



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
June 21, 2018**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 21, 2018.

CLOSED SESSION

2:00 p.m. - To Discuss Property, Personnel and Litigation

WORK SESSION

3:45 p.m. - Council Questions and Comments

4:00 p.m. - 2018-19 City Manager's Recommended Budget: Presentation and Review

[Budget Staff Report](#)

[Exhibit A: Council Compensation Ordinance](#)

[Exhibit B: Budget Summaries](#)

[Exhibit C: Budget Adoption Ordinance](#)

[Exhibit D: RDA Budget Adoption Resolution](#)

[Exhibit E: MBA Budget Resolution](#)

4:30 p.m. - Park City Community Vision 2020: Goals and Implementation

[Community Visioning Staff Report](#)

[Park City Vision 2020 Presentation](#)

5:15 p.m. - 3Kings Water Treatment Plant Project - Schematic Design Review

[Staff Report](#)

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report

Open Flame and Fireworks Ban

[Open flame and fireworks ban 2018](#)

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

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 17 and 31, and June 7, 2018

[May 17, 2018 Minutes](#)

[May 31, 2018 Minutes](#)

[June 7, 2018 Minutes](#)

V. CONSENT AGENDA

1. Request to Approve the Donation of Approximately 18 Acres of Property Owned by the Division of Wildlife Resources (DWR), Located Along State Route 224 in Park City
[DWR Transfer Staff Report](#)
2. Request to Approve Stipends for Artwork for the EmPOWERment Utility Box Project in an Amount not to Exceed \$4,000 in a Form Approved by the City Attorney
[Public Art Approval Staff Report](#)

VI. OLD BUSINESS

1. Bonanza Flat DRAFT Conservation Easement Review
[Bonanza Flat Staff Report](#)
[Attachment 1: Bonanza Flat Conservation Easement](#)
[Attachment 2: Bonanza Flat Baseline Documentation](#)
[Attachment 3: Bonanza Flat Resource Inventory](#)

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2018-31, an Ordinance Adopting a Revised Budget for FY 2018 and a Budget for FY 2019 for Park City Municipal Corporation and Its Related Agencies
(A) Public Hearing (B) Action
[Budget Ordinance](#)
2. Consideration to Approve Ordinance No. 2018-32, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Offices for Fiscal Year 2018-2019 in Park City, Utah
(A) Public Hearing (B) Action
[Council Compensation Ordinance](#)
3. Consideration to Approve Resolution 14-2018, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP)
(A) Public Hearing (B) Action
[CEMP Staff Report](#)
[Attachment A: CEMP 2018](#)
[Attachment B: Resolution 14-2018 CEMP](#)

4. Consideration to Approve Resolution 15-2018, a Resolution Adopting the Revised Personnel Policies and Procedures Manual, Effective July 1, 2018 for Park City Municipal Corporation
(A) Public Hearing (B) Action
[Policy and Procedures Staff Report and Resolution](#)
5. Consideration to Approve Ordinance No. 2018-33, an Ordinance Approving the 1011 Empire Avenue Plat Amendment, located at 1011 Empire Avenue, Park City, Utah
(A) Public Hearing (B) Action
[1011 Empire Avenue Staff Report and Ordinance](#)
[1011 Empire Avenue Exhibits](#)
6. Consideration to Approve Ordinance No. 2018-34, an Ordinance Approving the 1135 Norfolk Avenue Plat Amendment, located at 1135 Norfolk Avenue, Park City, Utah
(A) Public Hearing (B) Action
[1135 Norfolk Avenue Staff Report and Ordinance](#)
[1135 Norfolk Avenue Plat Exhibits](#)
7. Consideration to Approve Ordinance No. 2018-35, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapter 15-11-10(D)(2), Removing the Garage at 1503 Park Avenue from the Park City Historic Sites Inventory
(A) Public Hearing (B) Action
[1503 Park Avenue Staff Report and Ordinance](#)
[Draft HPB Minutes, May 16, 2018](#)
8. Consideration to Approve Ordinance 2018-36, an Ordinance Approving an Extension of the May 25, 2017 Approval of the 166 Main Street Plat Amendment Located at 166 Main Street, Park City, Utah
(A) Public Hearing (B) Action
[166 Main Street Plat Amendment Extension Staff Report and Ordinance](#)
[166 Main Street Plat Extension Exhibits](#)

VIII. ADJOURNMENT

IX. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2018, a Resolution Adopting the Fiscal Year 2018 Revised Budget and the Fiscal Year 2019 Budget for Park City Redevelopment Agency
(A) Public Hearing (B) Action
[RDA Budget Adoption Resolution](#)

IV. ADJOURNMENT

X. PARK CITY MUNICIPAL BUILDING AUTHORITY

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve Resolution MBA 02-2018, a Resolution Adopting the Fiscal Year 2018 Revised Budget and the Fiscal Year 2019 Budget for Park City Redevelopment
Agency
(A) Public Hearing (B) Action
[MBA Budget Resolution](#)

IV. ADJOURNMENT

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

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

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Jed Briggs

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section: WORK SESSION

Subject:

4:00 p.m. - 2018-19 City Manager's Recommended Budget: Presentation and Review

Suggested Action:

Attachments:

[Budget Staff Report](#)

[Exhibit A: Council Compensation Ordinance](#)

[Exhibit B: Budget Summaries](#)

[Exhibit C: Budget Adoption Ordinance](#)

[Exhibit D: RDA Budget Adoption Resolution](#)

[Exhibit E: MBA Budget Resolution](#)



City Council Staff Report

Subject: City Manager's Recommended Budget
Authors: Nate Rockwood, Jed Briggs & Todd Andersen
Department: Budget, Debt, & Grants
Date: June 21, 2018
Type of Item: Informational/Legislative

Summary Recommendation

Staff recommends adopting the City Manager recommended budget with changes as outlined in this staff report and attached budget summaries.

Executive Summary

The City Manager Recommended (Tentative) Budget was presented and adopted by City Council on May 3, with the final budget expected to be adopted on June 21. Over the next several weeks staff presented various aspects of the budget to Council. This week staff will review recommended changes the City Manager Recommended (Tentative) Budget based on Council input, final calculations, and outstanding issues.

Background

The City Manager's Recommended Budget is constructed drawing upon Council input and direction received during the Council Retreat in March, as well as Council input received during work sessions and study sessions throughout the year. The expenditure budget is determined by looking at revenues, which the Budget Dept assesses in the Financial Impact Assessment Report (FIAR), a projection of the City's expenditures and revenues over the next ten years. The timelines and process for the budget hearings is detailed below:

- **April 30** - Staff delivered the City Manager's Recommended Budget (Tentative or Proposed Budget) to City Council. Discussion/action is slated for these dates as follows, barring changes as needed:
- **May 3** – Presentation and adoption of the Tentative Budget, Budget Overview & Timeline, Update of Financial Impact Assessment Report (FIAR), Benefits (pay plan & health insurance) as well as CIP & RDA budgets. Presentation and adoption of the Tentative Budget.
- **May 17** – Capital Expenditures – 5-year CIP & RDA budgets
- **May 31** – Operating Expenditures - Biennial Plan Team Presentations and Fee Changes
- **June 7** – City Fee Resolution, Budget Policies, Special Service Contracts and Outstanding Budget Issues
- **June 21** – Presentation & Adoption of Final Budget (if no property tax increase – staff is not recommending a property tax increase) and Council Compensation Ordinance.

Analysis:

Changes made from Tentative to Final Budget

FY 2018 Adjusted Budget

- Self-funding Dental - Increase of \$55k to pay for an increase in dental services, which the City self-funds. This is based off of current dental expense estimates.
- Self-Insurance Fund – \$350k increase for the claims budget which gives the City adequate coverage for deductible payments, if needed, after the fiscal year ends.
- Executive - Zero-sum decrease LEAD Training budget by \$20k and move to City Manager's contract service line. Budget for LEAD Training originated from City Manager contract line; LEAD Training expenses have decreased over time and so that amount wasn't needed anymore.
- Vacancy Factor increase of \$167,691 in the General Fund for FY18 based off of current personnel expense projections.
- Police Special Revenue Fund – Revenue increase of \$800 based off of actuals and \$34k increase of expense budget to account for fund balance.
- Criminal Forfeiture Account – Revenue increase of \$23k based off of actuals and \$49k increase of expense budget to account for fund balance.
- \$150k increase to Communication Center budget to match current contract. This is a one-time adjustment.
- Business Improvement District – Increase expense budget by \$12,318 and revenue budget by \$14,237 to match actuals.
- Parking - \$150k budget increase to contract services and materials and supplies expenses. This increase is offset with parking revenues.
- Fleet
 - \$8,400 decrease in IFT revenue based off the most current estimates.
 - Decrease of \$36,090 of materials and supplies budget based off most current expense estimates.
 - Budget changes for maintenance and fuel IFTs based off of most current estimates:
 - \$65,450 General Fund increase.
 - \$13,000 Water Fund decrease.
 - \$4,000 Storm Water Fund increase.
 - \$3,400 Golf Fund increase.
 - \$68,250 Transit Fund decrease.
- Recreation/Tennis - \$150k increase in Recreation and Tennis budgets to help pay for increased expenses. Revenues can largely offset these expense increases. The funding will also be used to pay for Recreation's Social Equity Innovation Challenge proposal presented during the Council Retreat in March. This is to establish a mobile trailer for recreation services and equipment.
- Economy - The Economic Development Manager is proposing at this time to use existing, budgeted resources (\$8,000) to fund implementation of an internship program consistent with the goals and intent of the Social Equity Innovation Challenge proposal. While the entrepreneurial spirit of the previous proposal is still intact, PandoLabs will also help facilitate internships with other local

organizations. In summary, PandoLabs would be responsible for creation, oversight and administration of a paid internship program that would place 3 underrepresented high school students or recent graduates.

