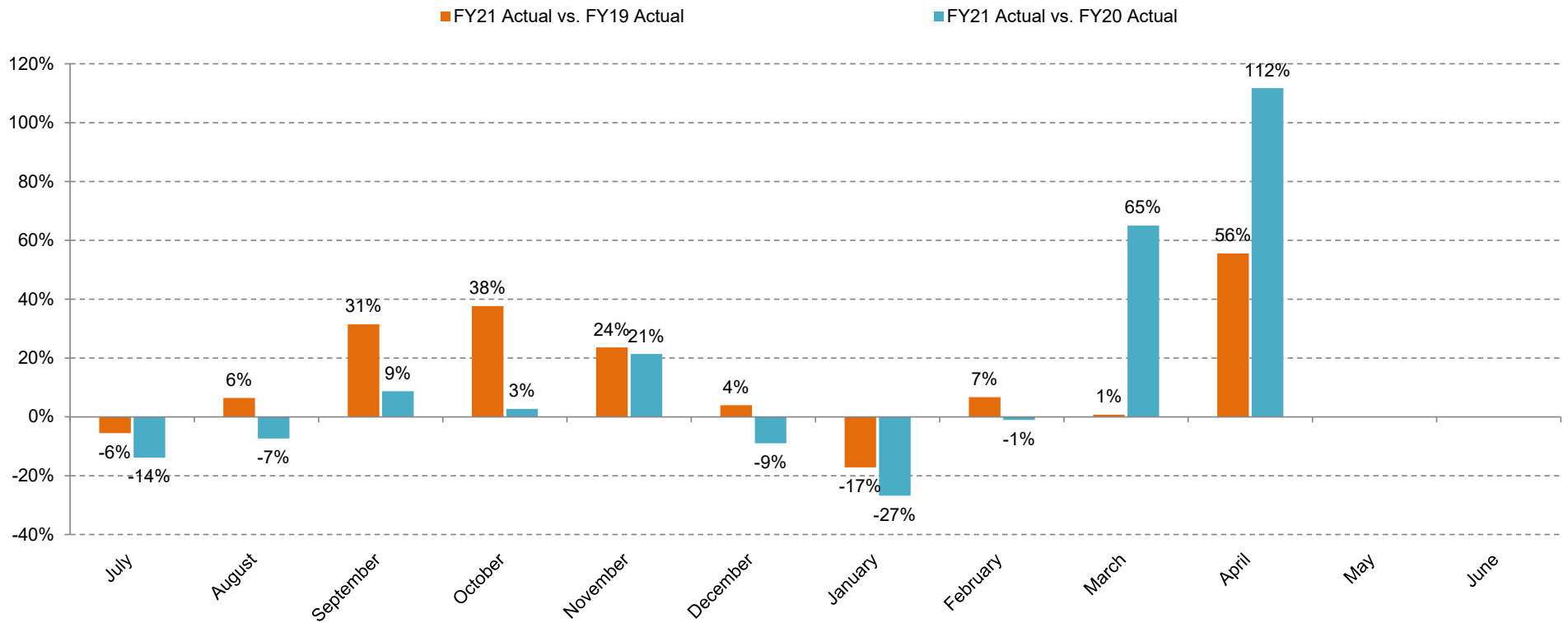
General Fund - FY21 Cumulative Annual Sales Tax Revenues Through Different Lenses



Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – General Fund

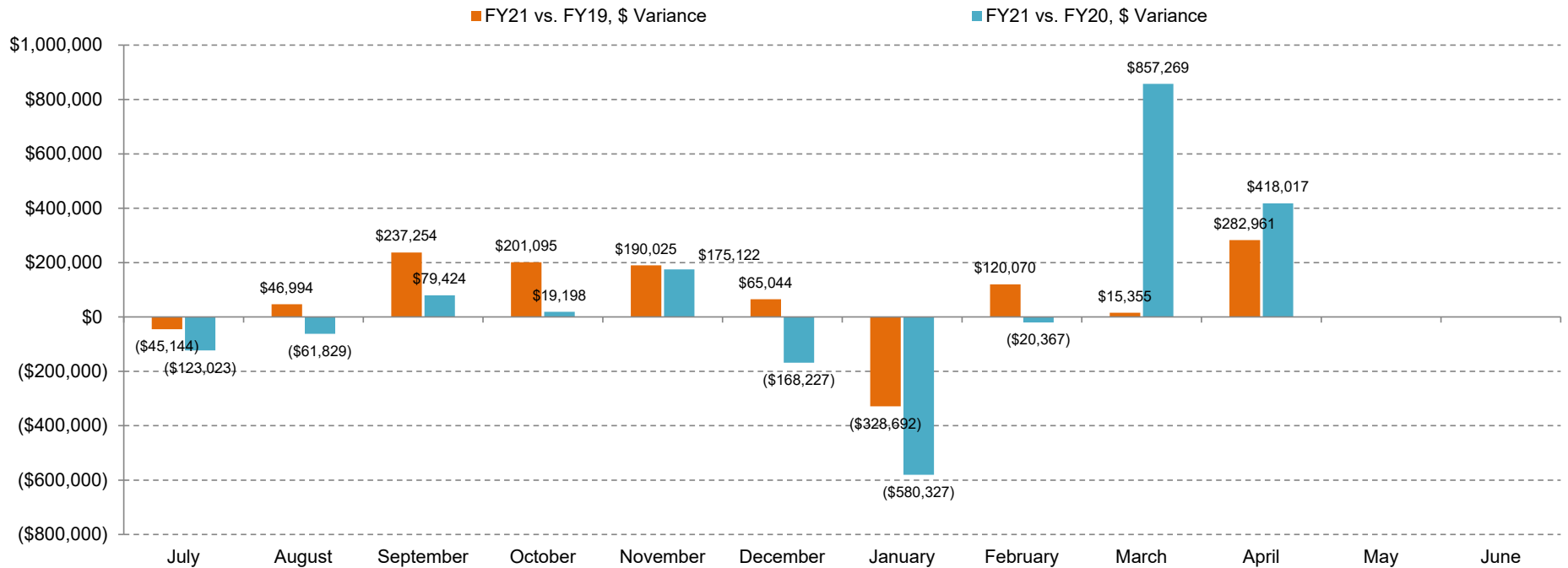
General Fund FY21 Sales Tax % Change from Previous Fiscal Years



Source: Park City Municipal Corporation. As of June 22, 2021. Note, FY21 January distribution numbers are estimated from State of Utah raw distribution numbers.

Sales Tax Summary – General Fund

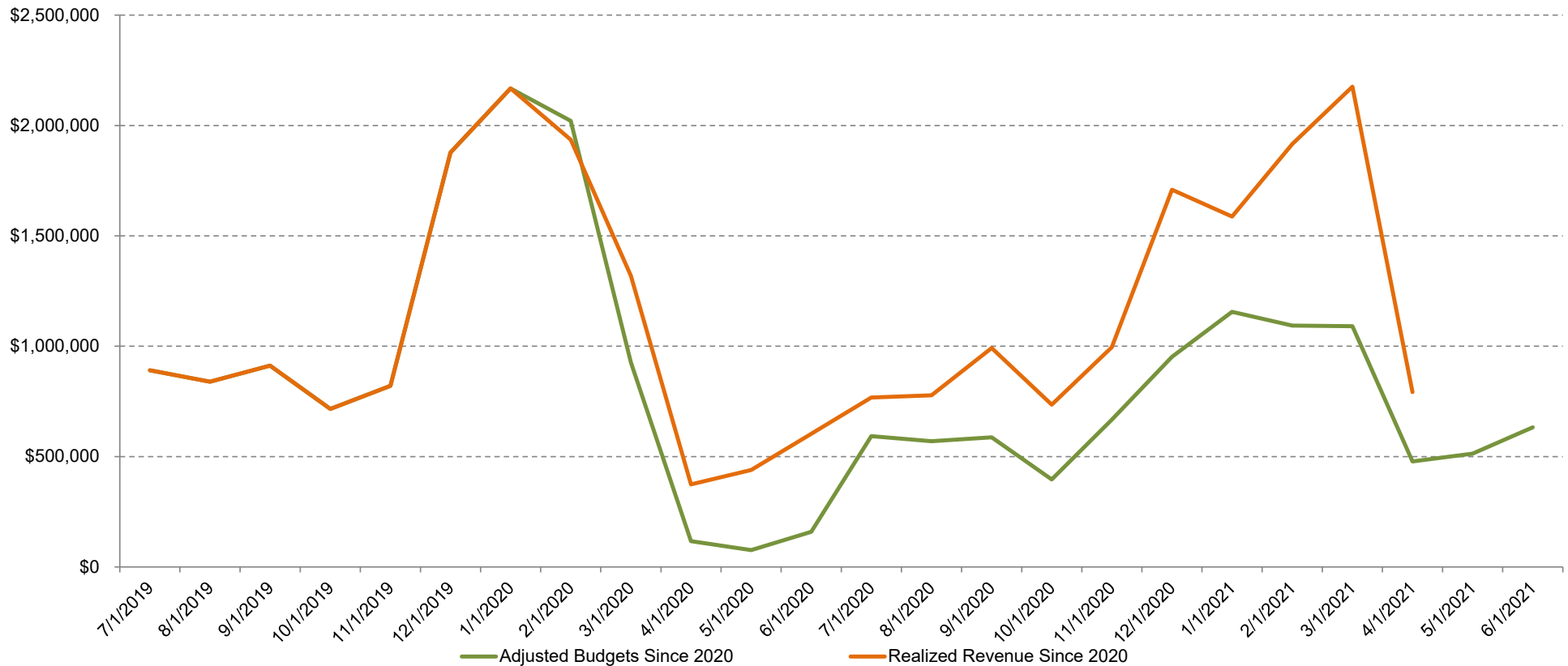
General Fund \$ Change from Previous Fiscal Years



Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – General Fund

General Fund - Sales Taxes
Original Budgets, Adjusted Budgets and Realized Revenue Since FY20



Source: Park City Municipal Corporation. As of June 22, 2021.

Budget Calendar

- May 13 - Presentation and adoption of Tentative Budget – strategic budget overview, timeline, and update of long-term budget strategy and revenue projections
- May 27 - Capital Budget & Capital Projects review – 5-year Capital Improvement Plan, Walkability, ARCST, and RDA
- June 17 - Operating wrap-up; General Fund balance, Personnel (pay plan, health insurance, retirement); Fee Changes, and Elected & Statutory Officer Compensation
- June 24 – Presentation & Adoption of Final Budget

FY22 Operating Budget

- Community Engagement – Department restructure includes two new positions and a reduction to the full-time contractor position (maximum of 10 hours per week)
- Finance – Third-party contract for nightly rental monitoring and compliance



FY21Community Engagement Team

LINDA JAGER
Community Engagement Manager

- Department Management
- Media Relations
- Council Community Events
- Emergency Communications
- Event Production
- Visioning
- Strategic Outreach & Communications

EMMA PRYSUNKA
Digital Communications Specialist

- Social Media
- Digital Communications
- In-House Graphic Design
- Event Production Support
- Web Content Management
- Event Production
- Strategic Outreach & Communications

LYNN WARE PEEK
Community Engagement Liaison

- Multicultural Outreach
- Boots on the Ground Outreach
- Event Production
- Strategic Outreach & Communications Support
- Social Equity
- Spanish Translation

PROJECT LIAISON
Kim Clark - 3KWTP

CONSULTANT POOL
Graphic Design
Video Production
Photography



FY22Community Engagement & Communication S Team (DRAFT)

LINDA JAGER
Community
Engagement
Manager

- Department Management
- Community Relations
- Emergency Communications
- Event Production
- Internal Communications
- Visioning and Community Survey

Strategic Outreach & Communications Support:

- City Council
- Library, Ice, Recreation
- Police
- Internal Services
- PC Soils Management Facility

EMMA PRYSUNKA
Strategic Outreach

Strategic Outreach & Communications Support:

- Building
- Engineering
- Economic Development
- Special Events
- Trails & Open Space
- Environmental Sustainability
- Public Works
- Water

Other:

- Content Strategy
- Web Content Management
- CRM Development
- Event Production

TBD
Communications

- Lead Staff Writer
- Strategic Communications
- Media Relations
- Issues Management
- CRM Development
- Content Development & Strategy

Strategic Outreach & Communications Support:

- Planning Commission
- Planning
- Transportation Planning/Parking
- Arts & Culture District

TBD
Digital Content
Coordinator

- Social Media
- E-Mail Marketing
- Content Creation
- In-House Graphic Design
- Event Production Support

PROJECT LIAISONS

Lynn Ware Peek -
Special Projects,
Multicultural Outreach
Kim Clark - 3KWTP

CONSULTANT POOL

Graphic Design
Video Production
Photography

Short Term Rental (STR) Inventory, Compliance and Analytic Services
\$100k budget request

Where We've Been

- Two year contract with the previous provider expired.
- 212 were brought into compliance at a cost of \$5,000.00.
- The “pay for performance” model no longer exists in the market.