- \$3000 - Paid Internships (3) - (\$10/hr x 15 hours/week x 6 weeks)
 - \$2,280 - Creation oversight & Admin (PandoLabs @\$40/hr)
 - 40 hrs set up
 - 36 hrs oversight, admin and reporting/program recap (2 hours/week per student x 3 students x 6 weeks)
 - \$2,720 – Unforeseen costs to administer or extension of duration/cost of internships.
- Debt IFTs: Increase of \$71,199,159 in Fund 70
 - The Municipal Transient Room Tax was set based on anticipated TRT revenue at \$1,800,000. These funds are used to pay a portion of the 2017 Sales revenue Bonds related to the acquisition on the Bonanza Park East property and to cover project planning and design costs related to the development of the Arts and Culture District. The Arts and Culture departmental budget and Capital project budget has been adjusted to reflect
 - The rent revenue received for property located in Bonanza Park East was set at \$270,000 in the GF and \$86,500 in the capital fund. .The Arts and Culture departmental budget and Arts and Culture Capital project budget has been adjusted to reflect the corresponding expenditure amounts respectively.
 - Several project budgets were adjusted to reflect grants and donations received in 2018. These include grants of \$5,500 in the Library projects and 6,500 in the Library donations budget – CP0019. The Friends of the Farm donations budget CP0090 was increased by \$9,700 to reflect donations.
 - Revenues for affordable housing were issued through the 2017 Sales revenue bonds as the City. The housing portions of these bonds are funded through an interlocal agreement between the City and the Park City Redevelopment Authority. The following housing projects were adjusted to show funding coming from proceeds of the 2017 Sales Revenue Bonds or of Sales of Assets. Woodside Phase I, Woodside Phase II, Central Park Condos. The corresponding expenditure budgets related to the RDA were reduced to zero. This is a same level budget adjustment between funds.
 - The Bonanza Flat project budget was set to reflect the final sources used for the purchase of the property. Funding sources include sale of the 2017 GO bonds, Sales of Assets, Donations, and County and Special District interlocal agreements.
 - The Prospector Ave reconstruction budget (CP0336) was increased by \$500,000 to account for additional funds allocated by Summit County to the project from the County wide transportation sales tax funds.

FY 2019 Original Budget

- Ice Facility - Funding unallocated from four Ice Facility Budgeting for Outcomes (BFO) programs: *Retail, Ice Adult Programs, Special Events, Ice Youth Programs*. Budget worked with Ice Manager to reconfigure Ice's BFO programs,

so those four programs will be going away. Funding from those old programs was reallocated to one of four replacement programs: Ice Rental, Ice Programs, Operations, Valued & Engaged Staff. This is a zero-sum budget adjustment.

- Police - Increased Police materials & supplies budget by \$4,970 due to technical adjustment.
- Transit - Made changes to Transportation Ops budget recommended by that team:
 - Added 2 Analyst II positions
 - Added 2 Bus Driver Trainer positions (Bus Driver III level)
 - Added \$25k for enhanced marketing
 - Increased part-time Bus Driver II positions from 7.65 to 10.15 FTEs
 - Decreased OT budget by \$100k
- Fleet
 - \$8,400 decrease in IFT revenue based off the most current estimates.
 - Decrease of \$36,090 of materials and supplies budget based off most current expense estimates.
 - Budget changes for maintenance and fuel IFTs based off of most current estimates:
 - \$65,450 General Fund increase.
 - \$13,000 Water Fund decrease.
 - \$4,000 Storm Water Fund increase.
 - \$3,400 Golf Fund increase.
 - \$68,250 Transit Fund decrease.
- Recreation (zero-sum changes made to better reflect where positions actually work)
 - Changed *Front Desk Team Leader* from MARC 80%, Rec Programs 20%, to 100% Tennis
 - *Recreation Supervisor* changed from 100% MARC to 20% MARC, 80% Rec Programs
- Finance (zero-sum changes made to better reflect what positions will be doing during the upcoming fiscal year)
 - *Accounting Manager* changed from 80% to 50% allocation for FY
 - *Contract Finance positions* changed from 80% to 50% allocation for FY
 - *City Treasurer* changed from 20% to 50% allocation for FY
- Library - Reclassified the IT Circulation Librarian position to an IT Coordinator I, which increased the grade. Total budget increase of \$4,387.
- Moving expenses of dental expenses to Self-Insurance Fund. This is the more appropriate area to pay for these services. Also, increasing the budget by \$55k based off of the most recent dental expense estimates.
- Executive:
 - Zero-sum decrease LEAD Training budget by \$20k and move to City Manager's contract service line. Budget for LEAD Training originated from City Manager contract line; LEAD Training expenses have decreased overtime.

- Reshuffling of budget line-items to better match descriptions with expenses--\$2,097 increase.
- Self-insurance Fund
 - The Self-insurance Fund pays for the City's property, cyber, and general liability insurance as well as claims and safety costs. Insurance premiums have risen and each fund needs to pay into this fund in order to keep it afloat. This requires a \$356K increase from the General, Water, Golf, and Storm Water Funds. A big part of this increase comes from moving dental expenses into this fund. The total for dental services is \$280k/year.
- Administrative Interfunds Transfers (IFTs) – The General Fund provides a lot of administrative services for the Enterprise Funds (e.g., payroll, personnel, technology, etc.). The Admin IFT calculates what these services are going to cost next fiscal year based off of budget increases and other variables. The proposed increases for each fund are as follows:
 - Water Fund - \$21,770
 - Golf Fund - \$4,279
 - Transit - \$45,431
 - Storm Water - \$25,000 (5-year calculated increase)
- Transportation Planning - Decrease of \$128k in contract services based off of further refining of expected costs next fiscal year.
- Engineering (zero-sum) - Added Intern position (PT non-benefitted) - \$15,171. Paid out of contract services line.
- Building - Increased vehicle line by \$11,708, for Associate Building Inspector vehicle.
- PC MARC - Added \$500 to Equipment Parts line for Fishing Grant from Dept of Natural Resources/Wildlife Service.
- Economy - One-time \$100,000 increase in FY19 for the FIS World Championships in a salary contingency account to pay for Police overtime and part-time expenses as well as other miscellaneous event expenses.
- Enterprise Funds - Technical personnel adjustments to better budget for actuals:
 - Water -\$21,608
 - Storm Water \$14,949
 - Golf -\$3,453
 - Transit -\$107,622
 - Fleet -\$4,031
- Debt IFTs:
 - Increase of \$32,377 in Fund 55
 - Increase of \$2,768,853 in Fund 70
 - Decrease of \$409,000 in Fund 71
- The Municipal Transient Room Tax was set based on anticipated TRT revenue at \$2,450,000. These funds are used to pay a portion of the 2017 Sales revenue Bonds related to the acquisition on the Bonanza Park East property and to cover project planning and design costs related to the development of the Arts and Culture District. The corresponding debt interfund transfer and capital project budget has been adjusted to reflect these revenues.

- The rent revenue received for property located in Bonanza Park East was set at \$542,000 in the GF and \$173,000 in the capital fund. The Arts and Culture departmental budget and Arts and Culture Capital project budget has been adjusted to reflect the corresponding expenditure amounts respectively.
- General Obligation Bond Revenue was reduced from \$55,000,000 to \$50,700,000 related to the potential Treasure Hill Open Space Bonds. Revenue and expenditure is contingent on a bond initiative passing by majority vote and on the successful sale of the Bonds.
- The corresponding capital projects were adjusted related to the Treasure Hill Open Space acquisition project: The Treasure Hill project is adjusted so \$50.7 million is funded from GO bonds, \$13.3 million from a combination of cash and debt funded through the Additional Resort Community Sales Tax revenue. The flowing projects have been delayed or defunded as part of this adjustment: \$1.5 Open Space funds (ARCST debt capacity), \$1.7 OTIS - Rossi Hill/ Coalition View, \$0.5 Storm Water (Otis & small projects), \$2.1 Downtown Sidewalks.

Council Compensation

Staff recommends adopting Council compensation, which will remain the same, and the statutory officer compensation. Current compensation is reflected in the following Council and Statutory Officer positions below:

	<u>Fiscal Year (FY) 2018-2019</u>
Mayor	\$3,706.43 per month
City Council	\$1,914.63 per month

Statutory Officer Compensation- In accordance with the Pay Plan Philosophy adopted by the City Council, statutory officers' compensation levels are benchmarked comparable to specified jurisdictions. The new ranges as reflected in Attachment A do not reflect the existing pay of individuals, but provide the budget range for the salary of the specified positions. Future individual salary increases are subject to Council or manager approval depending upon the position, consistent with the City Employee Personnel Policies and Procedures Manual.