New Vendor Procurement

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

Scope of Services

- Monitor Internet Ad listings and ID compliant & non-licensed STR units in City & County.
- Assists City staff with Targeted Outreach and Notifications.
- Park City and Summit County Individual Property Data and Compliance Databases
- Online Complaint Form
- 24/7 Complaint Hotline Module
- Portal to Administer All Business Licenses (New and Renewal), incldg. Nightly rental lisc.

FY22 Pay Plan

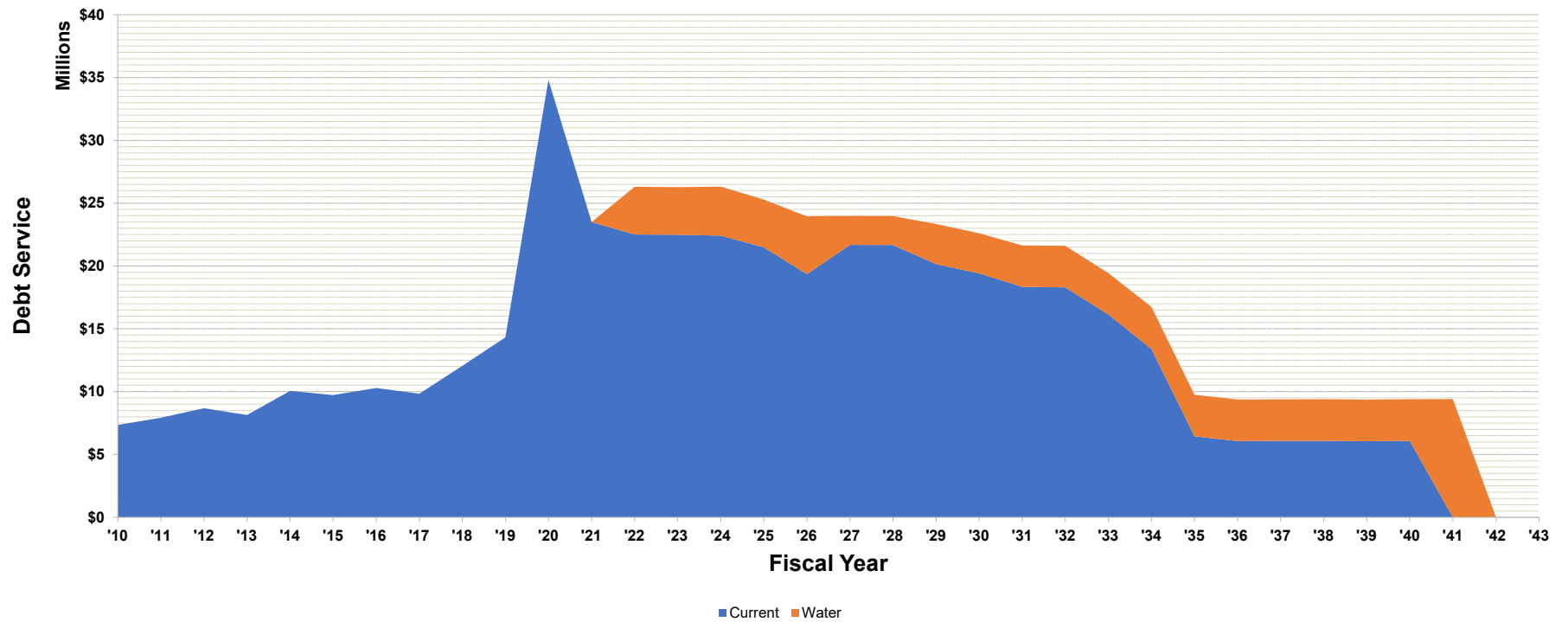
- Phase one (critical adjustments) July 1st implementation
- Full implementation would increase General Fund by \$400k
- Additional time requested:
 - Assess pay levels
 - Determine full FY21 revenues
- Recommend adopting final budget today and propose additional adjustments later summer/early fall

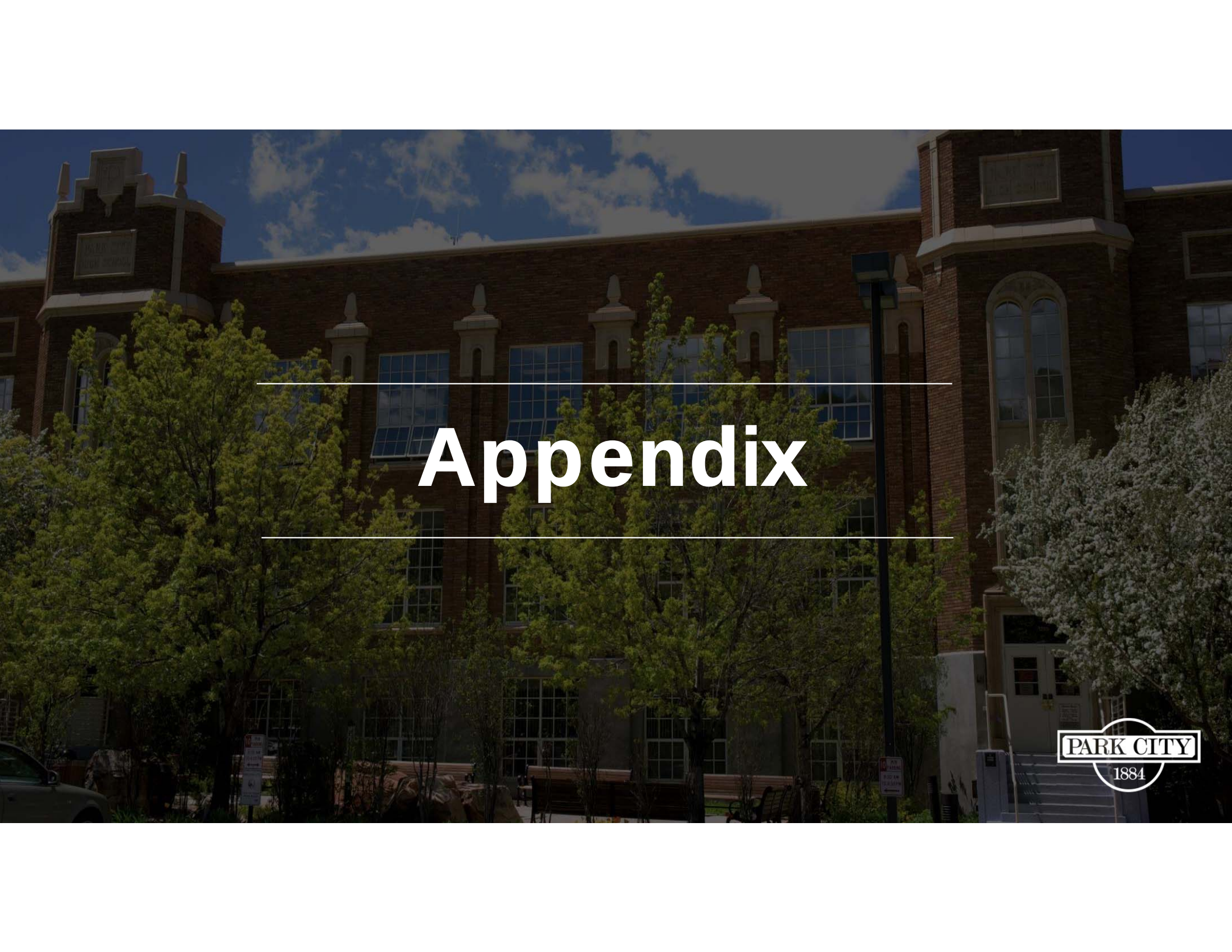
Policies and Procedures

- Minor changes to Personnel Policies and Procedures
- Additional verbiage added to Budget Policies for conduit financing

FY22 Debt Budget

Long-Term Debt (Current & Water Future Issuance)

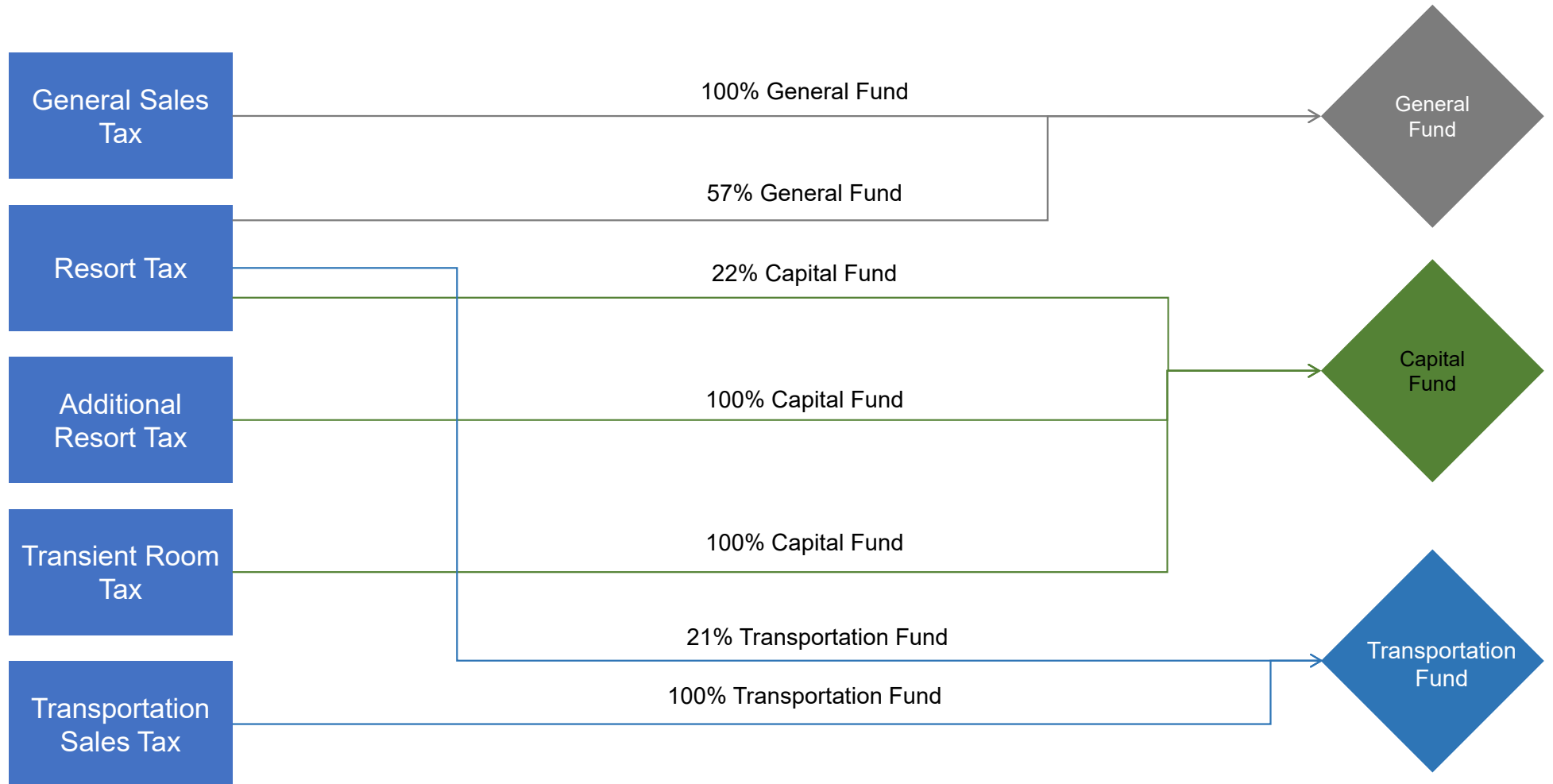


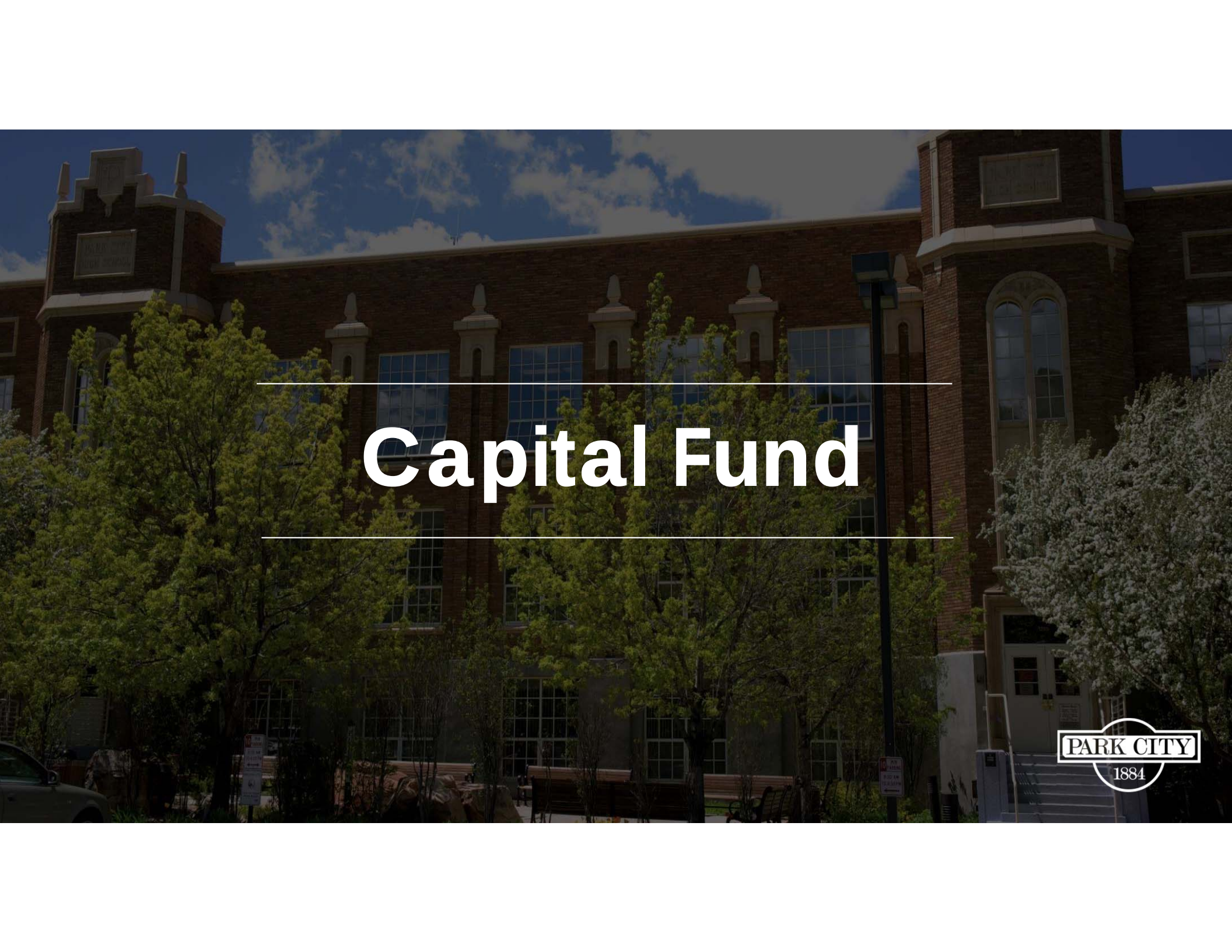


Appendix



Where Do Our Sales Taxes Go?





Capital Fund



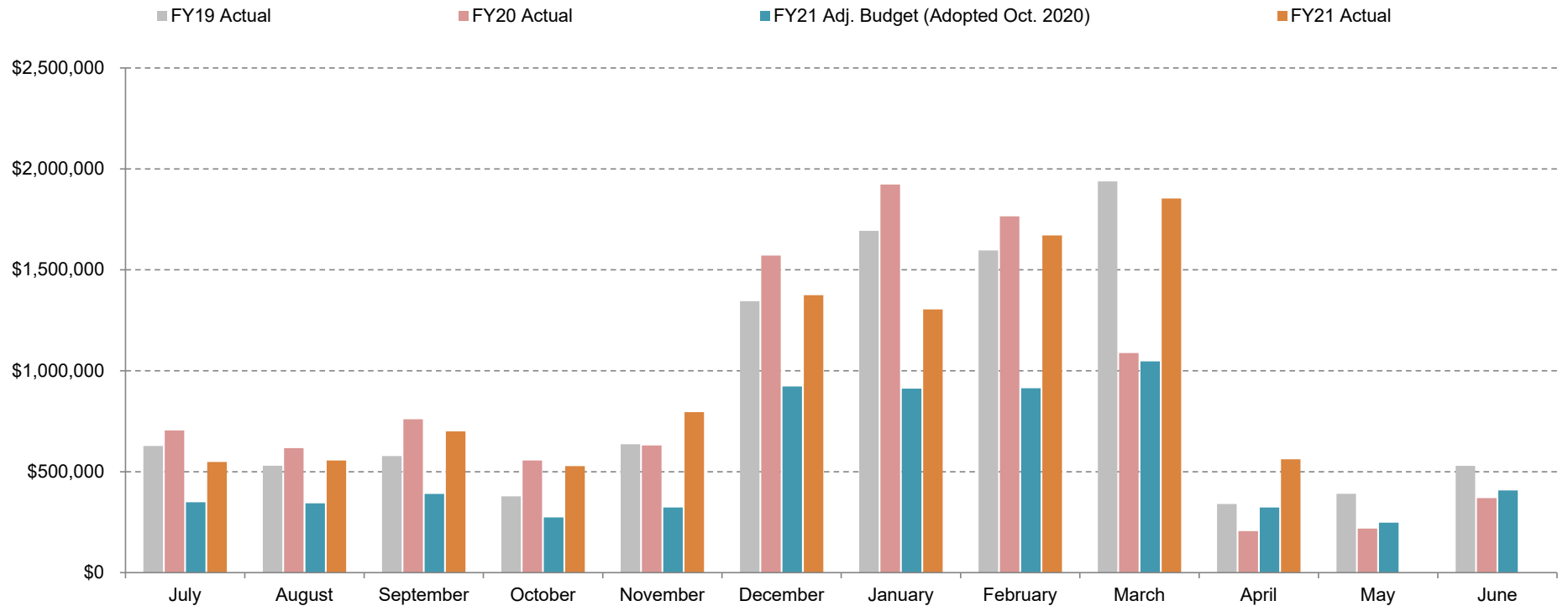
Sales Tax Summary – Capital Fund

Capital Fund - Sales Tax Summary - Monthly				
Month	FY19 Actual	FY20 Actual	FY21 Adj. Budget (Adopted Oct. 2020)	FY21 Actual
July	\$627,203	\$704,479	\$349,121	\$548,052
August	\$529,229	\$616,238	\$343,560	\$555,028
September	\$577,009	\$759,286	\$390,073	\$699,815
October	\$378,251	\$555,393	\$273,572	\$527,415
November	\$635,932	\$629,796	\$323,013	\$794,579
December	\$1,344,356	\$1,570,492	\$921,876	\$1,374,419
January	\$1,693,495	\$1,923,089	\$911,358	\$1,303,836
February	\$1,596,315	\$1,765,073	\$913,518	\$1,670,788
March	\$1,938,349	\$1,087,888	\$1,046,362	\$1,853,291
April	\$340,118	\$206,191	\$323,282	\$561,427
May	\$390,732	\$218,762	\$248,089	
June	\$528,340	\$369,764	\$407,603	
Total	\$10,579,328	\$10,406,450	\$6,451,427	

Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – Capital Fund

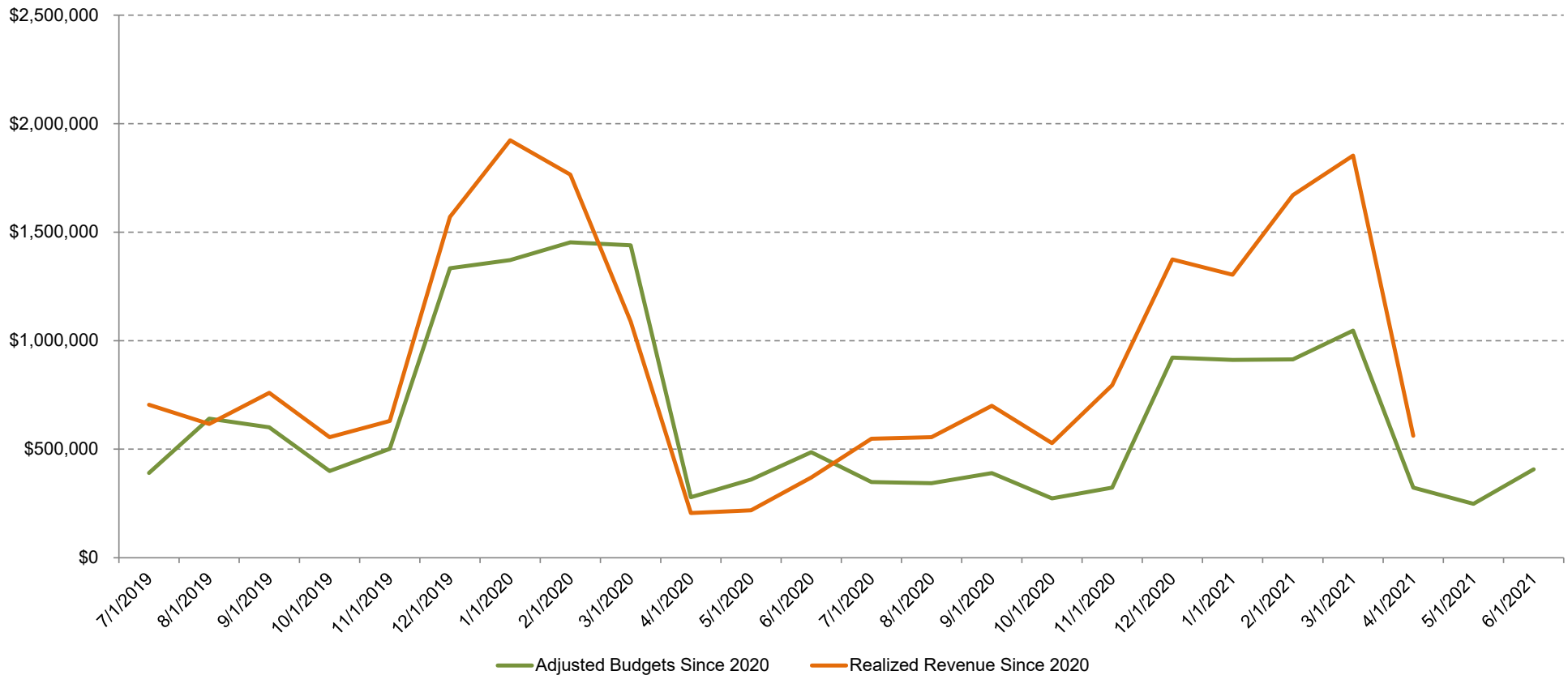
Capital Fund Historical Sales Tax Revenues & Budgets Over Time by Month



Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – Capital Fund

Capital Fund - Sales Taxes
Original Budgets, Adjusted Budgets and Realized Revenue Since FY20



Source: Park City Municipal Corporation. As of June 22, 2021.