Department Review

This report has been reviewed by the Budget, Legal, and City Manager departments.

Attachments:

- A – Council Compensation and Statutory Officers Ordinance**
- B – Budget Summaries**
- C – Final Budget Adoption Ordinance**
- D – RDA Budget Adoption Resolution**
- E – MBA Budget Adoption Resolution**

Ordinance No. 2018-32

**ORDINANCE ESTABLISHING COMPENSATION FOR THE MAYOR, CITY COUNCIL,
AND STATUTORY OFFICERS FOR FISCAL YEAR 2018 – 2019
IN PARK CITY, UTAH**

WHEREAS, the City Council has the power to establish compensation schedules pursuant to UCA Section 10-3-818; and

WHEREAS, the number of duties for the Mayor and City Council is significant and each elected officer is required to devote considerable time and expense to public service and community affairs; and

WHEREAS, a public hearing was duly advertised and held on June 21, 2018;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park City, Utah that:

SECTION 1. REPEALER: All previous compensation ordinances regarding elected and statutory officers hereby are repealed.

SECTION 2. COMPENSATION FOR MAYOR, CITY COUNCIL, AND
STATUTORY OFFICERS ADOPTED: The following salary levels are hereby adopted:

	<u>FY 2018-2019</u>
Mayor	\$3,706.43 per month
City Council	\$1,914.63 per month
City Manager	\$140,000- \$171,560 per year
City Attorney	\$130,000 - \$160,200 per year
City Treasurer	\$59,663 - \$87,987 per year
City Engineer	\$82,542 - \$121,653 per year
City Recorder	\$52,528 - \$77,490 per year

SECTION 3. BENEFITS: The Mayor and each member of the City Council shall receive family medical insurance. This benefit may be received as cash in lieu of the insurance coverage. The Mayor shall also receive \$250 per month in car allowance. In addition, the Mayor and Mayor Pro-Term shall receive \$100 per wedding performed. Statutory officers are eligible for all benefits available to regular FTE, unless otherwise determined by the Mayor and City Council.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective on publication and shall apply retroactively to July 1, 2018.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

Expenditure Summary by Fund and Major Object (FY 2018 Adjusted Budget)

Description	Personnel FY 2018	Mat, Supplies, Services FY 2018	Capital FY 2018	Debt Service FY 2018	Contingency FY 2018	Sub - Total FY 2018	Interfund Transfer FY 2018	Ending Balance FY 2018	Total FY 2018
Park City Municipal Corporation									
011 GENERAL FUND	\$22,230,137	\$8,384,943	\$388,140	\$0	\$290,000	\$31,293,220	\$5,542,549	\$11,414,188	\$48,249,957
012 QUINNS RECREATION COMPLEX	\$833,732	\$351,215	\$6,000	\$0	\$0	\$1,190,947	\$0	\$-4,483,539	\$-3,292,592
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$34,404	\$0	\$0	\$34,404	\$0	\$0	\$34,404
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$0	\$0	\$49,071	\$0	\$0	\$49,071	\$0	\$0	\$49,071
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$36,579,148	\$0	\$0	\$36,579,148	\$3,352,716	\$67,307,997	\$107,239,861
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,223,700	\$0	\$0	\$1,223,700	\$0	\$1,202,711	\$2,426,411
051 WATER FUND	\$3,095,752	\$3,520,546	\$12,455,243	\$4,516,154	\$100,000	\$23,687,695	\$1,665,427	\$7,378,758	\$32,731,880
052 STORM WATER FUND	\$665,829	\$295,400	\$14,500	\$0	\$0	\$975,729	\$79,000	\$371,704	\$1,426,433
055 GOLF COURSE FUND	\$845,529	\$498,529	\$117,215	\$32,377	\$0	\$1,493,650	\$128,511	\$1,219,788	\$2,841,949
057 TRANSPORTATION & PARKING FUND	\$9,209,767	\$1,790,182	\$8,379,998	\$0	\$0	\$19,379,947	\$2,870,800	\$16,605,818	\$38,856,565
062 FLEET SERVICES FUND	\$993,186	\$1,551,530	\$10,000	\$0	\$0	\$2,554,716	\$0	\$1,206,679	\$3,761,395
064 SELF INSURANCE FUND	\$0	\$1,646,500	\$0	\$0	\$0	\$1,646,500	\$0	\$307,979	\$1,954,479
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,264,909	\$0	\$5,264,909	\$30,203,248	\$7,191,000	\$42,659,157
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$6,439,235	\$0	\$6,439,235	\$0	\$694,322	\$7,133,557
Total Park City Municipal Corporation	\$37,873,932	\$18,038,845	\$59,257,419	\$16,252,675	\$390,000	\$131,812,872	\$43,842,251	\$110,417,405	\$286,072,528
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$57,987	\$750,000	\$0	\$0	\$0	\$807,987	\$1,641,125	\$287,034	\$2,736,146
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$485,000	\$0	\$0	\$0	\$485,000	\$752,000	\$465,052	\$1,702,052
033 REDEVELOPMENT AGENCY-LOWER PRK	\$-26,000	\$0	\$-17,004,199	\$0	\$0	\$-17,030,199	\$705,325	\$20,686,640	\$4,361,766
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$475,000	\$0	\$0	\$475,000	\$809,490	\$676,511	\$1,961,001
Total Park City Redevelopment Agency	\$31,987	\$1,235,000	\$-16,529,199	\$0	\$0	\$-15,262,211	\$3,907,940	\$22,115,237	\$10,760,966
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$1,299	\$0	\$0	\$1,299	\$0	\$423,484	\$424,783
Total Municipal Building Authority	\$0	\$0	\$1,299	\$0	\$0	\$1,299	\$0	\$423,484	\$424,783
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$37,905,920	\$19,273,845	\$42,729,519	\$16,252,675	\$390,000	\$116,551,959	\$47,750,191	\$132,956,126	\$297,258,276

Expenditure Summary by Fund and Major Object (FY 2019 Budget)

Description	Personnel FY 2019	Mat, Supplies, Services FY 2019	Capital FY 2019	Debt Service FY 2019	Contingency FY 2019	Sub - Total FY 2019	Interfund Transfer FY 2019	Ending Balance FY 2019	Total FY 2019
Park City Municipal Corporation									
011 GENERAL FUND	\$22,414,429	\$8,585,683	\$407,978	\$0	\$340,000	\$31,748,090	\$4,901,445	\$12,581,450	\$49,230,985
012 QUINNS RECREATION COMPLEX	\$921,758	\$355,815	\$6,000	\$0	\$0	\$1,283,573	\$0	\$-4,878,112	\$-3,594,539
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$65,868,694	\$0	\$0	\$65,868,694	\$3,345,387	\$74,204,665	\$143,418,746
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,325,600	\$0	\$0	\$1,325,600	\$0	\$950,811	\$2,276,411
051 WATER FUND	\$3,232,386	\$3,729,138	\$17,085,809	\$4,517,579	\$100,000	\$28,664,912	\$1,720,745	\$8,119,624	\$38,505,281
052 STORM WATER FUND	\$699,711	\$308,000	\$235,350	\$0	\$0	\$1,243,061	\$104,000	\$274,643	\$1,621,704
055 GOLF COURSE FUND	\$958,936	\$447,810	\$114,565	\$32,377	\$0	\$1,553,688	\$142,910	\$1,119,136	\$2,815,734
057 TRANSPORTATION & PARKING FUND	\$10,383,394	\$2,554,794	\$8,685,894	\$0	\$0	\$21,624,082	\$3,028,741	\$13,928,040	\$38,580,863
062 FLEET SERVICES FUND	\$992,706	\$1,551,530	\$10,000	\$0	\$0	\$2,554,236	\$0	\$1,217,443	\$3,771,679
064 SELF INSURANCE FUND	\$0	\$1,576,500	\$0	\$0	\$0	\$1,576,500	\$0	\$48,212	\$1,624,712
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,034,465	\$0	\$5,034,465	\$0	\$7,177,001	\$12,211,466
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$6,043,635	\$0	\$6,043,635	\$0	\$739,258	\$6,782,893
Total Park City Municipal Corporation	\$39,603,320	\$19,109,270	\$93,739,890	\$15,628,056	\$440,000	\$168,520,537	\$13,243,228	\$115,482,171	\$297,245,935
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$57,740	\$756,300	\$0	\$0	\$0	\$814,040	\$1,641,125	\$245,661	\$2,700,826
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$485,000	\$0	\$0	\$0	\$485,000	\$752,000	\$470,052	\$1,707,052
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$105,000	\$0	\$0	\$105,000	\$708,215	\$27,514,550	\$28,327,765
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$52,000	\$0	\$0	\$52,000	\$805,161	\$571,350	\$1,428,511
Total Park City Redevelopment Agency	\$57,740	\$1,241,300	\$157,000	\$0	\$0	\$1,456,040	\$3,906,501	\$28,801,613	\$34,164,154
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,484	\$423,484
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,484	\$423,484
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$39,661,060	\$20,350,570	\$93,896,890	\$15,628,056	\$440,000	\$169,976,577	\$17,149,729	\$144,707,268	\$331,833,574

Expenditure Summary by Fund and Major Object (FY 2020 Budget)

Description	Personnel FY 2020	Mat, Supplies, Services FY 2020	Capital FY 2020	Debt Service FY 2020	Contingency FY 2020	Sub - Total FY 2020	Interfund Transfer FY 2020	Ending Balance FY 2020	Total FY 2020
Park City Municipal Corporation									
011 GENERAL FUND	\$22,365,060	\$8,277,296	\$396,270	\$0	\$340,000	\$31,378,626	\$5,110,042	\$14,268,201	\$50,756,869
012 QUINNS RECREATION COMPLEX	\$928,136	\$351,215	\$6,000	\$0	\$0	\$1,285,351	\$1,200	\$-5,260,663	\$-3,974,112
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$27,135,783	\$0	\$0	\$27,135,783	\$3,349,368	\$78,830,086	\$109,315,237
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,285,600	\$0	\$0	\$1,285,600	\$0	\$738,911	\$2,024,511
051 WATER FUND	\$3,260,037	\$3,629,836	\$29,074,046	\$4,524,604	\$100,000	\$40,588,523	\$1,720,745	\$4,736,880	\$47,046,147
052 STORM WATER FUND	\$707,507	\$295,400	\$371,500	\$0	\$0	\$1,374,407	\$104,000	\$46,236	\$1,524,643
055 GOLF COURSE FUND	\$963,019	\$498,529	\$126,565	\$32,377	\$0	\$1,620,490	\$142,911	\$951,681	\$2,715,082
057 TRANSPORTATION & PARKING FUND	\$10,533,230	\$2,536,694	\$3,904,606	\$0	\$0	\$16,974,530	\$3,028,741	\$16,915,545	\$36,918,816
062 FLEET SERVICES FUND	\$1,002,538	\$1,551,530	\$10,000	\$0	\$0	\$2,564,068	\$0	\$1,219,575	\$3,783,643
064 SELF INSURANCE FUND	\$0	\$1,296,500	\$0	\$0	\$0	\$1,296,500	\$0	\$68,445	\$1,364,945
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,037,565	\$0	\$5,037,565	\$0	\$7,163,002	\$12,200,567
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$5,307,335	\$0	\$5,307,335	\$0	\$780,104	\$6,087,439
Total Park City Municipal Corporation	\$39,759,528	\$18,437,000	\$62,310,370	\$14,901,881	\$440,000	\$135,848,779	\$13,457,007	\$120,458,003	\$269,763,789
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$59,160	\$750,000	\$0	\$0	\$0	\$809,160	\$1,641,125	\$209,168	\$2,659,453
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$485,000	\$0	\$0	\$0	\$485,000	\$752,000	\$475,052	\$1,712,052
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$105,000	\$0	\$0	\$105,000	\$706,715	\$28,343,960	\$29,155,675
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$0	\$0	\$0	\$0	\$805,006	\$518,344	\$1,323,350
Total Park City Redevelopment Agency	\$59,160	\$1,235,000	\$105,000	\$0	\$0	\$1,399,160	\$3,904,846	\$29,546,524	\$34,850,530
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,484	\$423,484
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423,484	\$423,484
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$39,818,688	\$19,672,000	\$62,415,370	\$14,901,881	\$440,000	\$137,247,939	\$17,361,853	\$150,428,011	\$305,037,803

All Funds Combined

Revenue	Actual FY 2016	Actual FY 2017	Actual FY 2018	Adjusted FY 2018	Collection % FY 2018	Original FY 2019	Original FY 2020
RESOURCES							
Property Taxes	\$18,491,389	\$18,467,398	\$20,728,404	\$20,838,731	99%	\$20,668,331	\$20,154,664
Sales Tax	\$21,212,061	\$23,107,148	\$22,312,438	\$25,092,728	89%	\$29,163,069	\$29,961,758
Franchise Tax	\$3,185,820	\$3,194,392	\$2,712,031	\$3,258,000	83%	\$3,322,000	\$3,382,000
Licenses	\$1,488,789	\$1,105,797	\$1,381,748	\$1,411,666	98%	\$1,339,959	\$1,388,288
Planning Building & Engineering Fees	\$3,439,664	\$3,549,703	\$4,229,320	\$4,179,000	101%	\$4,197,000	\$3,754,000
Special Event Fees	\$135,413	\$103,168	\$62,233	\$109,000	57%	\$110,000	\$111,000
Federal Revenue	\$566,156	\$16,021,442	\$7,294	\$4,850,080	0%	\$5,903,251	\$6,346,051
State Revenue	\$358,985	\$612,935	\$445,379	\$474,800	94%	\$455,000	\$459,000
County/SP District Revenue	\$50,000	\$687,316	\$2,037,580	\$1,611,000	126%	\$1,702,000	\$1,603,000
Water Charges for Services	\$15,162,429	\$18,173,294	\$16,492,354	\$18,698,500	88%	\$18,698,500	\$18,698,500
Transit Charges for Services	\$2,312,576	\$3,206,611	\$3,938,331	\$5,938,584	66%	\$6,186,031	\$6,371,612
Cemetery Charges for Services	\$21,937	\$31,018	\$26,083	\$36,000	72%	\$37,000	\$38,000
Recreation	\$3,397,284	\$3,372,897	\$3,069,466	\$3,530,596	87%	\$3,566,596	\$3,596,596
Ice	\$749,880	\$818,339	\$787,942	\$834,000	94%	\$886,000	\$901,000
Other Service Revenue	\$90,239	\$69,426	\$54,237	\$81,000	67%	\$92,000	\$104,000
Library Fines & Fees	\$21,407	\$32,249	\$23,937	\$27,000	89%	\$27,000	\$28,000
Fines & Forfeitures	\$1,080,705	\$1,077,415	\$1,843,859	\$1,469,200	126%	\$2,893,282	\$3,069,280
Misc. Revenues	\$2,602,787	\$4,552,033	\$4,835,190	\$5,277,167	92%	\$8,975,213	\$21,984,897
Interfund Transactions (Admin)	\$5,861,114	\$5,816,802	\$5,024,250	\$6,187,564	81%	\$6,442,099	\$6,444,073
Interfund Transactions (CIP/Debt)	\$9,569,945	\$33,704,809	\$5,123,811	\$41,562,627	12%	\$10,707,630	\$10,917,779
Special Revenues & Resources	\$636,167	\$12,410,768	\$1,267,224	\$1,573,000	81%	\$705,486	\$717,035
Bond Proceeds		\$27,863,698	\$35,227,871	\$75,450,417	47%	\$72,800,000	\$20,300,000
Beginning Balance	\$83,622,487	\$81,763,532	\$74,767,615	\$74,767,615	100%	\$132,956,126	\$144,707,268
TOTAL	\$174,057,233	\$259,742,190	\$206,398,599	\$297,258,275	1,850	\$331,833,573	\$305,037,801