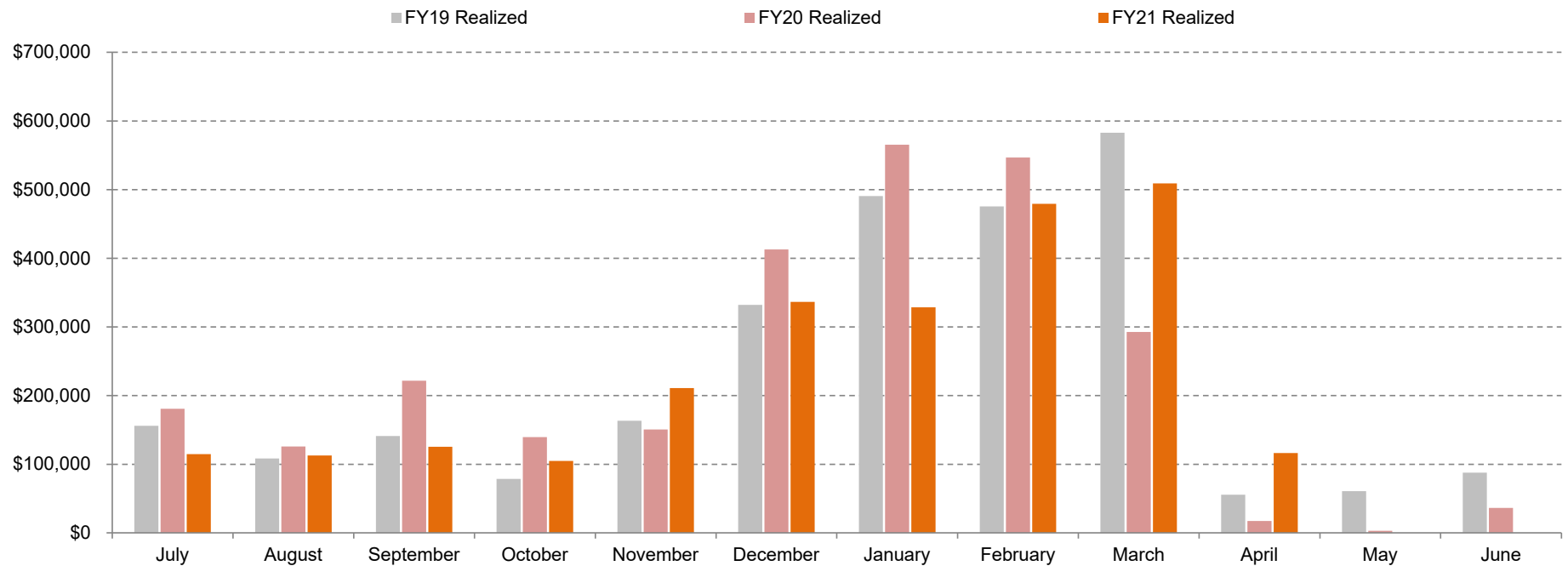
Sales Tax Summary – Transient Room Tax

Transient Room Tax							
Monthly	FY19 Realized	FY20 Realized	FY21 Realized	FY21 vs. FY19, \$ Variance	FY21 vs. FY20, \$ Variance	FY21 vs. FY19, % Variance	FY21 vs. FY20, % Variance
July	\$155,919	\$180,669	\$114,918	(\$41,001)	(\$65,751)	-26%	-36%
August	\$108,460	\$125,677	\$112,872	\$4,412	(\$12,804)	4%	-10%
September	\$140,971	\$221,639	\$125,348	(\$15,623)	(\$96,290)	-11%	-43%
October	\$78,769	\$139,424	\$104,921	\$26,153	(\$34,503)	33%	-25%
November	\$163,248	\$150,563	\$210,795	\$47,548	\$60,232	29%	40%
December	\$332,107	\$412,832	\$336,374	\$4,267	(\$76,458)	1%	-19%
January	\$490,668	\$565,442	\$328,467	(\$162,201)	(\$236,975)	-33%	-42%
February	\$475,570	\$546,738	\$479,315	\$3,745	(\$67,423)	1%	-12%
March	\$582,847	\$292,669	\$509,063	(\$73,784)	\$216,394	-13%	74%
April	\$55,730	\$17,479	\$116,391	\$60,660	\$98,912	109%	566%
May	\$60,892	\$3,114					
June	\$87,903	\$36,423					
Total	\$2,733,084	\$2,692,669	\$2,438,466	(\$145,823)	(\$214,666)		

Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – Transient Room Tax

Transient Room Tax Historical Revenues Over Time by Month



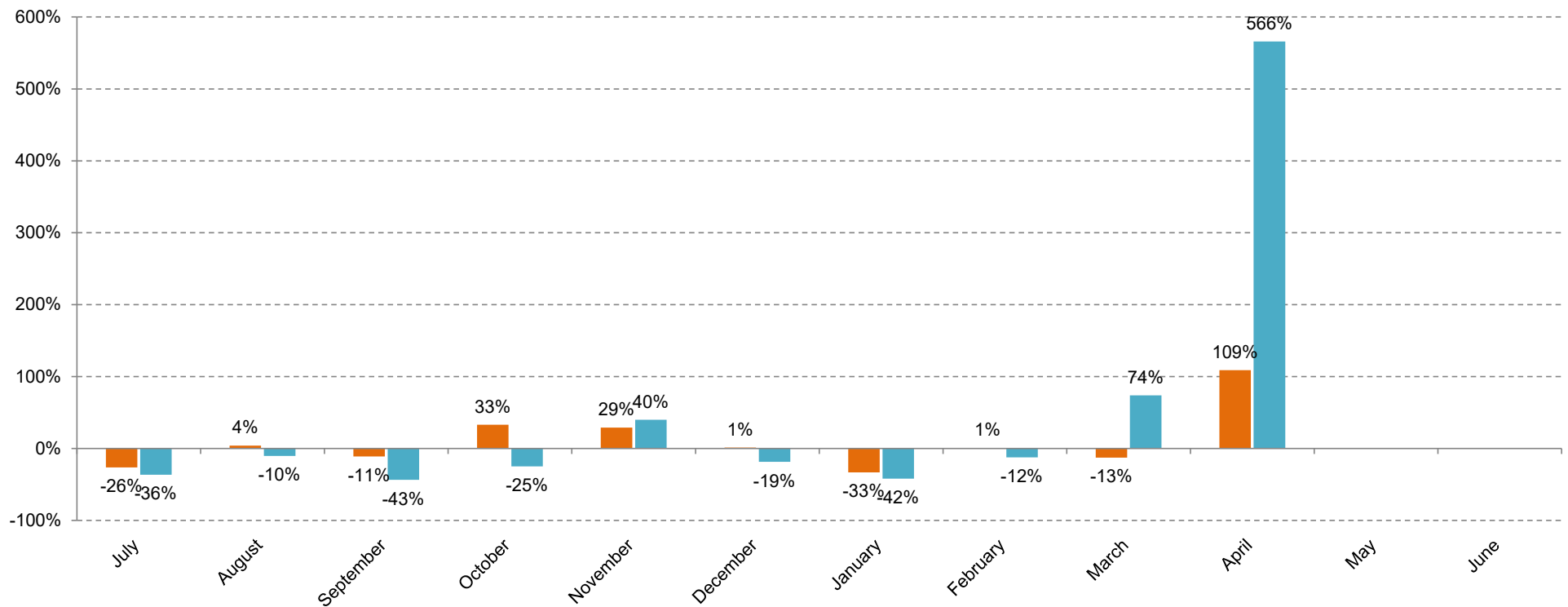
Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – Transient Room Tax

Transient Room Tax % Change from Previous Fiscal Years

FY21 vs. FY19, % Variance

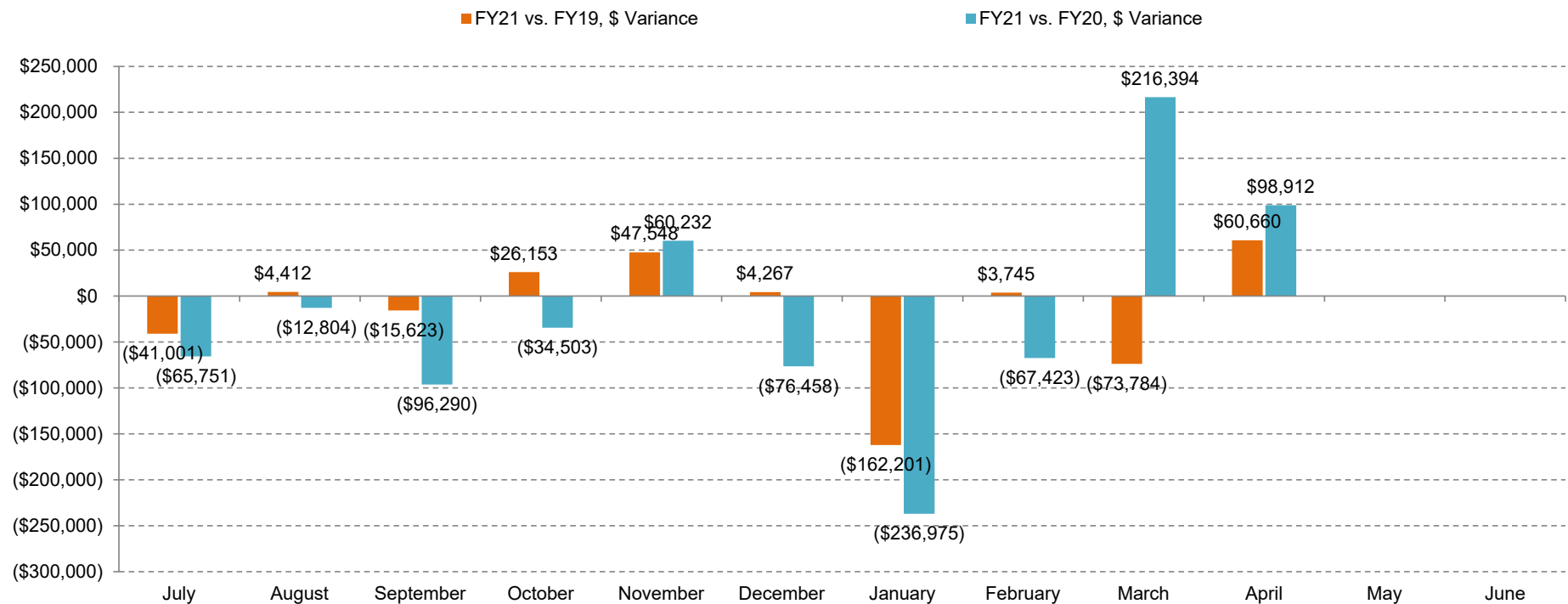
FY21 vs. FY20, % Variance



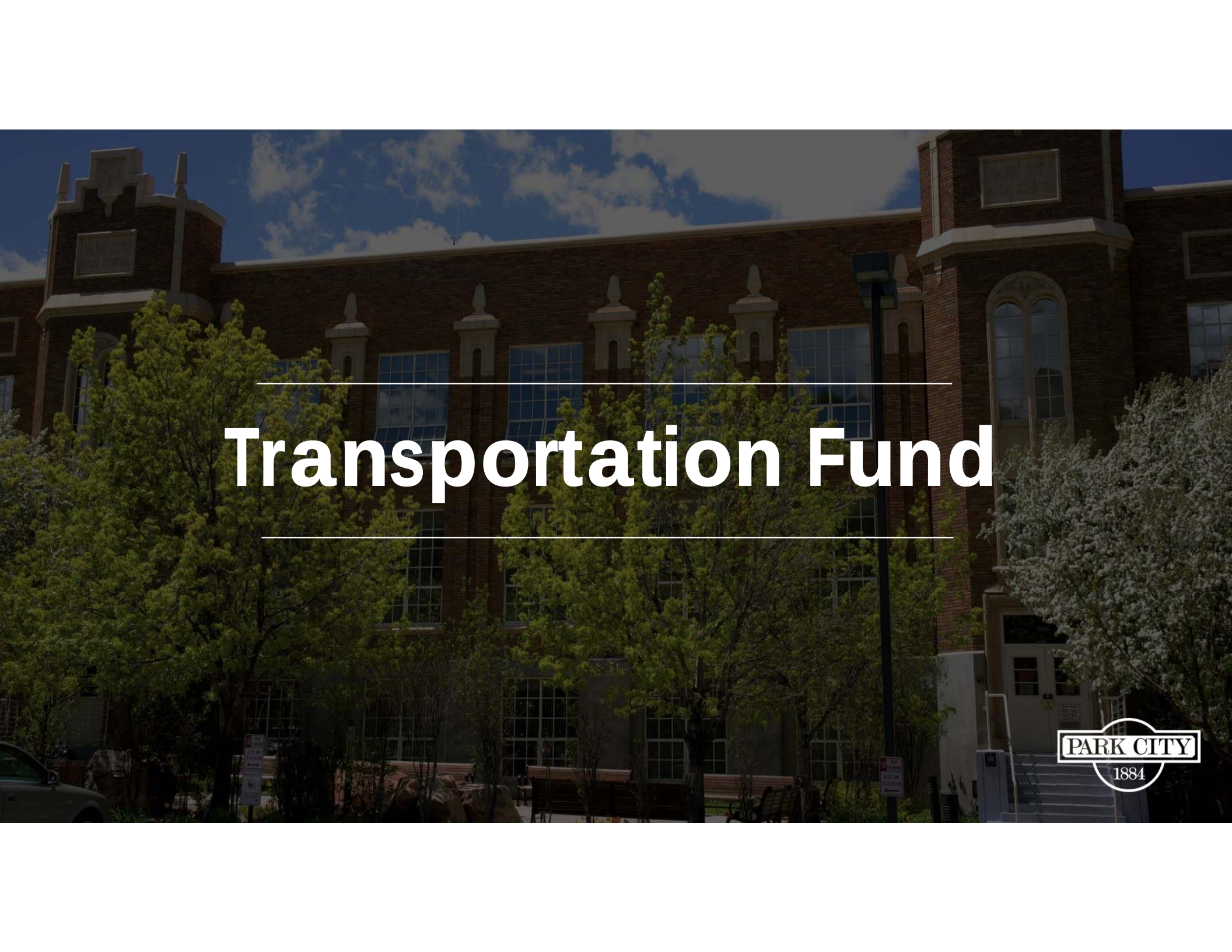
Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – Transient Room Tax

Transient Room Tax \$ Change from Previous Fiscal Years



Source: Park City Municipal Corporation. As of June 22, 2021.