Change in Fund Balance

Fund	Actuals FY 2016	Actuals FY 2017	Actuals FY 2018	Adjusted FY 2018	Increase (red) FY 2018	% Inc (red) FY 2018	Budget FY 2019	Increase (red) FY 2019	% Inc (red) FY 2019	Increase (red) FY 2020	% Inc (red) FY 2020
Park City Municipal Corporation											
011 GENERAL FUND	\$10,522,730	\$11,558,783	\$0	\$11,414,188	\$-144,595	-1%	\$12,581,450	\$1,167,262	10%	\$-12,581,450	-100%
012 QUINNS RECREATION COMPLEX	\$-3,814,171	\$-4,129,592	\$0	\$-4,483,539	\$-353,947	9%	\$-4,878,112	\$-394,573	9%	\$4,878,112	-100%
021 POLICE SPECIAL REVENUE FUND	\$32,254	\$33,604	\$0	\$0	\$-33,604	-100%	\$0	\$0			
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$16,386	\$26,071	\$0	\$0	\$-26,071	-100%	\$0	\$0			
031 CAPITAL IMPROVEMENT FUND	\$36,922,033	\$31,142,544	\$0	\$67,307,997	\$36,165,453	116%	\$74,204,665	\$6,896,668	10%	\$-74,204,665	-100%
038 EQUIPMENT REPLACEMENT CIP	\$1,626,711	\$1,352,711	\$0	\$1,202,711	\$-150,000	-11%	\$950,811	\$-251,900	-21%	\$-950,811	-100%
051 WATER FUND	\$7,275,494	\$5,905,357	\$0	\$7,378,758	\$1,473,401	25%	\$8,119,624	\$740,866	10%	\$-8,119,624	-100%
052 STORM WATER FUND	\$0	\$176,433	\$0	\$371,704	\$195,271	111%	\$274,643	\$-97,061	-26%	\$-274,643	-100%
055 GOLF COURSE FUND	\$1,325,234	\$1,246,003	\$0	\$1,219,788	\$-26,215	-2%	\$1,119,136	\$-100,652	-8%	\$-1,119,136	-100%
057 TRANSPORTATION & PARKING FUND	\$19,381,363	\$19,262,807	\$0	\$16,605,818	\$-2,656,989	-14%	\$13,928,040	\$-2,677,778	-16%	\$-13,928,040	-100%
062 FLEET SERVICES FUND	\$1,123,856	\$1,196,395	\$0	\$1,206,679	\$10,284	1%	\$1,217,443	\$10,764	1%	\$-1,217,443	-100%
064 SELF INSURANCE FUND	\$968,274	\$793,923	\$0	\$307,979	\$-485,944	-61%	\$48,212	\$-259,767	-84%	\$-48,212	-100%
070 SALES TAX REV BOND - DEBT SVS FUND	\$2,843,028	\$2,403,929	\$0	\$7,191,000	\$4,787,071	199%	\$7,177,001	\$-13,999	0%	\$-7,177,001	-100%
071 DEBT SERVICE FUND	\$574,778	\$643,716	\$0	\$694,322	\$50,606	8%	\$739,258	\$44,936	6%	\$-739,258	-100%
Total Park City Municipal Corporation	\$78,797,970	\$71,612,684	\$0	\$110,417,405	\$38,804,721	179%	\$115,482,171	\$5,064,766	-109%	\$-115,482,171	-1,200%
Park City Redevelopment Agency											
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$254,047	\$322,354	\$0	\$287,034	\$-35,320	-11%	\$245,661	\$-41,373	-14%	\$-245,661	-100%
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$260,447	\$460,052	\$0	\$465,052	\$5,000	1%	\$470,052	\$5,000	1%	\$-470,052	-100%
033 REDEVELOPMENT AGENCY-LOWER PRK	\$746,751	\$738,741	\$0	\$20,686,640	\$19,947,899	2,700%	\$27,514,550	\$6,827,910	33%	\$-27,514,550	-100%
034 REDEVELOPMENT AGENCY-MAIN ST	\$1,250,230	\$1,209,001	\$0	\$676,511	\$-532,490	-44%	\$571,350	\$-105,161	-16%	\$-571,350	-100%
Total Park City Redevelopment Agency	\$2,511,475	\$2,730,148	\$0	\$22,115,237	\$19,385,089	2,646%	\$28,801,613	\$6,686,376	4%	\$-28,801,613	-400%
Municipal Building Authority											
035 BUILDING AUTHORITY	\$454,087	\$424,783	\$0	\$423,484	\$-1,299	0%	\$423,484			\$-423,484	-100%
Total Municipal Building Authority	\$454,087	\$424,783	\$0	\$423,484	\$-1,299	0%	\$423,484			\$-423,484	-100%

Ordinance No. 2018-31

**ORDINANCE ADOPTING A REVISED BUDGET FOR FY 2018 AND A
BUDGET FOR FY 2019 FOR PARK CITY MUNICIPAL CORPORATION AND
ITS RELATED AGENCIES.**

WHEREAS, the Utah State law requires that city budgets be adopted by ordinance: and;

WHEREAS, a public hearing was held on May 3, May 17, May 31, June 7, and one more scheduled for June 21, 2018 at the City Council's regularly scheduled meetings, complying with State law;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah that:

SECTION 1. 2018 REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the Revised FY 2018 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2. 2019 BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 3, 2018 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the budget for FY 2019 for Park City Municipal Corporation and its related agencies.

SECTION 3. CERTIFIED PROPERTY TAX RATE. The City's Budget Officer is authorized to compute and file the City's Certified Property Tax rate for FY 2019 at a "no tax increase rate". This ordinance hereby adopts the Certified Property Tax rate for FY 2019. The Budget Officer is also authorized to compute the City's Certified Property Tax rate for the issuance of General Obligation Bonds as approved by voters in November of 2001, 2002, 2006, 2007, and 2016.

SECTION 4. EFFECTIVE DATE. Section 1 for the 2018 Revised Budget shall take effect upon publication and Section 2 for the 2019 Budget shall take effect on July 1, 2018.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Resolution No. RDA 02-2018

**A RESOLUTION ADOPTING THE FISCAL YEAR 2018 REVISED BUDGET
AND THE FISCAL YEAR 2019 BUDGET
FOR PARK CITY REDEVELOPMENT AGENCY**

WHEREAS, Utah State law requires that city budgets be adopted; and

WHEREAS, a public hearing was held on May 3, May 17, May 31, June 7, and one more scheduled for June 21, 2018 at the City Council's regularly scheduled meetings, complying with State law;

NOW, THEREFORE BE IT RESOLVED by the Redevelopment Agency of Park City, Utah that:

SECTION 1. 2018 REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2018 Redevelopment Agency Revised Budget for Park City, Utah.

SECTION 2. 2019 BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2019 Redevelopment Agency Budget for Park City, Utah.

SECTION 3. EFFECTIVE DATE. Section 1 for the 2018 Revised Budget shall take effect upon publication and Section 2 for the 2019 Budget shall take effect on July 1, 2018.

PASSED AND ADOPTED the 21st day of June, 2018.

PARK CITY REDEVELOPMENT AGENCY

Chairman Andy Beerman

Attest:

Michelle Kellogg, Secretary

Approved as to form:

Mark D. Harrington, City Attorney

Resolution No. MBA 02-2018

**A RESOLUTION ADOPTING THE PARK CITY MUNICIPAL BUILDING
AUTHORITY REVISED BUDGET FOR FISCAL YEAR 2018 AND THE
BUDGET FOR FISCAL YEAR 2019**

WHEREAS, Utah State law requires that city budgets be adopted; and

WHEREAS, a public hearing was held on May 3, May 17, May 31, June 7, and one more scheduled for June 21, 2018 at the City Council's regularly scheduled meetings, complying with State law;

NOW, THEREFORE, BE IT RESOLVED by the Municipal Building Authority of Park City, Utah that:

SECTION 1. 2018 REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2018 Municipal Building Authority Revised Budget for Park City, Utah.

SECTION 2. 2019 BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2019 Municipal Building Authority Budget for Park City, Utah.

SECTION 3. EFFECTIVE DATE. Section 1 for the 2018 Revised Budget shall take effect upon publication and Section 2 for the 2019 Budget shall take effect on July 1, 2018.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL BUILDING AUTHORITY

Chairman Andy Beerman

Attest:

Michelle Kellogg, Secretary

Approved as to form:

Mark D. Harrington, City Attorney

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Linda Jager

Submitting Department: Community & Public Affairs

Item Type: Work Session

Agenda Section: WORK SESSION

Subject:

4:30 p.m. - Park City Community Vision 2020: Goals and Implementation

Suggested Action:

To support the top community priority of Community Engagement, and to seek resident feedback and input on community identity, values and issues of importance to Park City, Staff requests Council review and discuss visioning goals, methods of engagement, desired feedback and outcomes, a suggested timeline, and project implementation for Park City Vision 2020.

Attachments:

[Community Visioning Staff Report](#)

[Park City Vision 2020 Presentation](#)



City Council Staff Report

Subject: Park City Vision 2020 Goals & Implementation
Authors: Jed Briggs, Strategic Planning & Budget Operations Manager
Linda Jager, Community Engagement Manager
Department: Budget, Debt, & Grants, Community Engagement
Date: June 21, 2018
Type of Item: Work Session

Executive Summary

“Community visioning is the process of developing consensus about what future the community wants, and then deciding what is necessary to achieve it. A vision statement captures what community members most value about their community, and the shared image of what they want their community to become.” (Municipal Research and Services Center, July 2017)

The Park City community visioning process, which was last conducted in 2009, contributed to the 2014 update of the City’s General Plan and informed the City’s strategic planning process, which ensures that all city actions are geared toward achieving the community’s vision.

To support the top community priority of Community Engagement, and to seek current resident feedback and input on community values and issues of importance to Park City, Staff requests Council review and discuss goals, methods of engagement, desired feedback and outcomes, a suggested timeline, coordination with other department visioning efforts (Long Range Transportation Plan), and project implementation for Park City Vision 2020.

Background

Park City Municipal conducted community outreach and visioning events in 1987, 1993, 2002, and 2009. A follow-up survey was completed in 2015. During the most recent visioning process in 2009, the City retained [czbLLC](#), an Alexandria, Virginia-based community development and visioning consultancy, to conduct a series of interviews, surveys, open houses, etc., to better understand the Community Vision or the way residents see Park City: what they value, and what they want local government to focus on. In total, over 450 interviews were conducted and over 345 comment cards were collected. Please follow this [link](#) to review the October 2009 Community Presentation of the visioning process results.

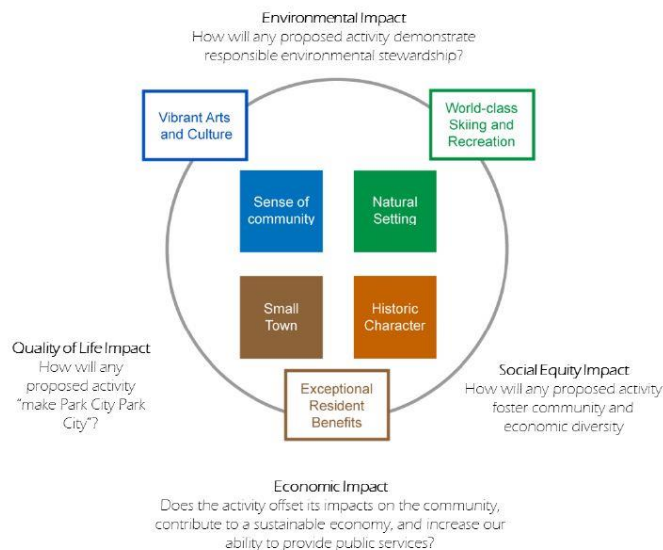
In 2009, we learned that our mandate was to *Keep Park City “Park City.”* Participants outlined the following shared ideals to guide Park City in the future:

- Conserve & protect the natural environment
- Promote balanced, managed & sustainable growth
- Preserve sense of place, character & heritage

- Foster community vitality & vibrancy
- Support and promote diversity in people, housing & affordability
- Advance a thriving, diverse & sustainable economic base

Vision Park City 2009 yielded the following evaluative framework that has been used by Council and Staff to balance competing community ideals to ensure a vibrant, healthy, sustainable community.

- What keeps Park City “Park City”?
 - Serves the local market
 - Is at an appropriate scale for Park City
 - Is aesthetically appealing
 - Will keep traffic low
 - Enhances arts and culture
 - Enhances outdoor recreation
 - Is a ‘good fit’ for Park City
 - Fits in with our cultural heritage
 - Creates a more efficient infrastructure



Proposed Park City Vision 2020 Goals & Implementation

Staff seeks Council feedback on the following goals and recommendations prior to implementation of the Park City Vision 2020 plan:

- Though a full community visioning process, similar to the 2009 process, develop a new community vision statement and identify core values;

- Should this process be done de novo; not using the 2009 Community Vision as a baseline, or should we ask the community if they want to update the 2009 Community Vision?;
- Involve as many people from the community in the process, including participation from all cross-sections of the Park City community: people of all neighborhoods, ages, national origins, abilities, religions, residency status (full time & part time residents), City employees, etc.:
- Graciously limit participation to those who live within city limits;
- Retain a Community Visioning consultancy to design, implement and present the results of the Park City Vision 2020 process.
- Augment the Community Visioning process with customized outreach and a variety of modes of engagement – e.g., bilingual community meetings; neighborhood-hosted community visioning sessions; online community visioning participation opportunities; and feedback on critical and top community priorities?
- Follow the proposed Park City Vision 2020 project timeline below:



Department Review

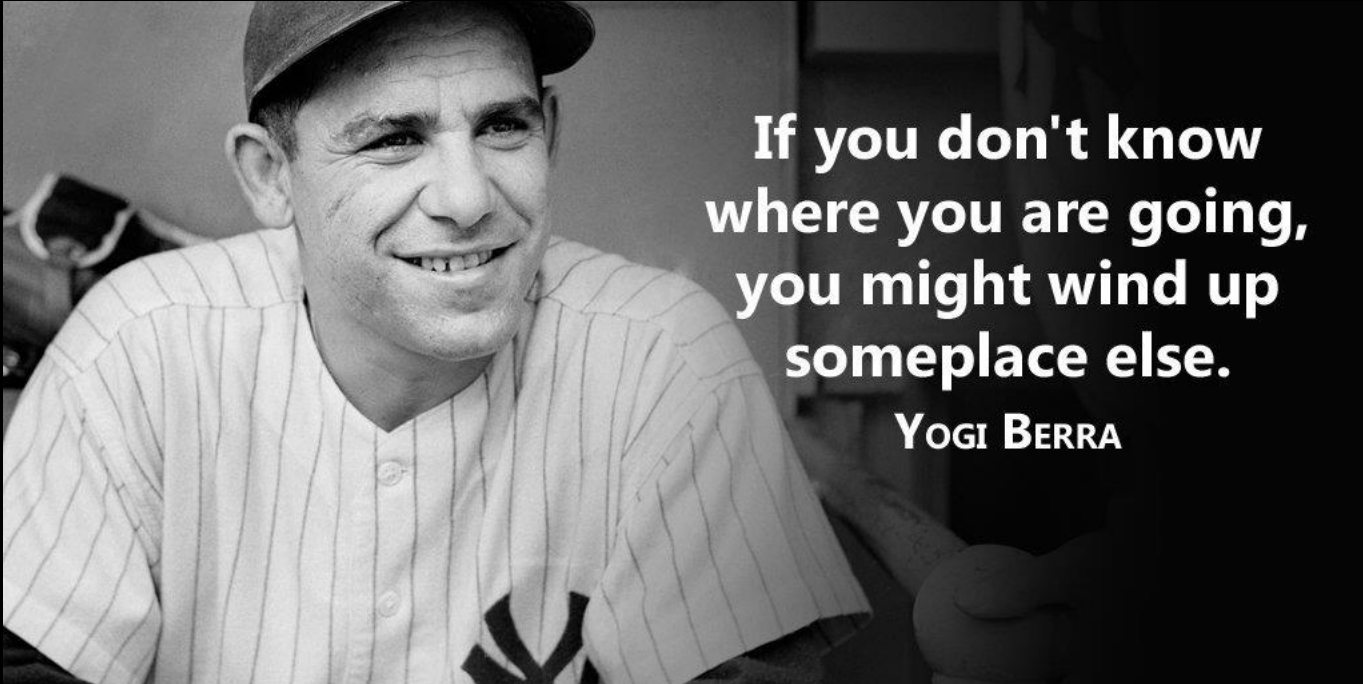
Budget, Debt, & Grants, Community Development, Community Engagement, Executive, Legal, and Transportation Planning.

Addendum

[2015 Summary Presentation](#)

[October 2009 Park City Vision 2009 Community Presentation](#)

[July 2009 Park City Vision 2009 Council Presentation](#)



**If you don't know
where you are going,
you might wind up
someplace else.**

YOGI BERRA

Community Visioning

Community visioning is the process of developing consensus about what future the **community** wants, and then deciding what is necessary to achieve it. A **vision** statement captures what **community** members most value about their **community**, and the shared image of what they want their **community** to become.

(Source: Municipal Research and Services Center)

Looking Back...Community Visioning in Park City

Park City conducted community outreach and visioning events in 1987, 1993, 2002, and 2009

Community Visioning in Park City

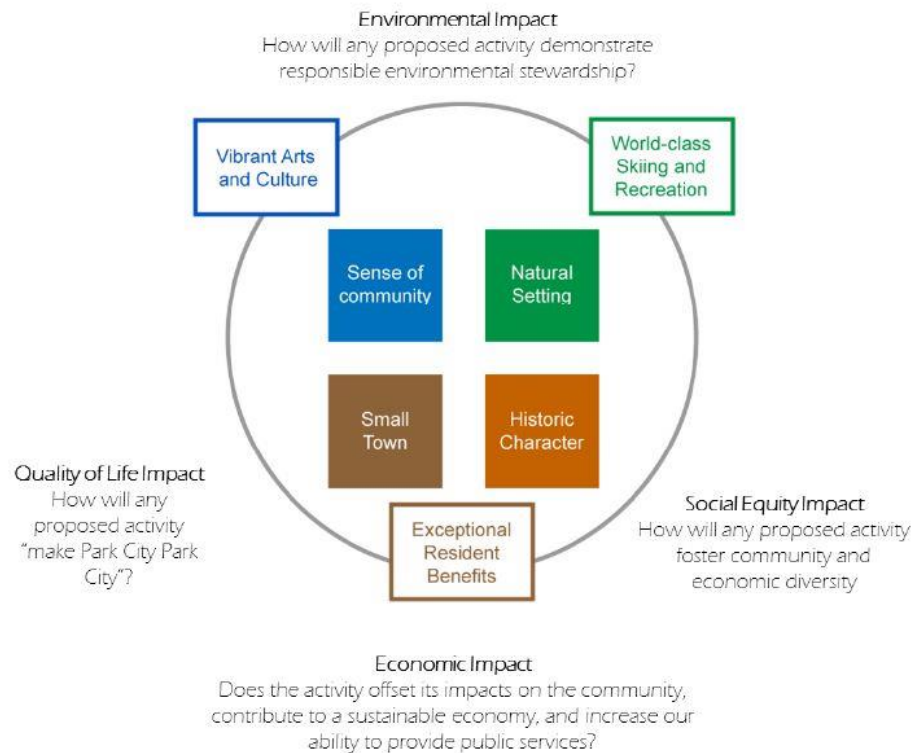
Vision Park City 2009 was an open-ended dialog among Parkites:

- Full- and part-time residents
- Employees
- Business owners and other community stakeholders

What we heard in 2009...

- Conserve & protect the **natural environment**
- Promote **balanced, managed & sustainable growth**
- Preserve sense of **place, character & heritage**
- Foster **community vitality & vibrancy**
- Support and promote **diversity** in **people, housing & affordability**
- Advance a **thriving, diverse & sustainable economic base**

Park City Vision 2009



Park City Vision 2020 Project Timeline



Questions & Comments

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Roger McClain

Submitting Department: Water

Item Type: Staff Report

Agenda Section: WORK SESSION

Subject:

5:15 p.m. - 3Kings Water Treatment Plant Project - Schematic Design Review

Suggested Action:

Based on identified Project schematic design, does Council support submitting the 3KWTP and associated subdivision plat to Park City Planning?