Transportation Fund



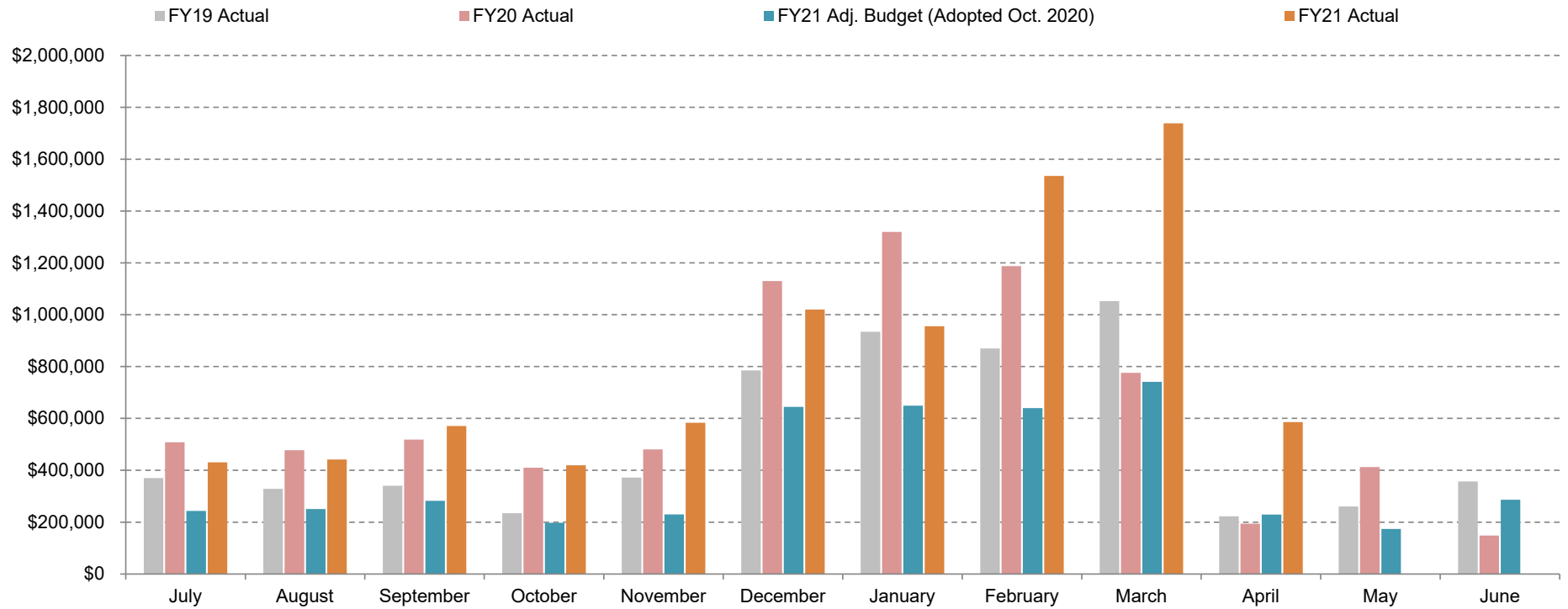
Sales Tax Summary – Transportation Fund

Transportation Fund - Sales Tax Summary - Monthly				
Month	FY19 Actual	FY20 Actual	FY21 Adj. Budget (Adopted Oct. 2020)	FY21 Actual
July	\$370,330	\$507,735	\$243,153	\$431,048
August	\$328,650	\$476,867	\$250,505	\$441,580
September	\$340,448	\$517,995	\$282,223	\$570,321
October	\$234,717	\$409,895	\$197,601	\$419,670
November	\$372,095	\$480,163	\$229,840	\$583,067
December	\$785,302	\$1,129,662	\$644,181	\$1,019,746
January	\$933,912	\$1,319,546	\$648,768	\$955,215
February	\$869,901	\$1,187,380	\$639,892	\$1,535,658
March	\$1,052,427	\$775,863	\$741,053	\$1,738,344
April	\$222,826	\$194,288	\$229,233	\$585,822
May	\$260,629	\$412,635	\$173,692	
June	\$357,095	\$148,275	\$286,553	
Total	\$6,128,331	\$7,560,305	\$4,566,695	

Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – Transportation Fund

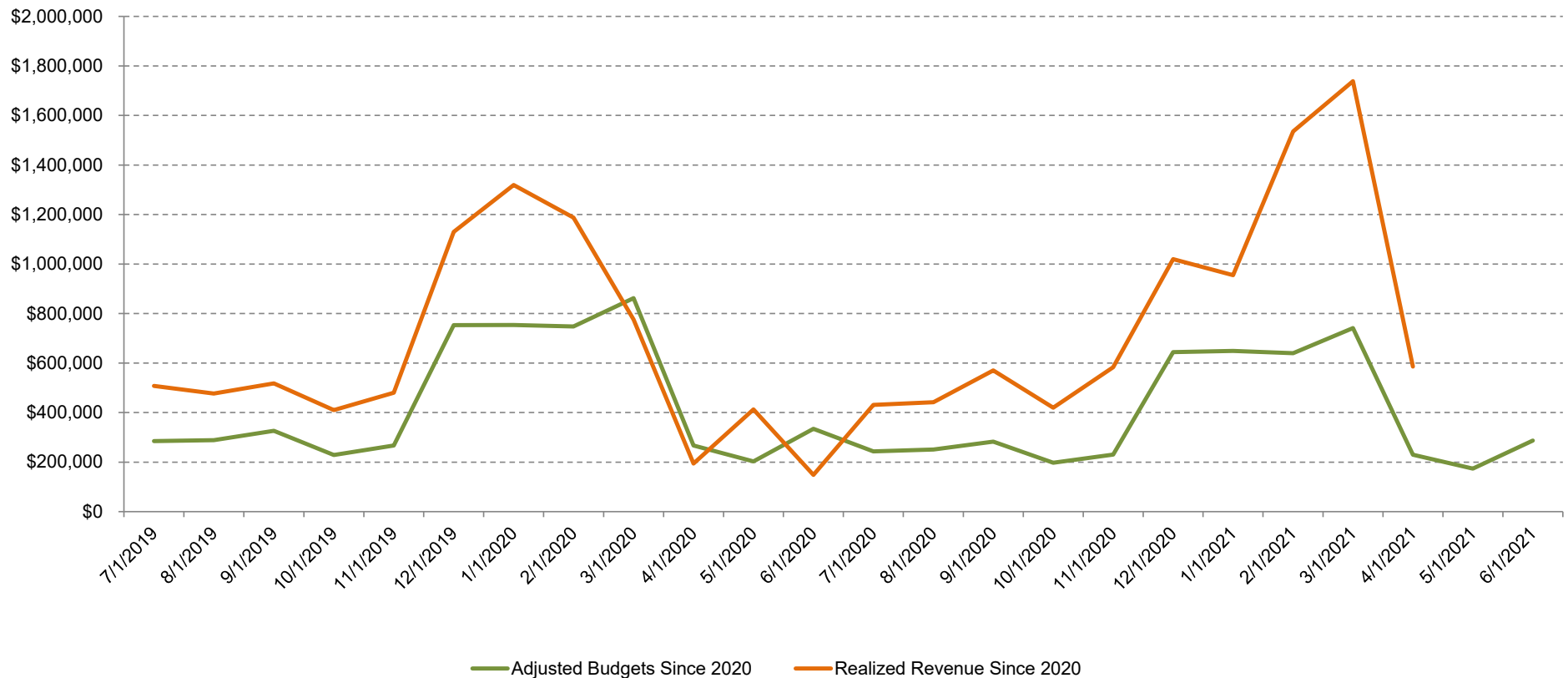
Transportation Fund Historical Sales Tax Revenues & Budgets Over Time by Month



Source: Park City Municipal Corporation. As of June 22, 2021.

Sales Tax Summary – Transportation Fund

Transportation Fund - Sales Taxes
Original Budgets, Adjusted Budgets and Realized Revenue Since FY20



Source: Park City Municipal Corporation. As of June 22, 2021.

Evacuation Plan

City Council
6-24-2021



— Plan Development Stakeholders —

- Deer Valley Resort
- Intermountain Hospital Park City
- Park City Chamber of Commerce/Convention and Visitors Bureau
- Park City Fire District
- Park City Mountain (Vail)
- Park City School District
- Snyderville Basin Recreation District
- Summit County Community Engagement
- Summit County Emergency Management
- Summit County Fire Warden
- Summit County Public Safety Dispatch
- Summit County Sheriff's Office
- Utah Department of Transportation
- Utah Highway Patrol
- Park City Police
- Park City Transit
- PCMC Building - Chief Fire Code Official
- PCMC Community Engagement
- PCMC MARC
- PCMC Transportation Planning
- PCMC Emergency Management



— Types of Evacuations —

- Advanced notice:
 - No-notice
 - Short notice
 - Long notice
- Horizontal v. Vertical
- Phased or Staged
- Shadow