Attachments:

[Staff Report](#)



City Council Staff Report

Subject: 3Kings Water Treatment Plant – Schematic Design
Author: Roger McClain, Public Utilities Engineering Manager
Department: Public Utilities
Date: June 21, 2018
Type of Item: Administrative

Summary Recommendation

Staff is seeking City Council input and direction with respect to the proposed 3Kings Water Treatment Plant Schematic Design.

Executive Summary

The 3Kings Water Treatment Plant (3KWTP) Schematic Design has been completed to a stage where staff recommends submitting the Project to Park City Planning for Conditional Use Permit (CUP) approval.

Work Session Questions for City Council

Based on identified Project schematic design, does Council support submitting the 3KWTP and associated subdivision plat to Park City Planning?

Project Purpose and Background

The 3KWTP design is being developed to meet Park City's water quality goals, increase usable water supply, increase resiliency, and meet regulatory obligations. The facility's design has been developed based on the findings of a desktop evaluation, bench-scale testing, and an extended proof of performance pilot-scale study.

At the November 16, 2017 City Council Work Session, staff presented the Concept Phase for the 3KWTP to Council and received direction to proceed with the schematic design phase. A link to the City Council meeting is provided below:

<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2306&Inline=True>

Project Schematic Design

Located in a sensitive residential and recreational area within City, the facility is being designed to meet the Park City Land Management Code and to integrate into the neighborhood. Additionally, consistent with City Council critical priorities, net-zero energy goals and sustainable building enhancements are being incorporated into the project.

Facilities

The facility will generally consist of the following structures which contain administration, operations and maintenance, and treatment process elements:

- Administration, with customer access during business hours / Operations Building; 10,811 gsf (2 story)
- Maintenance Building; 5,045 gsf

- Screening/Micro-hydro Generator/Mixing Building; 5,298 gsf, 33,000 gallon basins
- Flocculation/Sedimentation Building and Basins; 6,319 gsf, 493,100 gallon basins
- Filtration Building; 4,192 gsf
- Adsorption Building; 2,986 gsf
- Backwash Waster Clarification Building; 2,169 gsf, with Equalization Basin; 196,500 gallon basin
- Disinfection/Pumping Building w/ Wet/Clear Well; 4,089 gsf, 292,024 gallon basins
- Solids Handling Building; 6,942 gsf (2 story)
- Chemical Building; 3,840 gsf
- Polymer Building; 1,490 gsf
- Electrical / Standby Power Generation Buildings; 1,834 gsf
- Gravity Thickener w/ Building (2 thickeners); 900 gsf, 168,000 gallon basins

Other Features

The 3KWTP design also incorporates the following appurtenances, amenities, and design elements:

- Customer service division with customer access during business hours
- Sustainable Building Enhancements
- Net-Zero Energy Related Building Systems
- Renewable Energy Generation Systems, including micro-hydro power generation equipment and photovoltaic panels
- Operations Controls, SCADA, and Security Monitoring Systems
- Wet and Dry Utilities and Storm Drainage System
- Fire Protection Sprinkler Systems
- Site Earthwork, Grading, Landscaping, and Irrigation
- Demolition of the existing Spiro Water Treatment Plant, Parks Maintenance Building, Golf Maintenance Building, and existing site infrastructure
- Temporary Spring Production Facilities (to facilitate the interim drinking water use of the Thiriot Spring source during 3KWTF construction)
- Temporary rerouting of Spiro Tunnel water discharges
- On-site and Off-site Raw Water and treated water conveyance Improvements
- Golf Course Pond Improvements (part of the passive water quality treatment process)
- On-site and Off-site parking

Included with the Staff Report are the Schematic Design site plan and two key facility perspectives. Staff is prepared to discuss the Schematic Design and associated design element at the Council meeting and will present additional images which include:

- Key design elements
- Site layout and massing required to meet facility goals
- Viewshed perspectives, illustrative plans, floor plans, and elevations;
- Approach to Energy Critical Priority and *Resolution 28-2017*; and
- Subdivision platting required for building development (Park City Back Nine Subdivision);

Project Schedule:

The proposed Project schedule, as summarized below, meets regulatory deadline requirements:

- Early Contractor Involvement (ECI) Pre-Construction Services Contract Award – September 2018
- Design complete – October 2019
- Planning CUP Approval – December 2018
- ECI Construction Services Contract Award – August 2019
- Spiro WTP Demolition – September 2019
- Final Design Complete – October 2019
- Construction – September 2019 thru September 2022
- Start-up and Commissioning – October 2022 thru April 2023
- Post-Commissioning – 2023 thru 2025

Project Outreach:

In accordance with the Project Communications Plan, which was sent to Council earlier this year, staff has sent notification emails to the surrounding HOA's, worked with Golf to reach out to its users, and met with any respondents. Notices inform the public of the proposed project and upcoming meetings and direct them to the City's Project webpage for more detailed information. Key neighbor input has been related to construction mitigation and walkability of Three Kings Drive. As the Project advances into Planning review, staff will heighten its outreach to coincide with the planning process.

Next Steps

- Submit a CUP application to Park City Planning
- Submit a Plat application to Park City Planning
- Continue with the Community Outreach Program, as developed for the Project
- Continue with the design development of the off-site treatment related utilities
- Continue with the 3KWTP Design Development and Construction Drawing phases.
- Solicit for and select 3KWTP Project ECI Contractor for pre-construction and construction services through an ECI contract delivery methodology.

Department Review

This report has been reviewed by representatives of Public Utilities, City Attorney's Office, Sustainability, and the City Manager's Office. Comments have been integrated into this report.

Funding Source

The funding for this contract is from water service fees. Funding has been approved as part the 5 year CIP based on conceptual estimates. Once construction cost estimates have been completed, additional funding may be required.

Attachments

- 3KWTP Site Plan
- 3KWTP Perspective
- 3KWTP Exterior Building Elevations

Attachment 1 - 3KWTP Site Plan



AERIAL VIEW
1"=30'

SPWURL SPWPATH FILENAME: PLOT DATE: 2018/08/11 PLOT TIME: 1:00:33 PM

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	DR	REVISION	CHK	BY	APPD
1	01/17/2018	E. REBER	1			P. SWANN

3000g WTP Phase II Design
Peak City Municipal Corporation
Peak City, Utah

ch2m

Site Ch4
AERIAL VIEW

VERIFY SCALE
SCALE: ONE INCH = ONE HUNDRED FEET
DATE: 01/17/2018
PROJ: 894342
DWG: 061-CP-1001
SHEET: 1 of 1

PRELIMINARY

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Attachment 2 - 3KWTP Perspective