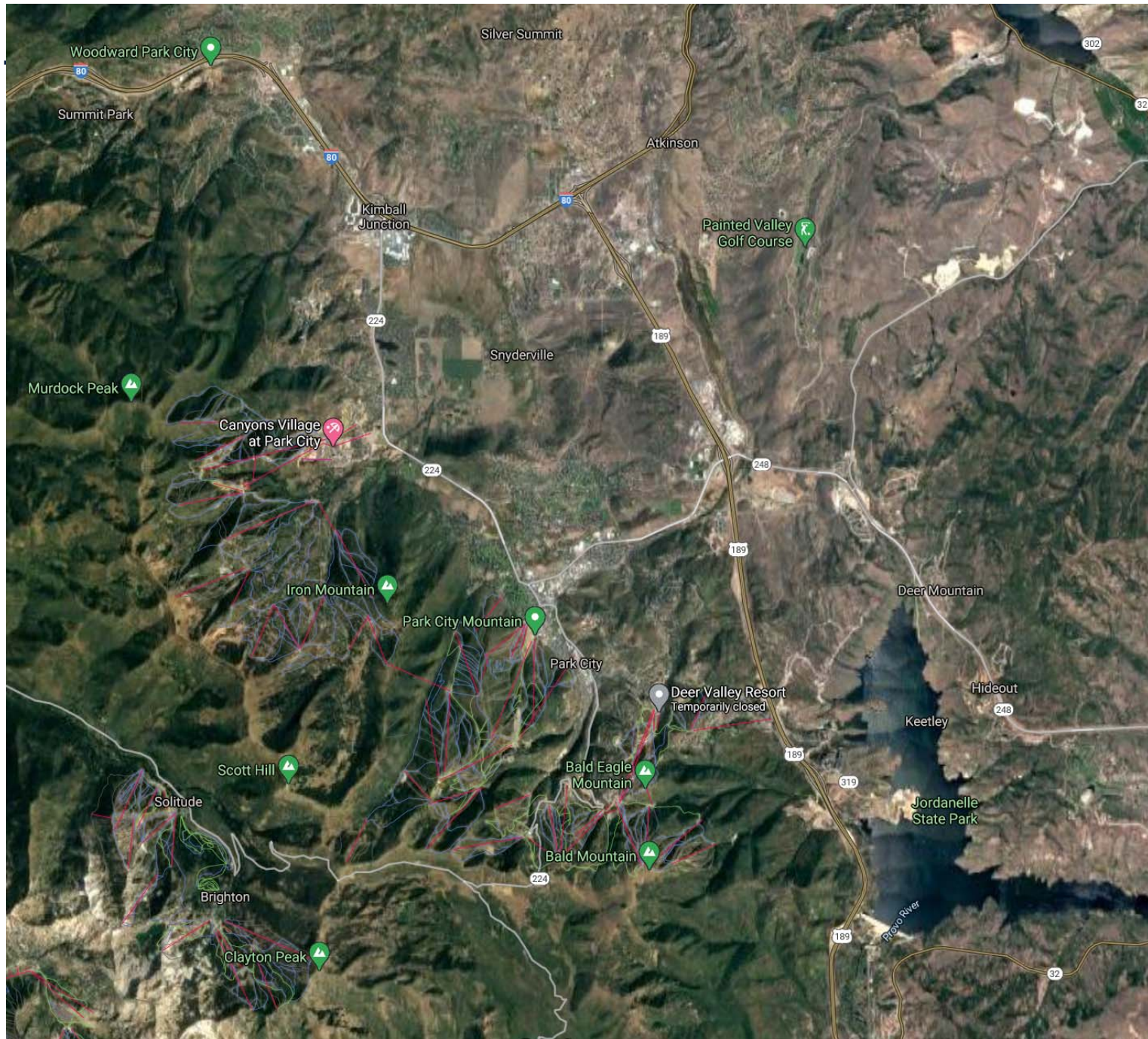
— Who is at Risk? —

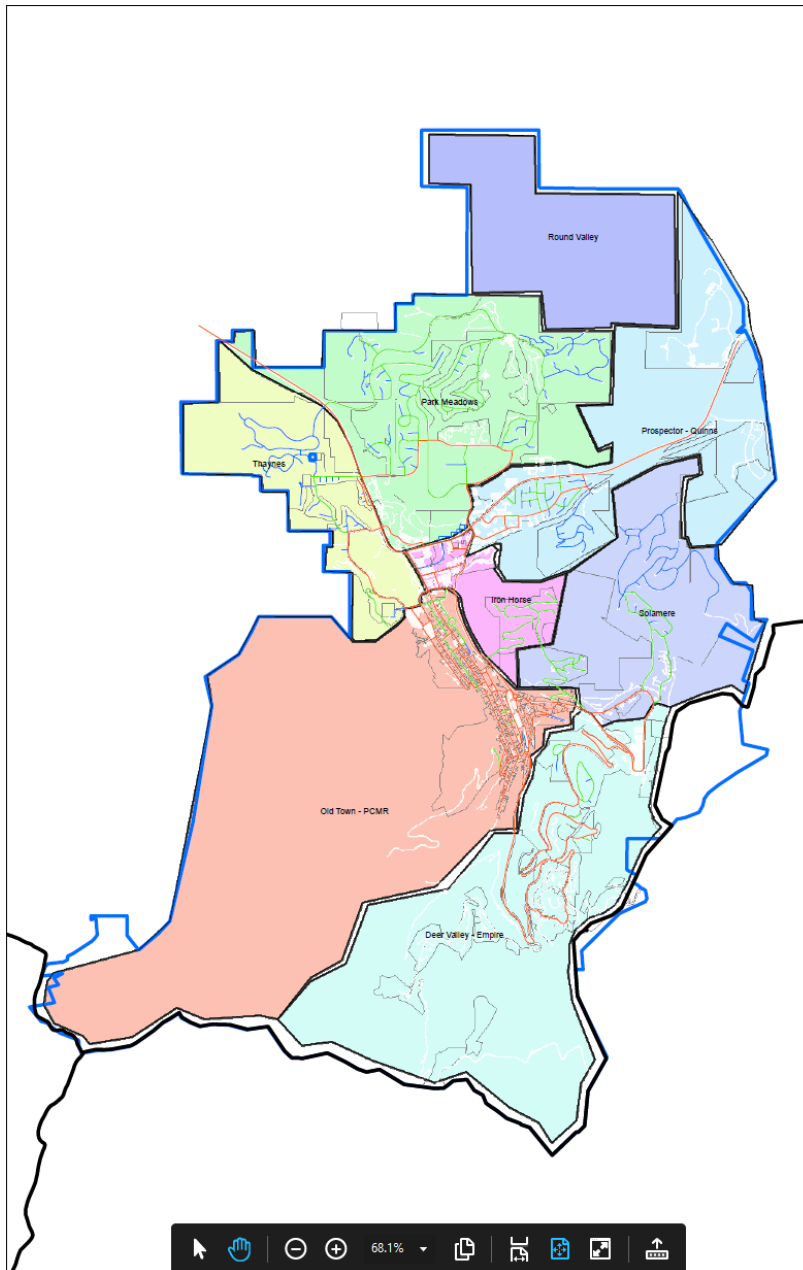
- General population
- Transient / tourist population
- Institutions
- Access & functional needs
- Pets, livestock, and animals
- First responders
- Workers at critical facilities
- Others?

— Evacuee Groups & Travel Needs —

- Vehicle-based, self-evacuators
- Assisted self-evacuators (public transport, rideshare, etc.)
 - Tourists, homeless?
- Assisted non-self evacuators (ambulance, rideshare, etc.)
 - Schools, elderly, infirm/functional needs, etc.
 - Low income
 - Limited English proficiency
 - Access/functional needs
 - Very young/old
 - Cultural/geographic isolation
 - Transit-dependent
- Pets, livestock, other animals







Round Valley:

- Trail patrons (may require transport)
- Dogs, bikes

Prospector / Quinns – largely self transported

- Schools
- Residents
- Patients
- Visitors
- Trail patrons
- Work Staff (Peace House, IHC, clinics, NAC, Ice Arena, SCHD, et al.)

Iron Horse / Aerie – largely self-transported

- Residents
- Visitors
- Work Staff (+ Arts District)
- Hikers/bikers, dogs

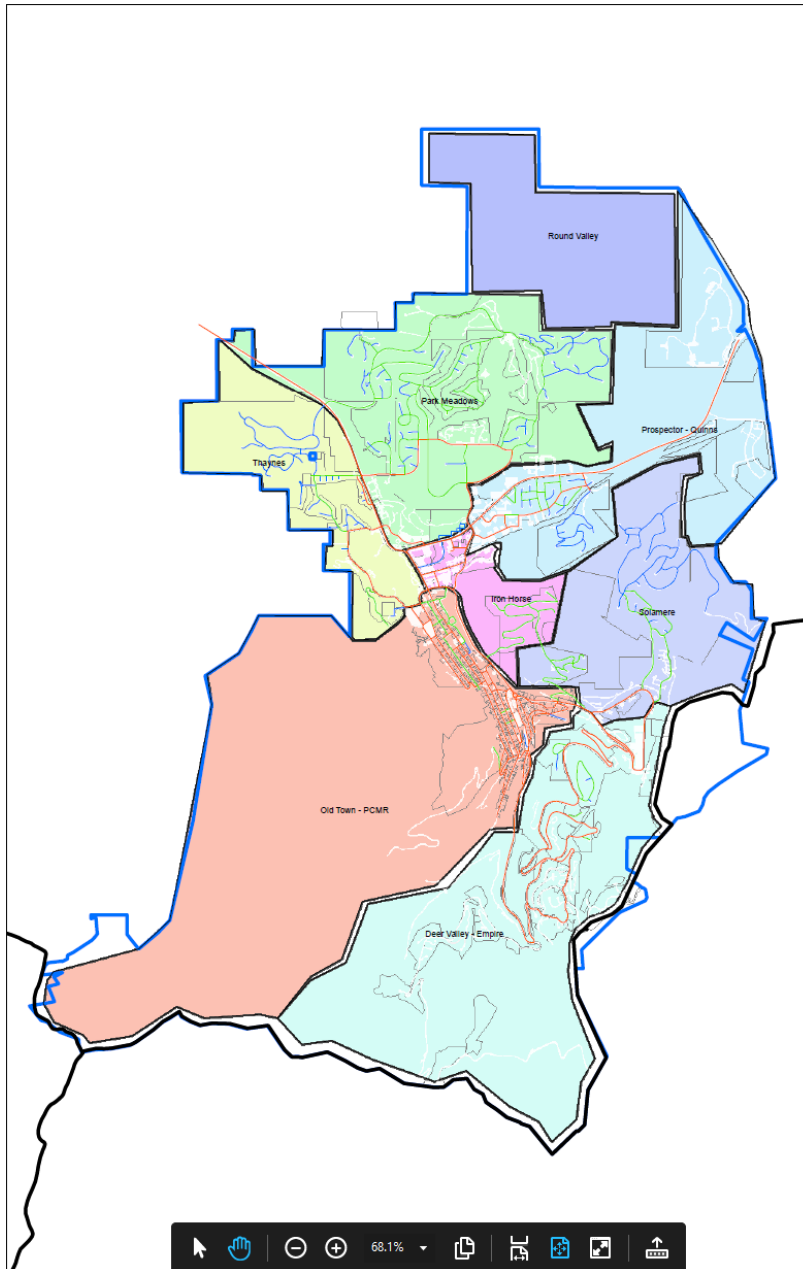
Solamere– largely self-transported

- Residents
- Visitors (short-term rentals)
- Hikers/bikers, dogs

Deer Valley / Empire:

- Residents
- Visitors (short-term rentals)
- Resort patrons (will require transport)
- Work staff





Old Town / PCMR:

- Residents
- Visitors (short-term rentals)
- Resort patrons (will require transport)
- Work staff
- Senior Center

Thaynes – largely self-transported

- Residents
- Visitors
- Trail/golf course patrons
- Hikers/bikers, dogs

Park Meadows – largely self-transported

- Residents
- Visitors (short-term rentals)
- MARC patrons

NOTE 1: Construction crews and vehicles likely in all residential areas.

NOTE 2: The City-owned Bonanza Flats parcel (not shown) is located within Wasatch County, which will require coordination of notifications for that area.



— EVAC PROCEDURE —

Need for evacuation determined by competent authority

- Mandatory or voluntary?
- Police Chief, Wildfire Incident Commander, Sheriff can order
- Determine zone(s), desired routing
- Determine necessary public safety / transit / UDOT / other resources
 - Consider downstream impacts (traffic, infrastructure, services, etc.)

Coordination with UDOT, PIO, public safety, Transit, EM, Public Works, Public Utilities, resorts, et al.

Alerting / notifications / public announcements

- Local media
- Social media
- IPAWS
- UDOT
- Announcements by public safety



— Access Levels —

Access & Reentry Levels: To aid in determining appropriate access needs to threatened areas during various phases of the emergency, the following access levels (AL) are established for emergency response, recovery, and return phases. These may be adjusted as necessary by Incident Command:

AL-1	Emergency Response: Emergency Zone is unstable – Emergency Services and authorized support personnel only
AL-2	Response Support: Emergency Zone being stabilized – Key Resources for relief, assessment, stabilization
AL-3	Recovery Support: Emergency Zone is stable – Support for restoration of community lifelines and essential services
AL-4	General Return: Area stable for temporary access or general re-entry by the public

NOTE: Access levels will be determined by circumstances and threat to public safety, and may need to be adjusted by Incident/Unified Command.

More details regarding Department of Homeland Security's Crisis Event Response and Recovery Access (CERRA) Framework can be found in the Evacuation Plan.



Brief Overview of Evacuation Stages

Stage 1: Evacuation Alert — issued *if possible* to inform the community of a potential threat, allowing preparation — include as much timely/accurate info as possible

- EOC established if not already
- Major coordination with Transit, Police, UDOT, UHP, etc. to ensure traffic flow and safety

Stage 2: Evacuation Order - mandatory or voluntary

Stage 3: Damage Assessment — conducted ASAP to:

- Evaluate impact and ability to respond and recover.
 - o Detailed infrastructure assessments — structures, water, gas, power, waste/stormwater, debris, access routes, telecommunications, air quality, etc.
- Assist with determining local and State level of contribution to the recovery effort.
- Determine kinds and quantities of disaster assistance necessary from State and FEMA.
- Document need for supplementary Federal assistance.
- Notify insurers of damaged/destroyed property.



Evacuation Stages (Cont.)

Stage 4: Re-Entry Planning

Types of Re-Entry:

- Restricted Entry – uses credentialing and placards identifying needs and roles of entrants. Requires enforcement and patrol.
- ‘Look and Leave’ policy – property owners allowed to review damage and enter for limited time and depart. Requires both enforcement and patrol.
- Unrestricted general re-entry. Potentially leaves properties or areas unsecured.



Evacuation Stages (Cont.)

Stage 5: Rescind Evacuation Order

- Substantial friction is likely to occur between evacuees' desire to return to their homes as soon as possible and the need to delay return until the evacuated area is declared safe and can support the returning population.

Stage 6: Community Re-Entry

- Consideration given to the size and demographics of the evacuated population. With larger scale re-entry plans, best practices include Welcome Centers, which can also act as a centralized facility for Non-Government Organizations and faith-based communities to provide assistance.



— REENTRY PROCEDURE —

Safety determined by competent authority

- Determine zone(s), desired routing
- Type of re-entry (phased, escorted, etc.)
- Determine necessary public safety / transit / UDOT / other resources
 - Consider downstream impacts (traffic, infrastructure, services, etc.)

Coordination with UDOT, PIO, public safety, Transit, EM, Public Works, Public Utilities, Welcome Center hosting agencies, et al.

Alerting / notifications / public announcements

- Local media
- Social media
- IPAWS
- UDOT
- Announcements by public safety



— Next Steps —

Full-Scale Exercise, target date Spring 2022?

- Initial planning stages, planning meetings now through late March 2022

Roundtable discussion, work session?

Newsmailer

Social media outreach, preparedness posts



— Questions & Discussion —





Summer Trolley Service Route Options

Park City Transit

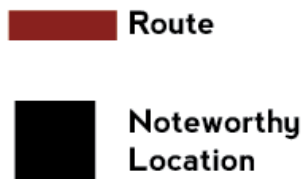
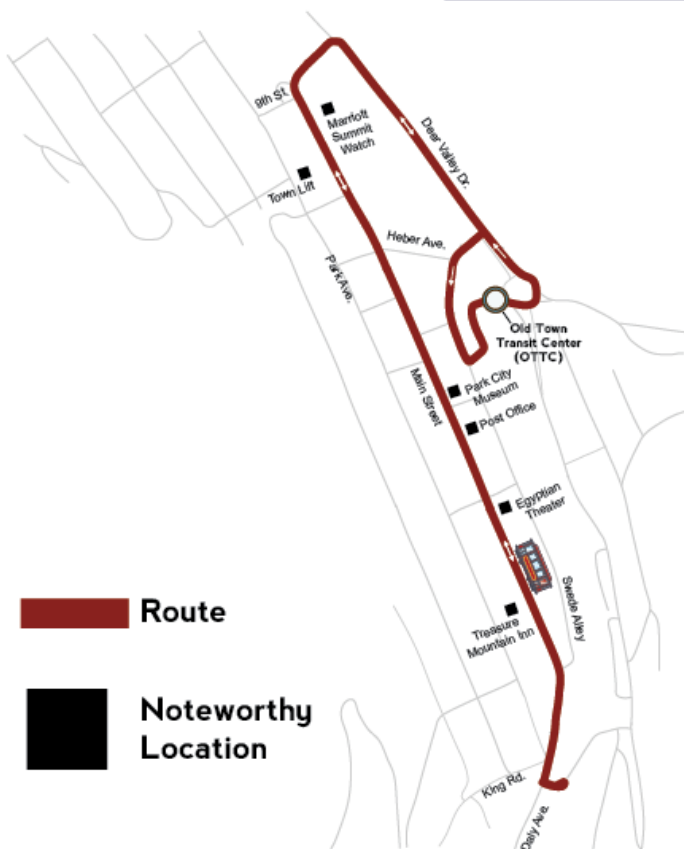
Background

- Received many requests from business district to bring back the Trolley as soon as possible.
- Trolley's return originally planned for fall 2021
- Winter 20-21 Survey comments supported the Trolley
- We have received conflicting comments about the Trolley route
 - Conducted a survey of residents, property owners, and property managers

Route Options

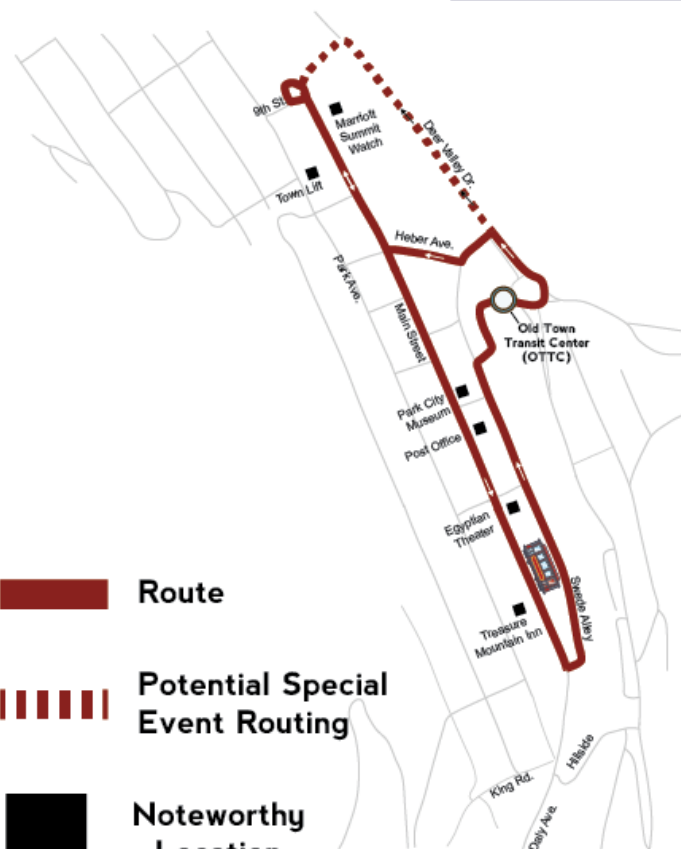
Operates Wednesday-Saturday
Hours: 12:00 PM—10:00 PM
From Old Town Transit Center (OTTC)

Trolley Option 1



Operates Wednesday-Saturday
Hours: 12:00 PM—10:00 PM
From Old Town Transit Center (OTTC)

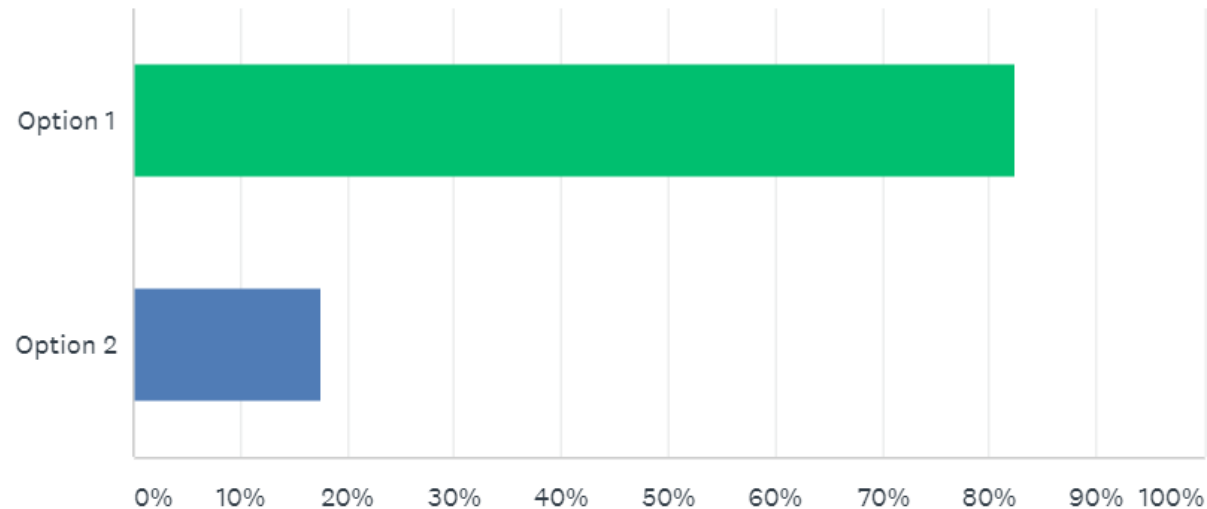
Trolley Option 2



Survey Results

We are seeking feedback on two different route options. Please choose your preferred option.

Answered: 85 Skipped: 0



A blurred photograph of a city street scene. In the center, a maroon and blue bus is driving towards the viewer. The street is lined with parked cars on both sides. On the left, there are buildings with colorful signs, including one for 'FISH'. On the right, there are multi-story residential or commercial buildings. The sky is a clear, pale blue. Overlaid in the center of the image is the word 'Questions?' in a large, white, sans-serif font.

Questions?

Silver Bird Condominiums at Deer Valley Third Amendment, Unit 26

City Council
June 24, 2021



— Background —

- Silver Bird Condominiums approved in 1982 for 6 units.
- Located in the RD, DV MPD District in Silver Lake neighborhood.
- Applicant is proposing to remove an existing deck and rebuild an expanded deck and patio below, which will add to their private space.





Ridge Dr

Bird View Rd

Silver Bird

Sterling Dr

Royal St

Sterling Dr

e Rd

Royal St

7374 Silver Bird,
Park City, UT 84060

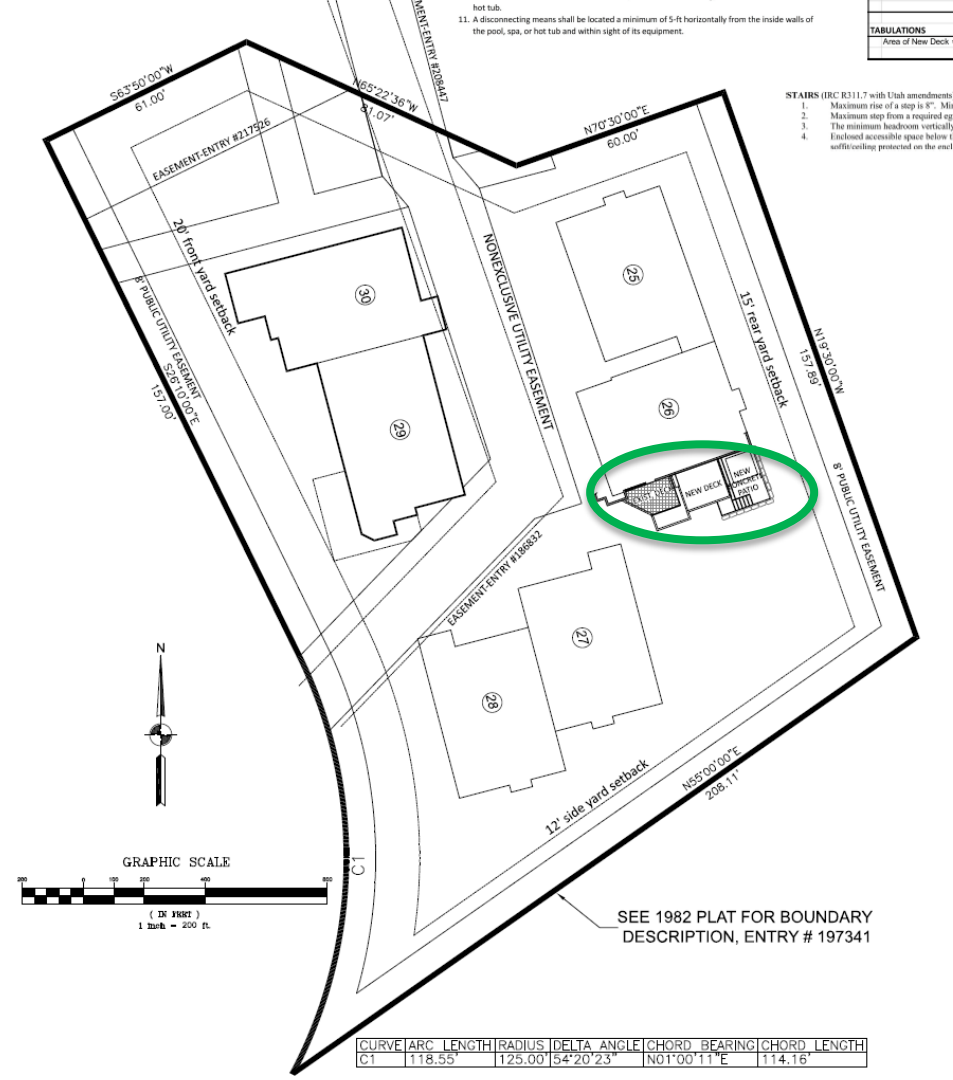
Adobe

Black Bear Lodge by
Abode Luxury Rentals
4.5 ★ (78)
3-star hotel

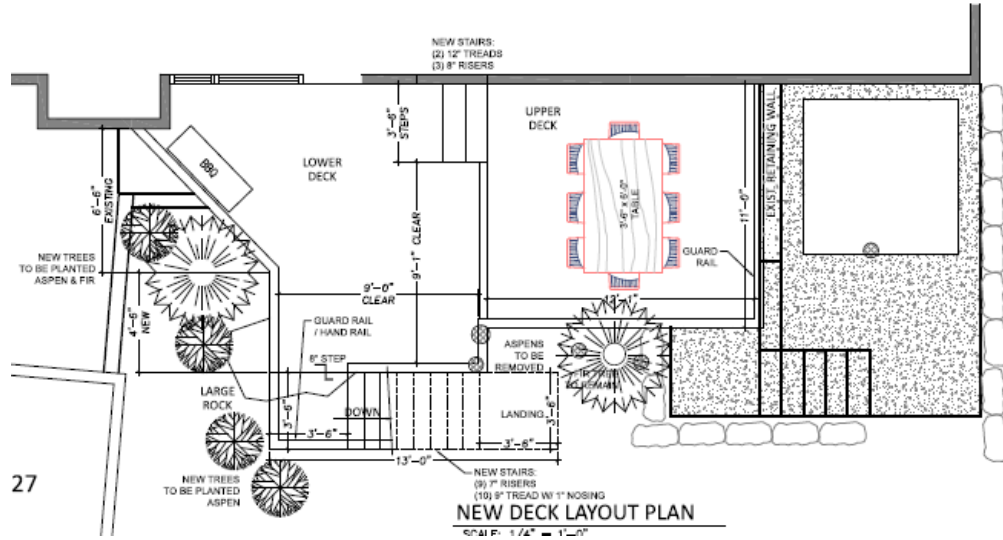
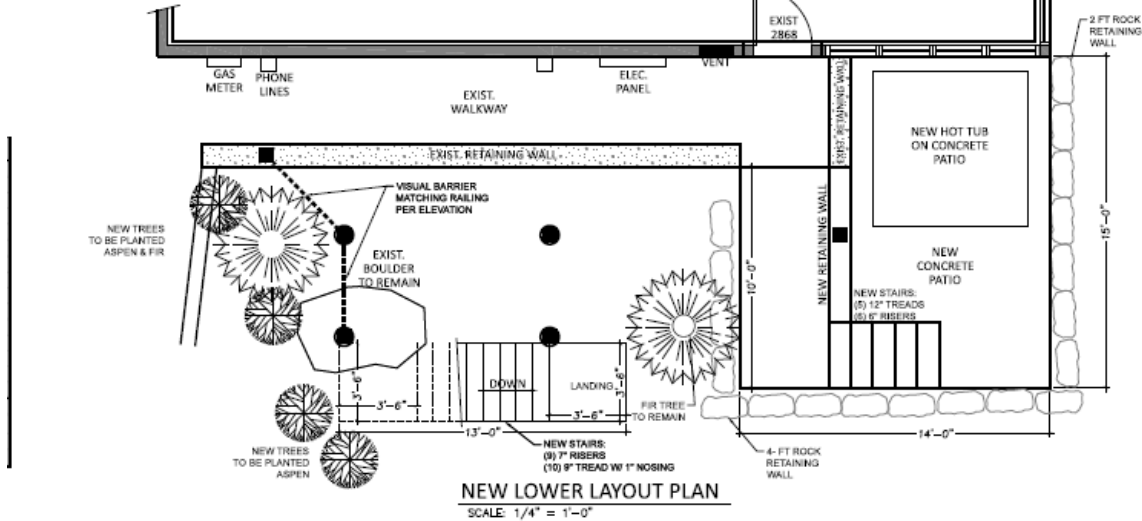
Silver Bird Condominiums

The patio and new deck meet all setback requirements and the HOA has approved the proposed change.

Open Space requirement of 60% maintained.



Similar
Amendments
were approved in
2014 and 2016
for other units in
the Silver Bird
Condo complex.



— Good Cause —

The proposed Plat Amendment has been reviewed in accordance with LMC § 15-7. Staff finds Good Cause for this Plat Amendment that expands the private space of Unit 26 with patio and deck area which will not be enclosed, and meets applicable LMC requirements including the Open Space requirement of 60%.

No Public Streets, Right-of-Way or easements have been vacated or amended.



— Recommendation —

- This Plat Amendment was unanimously recommended for Council's approval, by the Planning Commission, on June 9, 2021.
 - Staff recommends the Council hold a Public Hearing and consider approving the Silver Bird Condominiums at Deer Valley Third Amendment, Amending Unit 26.
-





Polly Samuels McLean, Esq.

June 23, 2021

Re: Acceptance of Private Roadways in Fairway Village

Dear Mayor and Council,

Thank you for your consideration to accept the roads within Fairway Village for dedication. Fairway Village consists of 64 properties (12 single family homes and 52 town homes). The residents of Fairway Village are approximately half primary and half secondary residents; these residents have been part of the fabric of the Park City community for over 40 years. Fairway Village property owners pay taxes like other residents of the City, but do not receive the benefit of road maintenance, snow plowing and other services for the streets on which they live, despite those streets being open to the public and seeing a high proportion of through traffic from non-residents.

Park City Resolution 6-91 outlines the standards for acceptance by the City of private roads. The resolution is sensible in that it recognizes the inequity inherent in the city asking an HOA to maintain private roads that are open to and widely accessed by fellow City residents as through streets, and asks that private roads be brought up to par with city roads for dedication such that the City isn't assuming deferred maintenance upon dedication. As fellow City residents, Fairway Village owners agree this is sound public policy.

Staff has affirmed consistently over time that Fairway Village roads meet the dedication standard, as far back as 1991 and as recently as 2014. (See July 1991 letter, Exhibit E; August 2014 letter, Exhibit F). This has included both Fairway Village Drive and Sunny Slopes Drive, with the exception only of dead-end Sunny Slopes Court. Although the 1991 and 2014 dedication efforts did not proceed due to the cost and complexity of private citizens in an HOA pushing them forward, the HOA restarted its effort in 2019. City Engineer Ryan Taylor himself resurrected the 2014 opinion letter from former engineer Matt Cassel, advised the HOA that the streets would still meet the dedication standard, and directed the HOA to engage a licensed engineer to evaluate the condition of the streets and prepare a list of improvements to be made for the street to be brought up to the city's maintenance standard. The HOA did so, at considerable expense, following the city's own process laid out at <https://www.parkcity.org/departments/engineering-division/private-to-public-street-process>.

The HOA and City Staff, including Engineering and Public Works, met several times over the course of 2019 and 2020 to refine the study and the list of improvements. The city ultimately asked for a list of improvements of over \$200,000, to be paid for and completed by the HOA. The HOA happily agreed to the work. Never once did the question of whether the streets themselves by virtue of their traffic collection pattern or some other factor fail to qualify ever come up. This question was long settled and put in writing by City Staff as a fact of its own process, as laid out <https://www.parkcity.org/departments/engineering-division/private-to-public-street-process>. Now, having expended considerable funds, in addition to two years of time, the HOA has been surprised at the finish line to learn that Fairway Village Drive is not recommended for dedication for reasons having nothing to do with the condition of the pavement – an opinion at odds with both 20 years of staff opinion and levels of through-traffic that have only grown in the intervening time



Polly Samuels McLean, Esq.

periods with the development of neighboring subdivisions. Over 25% of the traffic on Fairway Village Drive is through-traffic. In addition, Fairway Village Drive acts as double access for the subdivision and those residents in the area if there is an issue on Meadows Drive.

In yet another curveball at the finish line of a years-long process, the staff report asks the HOA to install sidewalks and bike lanes, and reconfigure driveways that have been standing for 40 years; none of these requirements were contemplated at any point until now, across the many detailed discussions that have occurred as part of this effort. While Council may decide that installation of these items on these roads are of benefit to the traveling public, these items are unrelated to the core principles of fairness involved in dedicating through streets maintained by private citizens for public benefit. The sidewalk-less configuration of the street is a product of its time like so many other roads, public and private. If sidewalks are to be installed for the benefit of the public that traverses Fairway Village, then the sidewalks should be paid for by the public.

The Resolution states as its intent that **“the City wishes to protect and enhance the welfare of residents and taxpayers and recognizes the legitimate concerns of property owners abutting private roads who had inadequate knowledge of the cost and responsibility associated with the maintenance of their private roads.”** The owners in Fairway Village could not know the enormous cost and responsibility associated with the maintenance of these roads. Using the numbers provided in the staff report, since 1988, when the second subdivision plat was recorded, the residents have paid over \$1 Million in road maintenance as well as annual costs for plowing of \$561,000. Of course, the taxes for these homes are exactly the same as others in the City.

The overall policy of the City is to own the roads within its jurisdiction. Fairway Village is in the heart of the Park City. It deserves to be provided similar services as other subdivisions in the City. Roads are a municipal function. It is important for emergency access and ensuring uniform quality to accept roads, especially, as is the case here, where the roads serve to other single-family residences and are used by the public. In addition, City waterlines and other utilities are in the roadway. This dedication will increase State funding for the City with B/C road funds. Furthermore, the roadway has been subject to public use for over 10 years as a thoroughfare, and therefore under State Code is considered dedicated. (See Utah Code 72-5-104). If this subdivision was platted today, it is likely that the streets would be public. Therefore, the City, while doing right by the owners of Fairway Village, is also getting a road that meets City Standards.

The Staff Report brings up the issue of precedence. The HOA has been relying on Resolution 6-91 since 1991 as the standard. That is the precedent. If the Council or Staff doesn't believe that the Resolution meets the needs of the City, then the Resolution needs to be re-evaluated. However, it is unfair to the HOA to change the rules after they have spent significant time and money to meet City requirements, and for the City Staff through letters and meetings to not tell them that the rules would change. A review of the Map of the Vicinity (attached) shows that all the nearby subdivision except Broken Spoke and Gleneagles have public streets including cul-de-sacs and dead end streets. (See Columbine Ct, Larkspur Dr, Morning Sky Ct, Lakeview Ct and cul-de-sacs off of Silver Cloud, Fairway Hills Court, Larkspur Drive, and Lupine Lane.) In addition, a review of other private streets shows that they are either a cul-de-sac, have no outlet (i.e., a loop with no access to any other roads), is gated, or is a short road.



Polly Samuels McLean, Esq.

When the Resolution 6-91 criteria and conditions are met, Park City should follow the resolution and accept private roads. In the case of Fairway Village Drive and Sunny Slopes Drive, the resolution is met in full, with Fairway Village HOA willing to invest over \$200,000 to ensure that the City is accepting roads which are to standard. Therefore, we respectfully request that the Council direct staff to move forward in working with the HOA to accept the dedication of these roads. Fairway Village would come before Council at a later meeting with a Plat and ordinance to support formal dedication.

Sincerely,

PEAK LAW

Polly Samuels McLean

Exhibit 1 – Map of Vicinity



Public Streets



Fairway Village Private Streets



Private Streets in Broken Spoke & Gleneagles bordering Fairway Village

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