Attachment 3 – 3KWTP Exterior Building Elevations

EXTERIOR MATERIALS

VERTICAL WOOD SIDING



STONE VENEER



STAINED CONCRETE



CORRUGATED METAL SIDING



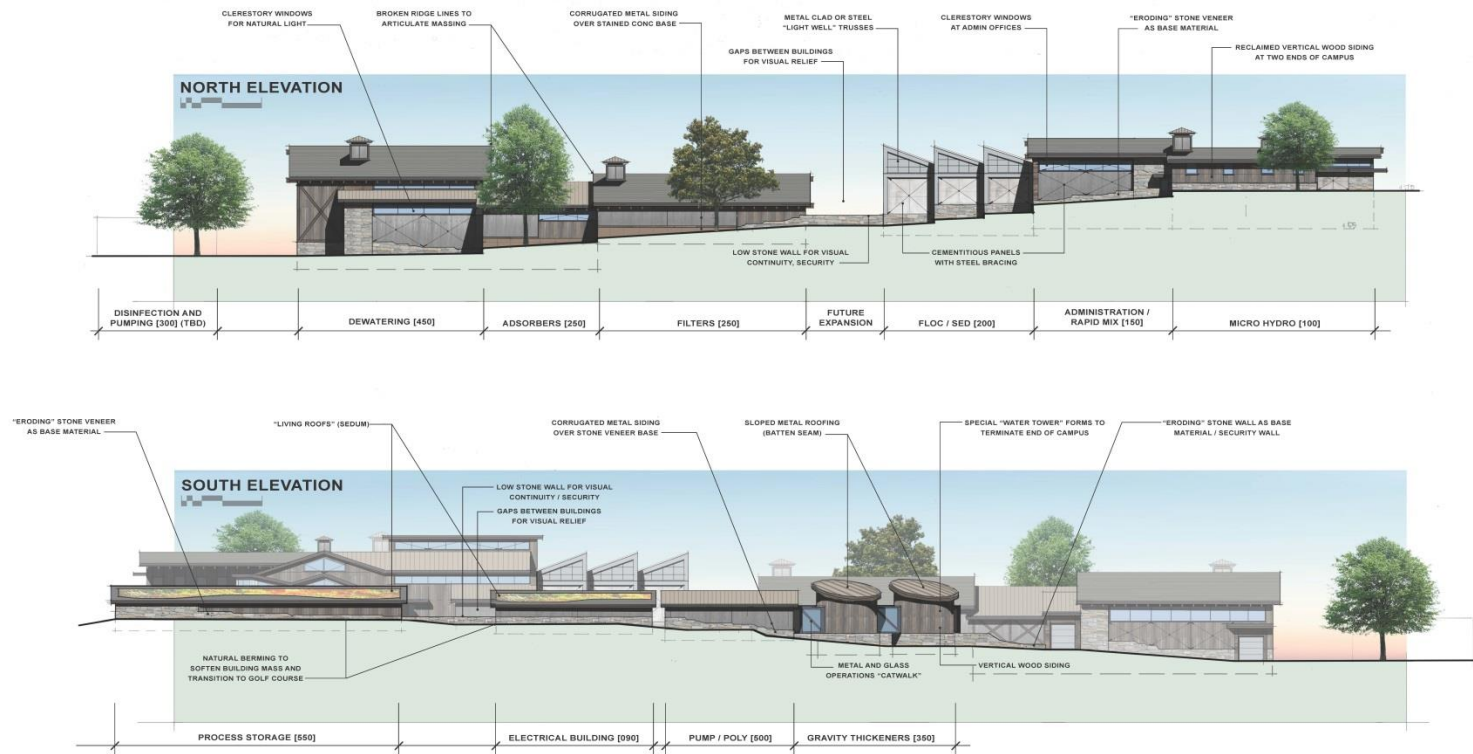
STANDING SEAM ROOFING



SHINGLE ROOFING



CEMENTITIOUS PANELS



Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Dave Thacker

Submitting Department: Building

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Subject:

Open Flame and Fireworks Ban

Suggested Action:

Information

Attachments:

[Open flame and fireworks ban 2018](#)



City Council Staff Communications Report

Subject: Declaration of Restriction on Open Sources of Ignition, Open Flames, and/or Fireworks

Author: Dave Thacker CBO/FCO

Department: Community Development/Building

Date: Date June 21, 2018

Type of Item: Information

The following staff communication report is to inform City Council of the declaration to regulate open sources of ignition and use of fireworks within the City. The International Fire Code (IFC) as adopted by the State of Utah, gives the Fire Code Official the authority to implement an open flame and burning ban when conditions or local circumstances are such that it poses an increased fire danger to the community. Ordinance No. 2016-36 is an ordinance adopting municipal code title 11, chapter 9, sections 3 and 3.1 where in the City Council's delegation of authority to the Fire Code Official to determine when hazardous environmental conditions exist within Park City necessitating restrictions on ignition sources (see attachment A). This policy outlines the roles, responsibilities and criteria to be used to enact any restrictions under the municipal code sections referenced above.

This year due to the below average precipitation and above average temperatures, along with the forecasted weather data, and fuel moisture content, fire danger is at a higher level than previous years. This coupled with the established wildland fire areas throughout the city create great fire safety concerns for the residents and structures in the area.

Criteria and Declaration

The following criteria has been considered in making the determination that hazardous conditions exist to enact restrictions on the use of open sources of ignition and/or the use of fireworks (during the times allowed by the Utah Legislature under Utah Code 53-7-225):

1. Great Basin Coordinating Center (GBCC) predictive services intelligence and outlook reports, including: daily, 7-day and monthly/seasonal reports.
2. Dead and live fuel moisture reports
3. Current and forecasted temperatures
4. Humidity
5. Dew point
6. Wind
7. Local and regional weather forecasts, including warnings, watches and lightning probabilities
8. Energy release component (ERC)

Using the criteria outlined above a decision to declare a ban on open sources of ignition and fireworks has been made by the Fire Code Official with assistance from the Fire Marshal, Chief of Police, Emergency Manager, Community Engagement Manager/Public Information Officer, and the Park City Fire District. The open source of ignition and fireworks ban will be effective immediately until a time when the Fire Code Official will rescind the declaration (see attachment B).

Staff will work with the Community Engagement Manager/ Public Information Officer to provide community notification of the declaration.

Attachment A

Ordinance No. 2016-36

AN ORDINANCE ADOPTING MUNICIPAL CODE TITLE 11, CHAPTER 9,
SECTIONS 3 and 3.1, CITY COUNCIL DELEGATION OF AUTHORITY
TO THE FIRE CODE OFFICIAL TO DETERMINE WHEN HAZARDOUS
ENVIRONMENTAL CONDITIONS EXIST WITHIN PARK CITY
NECESSITATING RESTRICTIONS ON IGNITION SOURCES

WHEREAS, the City Council of Park City Municipal Corporation, Utah, (herein "City"), in conjunction with the Park City Fire Code Official and the Park City Municipal Fire Marshal, has a desire to reduce the threat of wildfires within the City limits; and

WHEREAS, the Park City Fire Code Official and Park City Fire Marshal have deemed that Park City is subject to an elevated risk of wildfire because of its mountainous setting and extensive wildland interface; and

WHEREAS, Park City and Summit County have the greatest amount of wildland urban interface in the state of Utah; and

WHEREAS, The Utah Division of Forestry, Fire and State Lands in consultation with local Fire Officials has designated all of Park City to be a Wildland Urban Interface area;

WHEREAS, the City desires to reduce the risk of wildfires which may cause extensive damage and economic hardship within the City; and

WHEREAS, decisions regarding prohibition of ignition sources due to hazardous environmental conditions must be made without undue delay;

WHEREAS the Park City Fire Code Official may make those decisions expeditiously;

WHEREAS the City Council desires to delegate to the Park City Fire Code Official the decision as to when hazardous environmental conditions necessitating prohibition on ignition sources exist;

NOW THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. ADOPTION. Title 11, Chapter 9, Section 3, HAZARDOUS ENVIRONMENTAL CONDITIONS and Title 11, Chapter 9, Section 3.1 DELEGATION of the Park City Municipal Code is hereby adopted as follows:

11-9-3 HAZARDOUS ENVIRONMENTAL CONDITIONS. If hazardous environmental conditions exist in the City, the City Fire Code Official may prohibit the ignition or use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials as necessary to reduce the risk of wildfire.

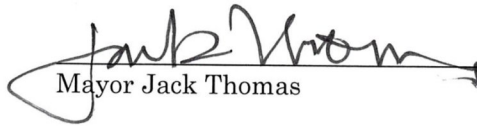
11-9-3.1 DELEGATION. The City Council has delegated this authority to the City Fire Code Official and may elect to rescind such delegated authority at its discretion.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective immediately.

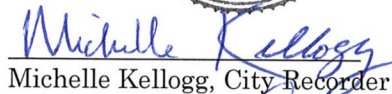
PASSED AND ADOPTED this 21st day of July, 2016.

PARK CITY MUNICIPAL CORPORATION

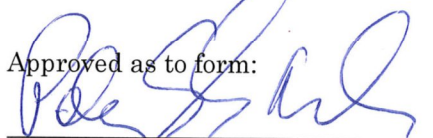



Mayor Jack Thomas

Attest:


Michelle Kellogg, City Recorder

Approved as to form:


Mark D. Harrington, City Attorney


Polly Samuels McLean, Ass. City Attorney



June 18, 2018

From: Park City Municipal Corporation Fire Code Official

Subject: DECLARATION OF RESTRICTION ON OPEN SOURCES OF IGNITION,
OPEN FLAMES, AND/OR FIREWORKS

Reference: (a) Park City Municipal Ordinance 2016-36 of July 21, 2016
(b) PCMC Policy and Procedure for the Regulation of Open Sources of Ignition
& Use of Fireworks

1. Per references (a) and (b), a standing ban on open sources of ignition and open flames, including fireworks, is hereby declared. Exceptions to this ban include the following:

Utah Code 53-7-225

2. With the exception of areas specifically listed below, this ban is effective immediately for all areas within City limits, until rescinded in writing. Specifically exempted areas include the following:

None

3. The following criteria were considered in making the determination to enact restrictions on the use of open sources of ignition and/or fireworks:

a. [Great Basin Coordination Center Predictive Services Intelligence and Outlook reports](#)
(Additional sheets may be attached as necessary). In all cases, overall trends are to be considered and listed, as opposed to relying solely on specific conditions present on a given date.

Monthly/Seasonal Report:

Across the higher elevations, the below normal precipitation produced a low snowpack, mostly 50-70% of normal). Drought conditions have been minimal for several years, however very dry conditions have increased across Utah. Climate models continue showing a trend towards a weak El Nino by late
--

b. [Dead and live fuel moistures:](#)

Dead and live fuel moisture is normal to drv.

c. [Temperatures:](#)

Forecasts show above average temperatures with below average precipitation
--

d. [Humidity:](#)

Maximum humidity between 63-73% and a minimum of 31-41%

e. [Dew Point:](#)

Currently 43 degrees

f. [Wind:](#)

Varies

g. [Local and regional weather forecasts, including warnings, watches and lightning probabilities](#): *In all cases, overall trends are to be considered and listed, as opposed to relying solely on specific conditions present on a given date.*

The US Forrester Service indicates the current fire danger is moderate, and due to forecasted conditions will move to high in the near future. That coupled forecasted above normal temperatures and below normal precipitation create fire ignition concerns.

h. [Energy Release Component \(ERC\)](#):

Currently at 30 the ERC average increases to projection of over 70 in early July.

i. Other applicable information relied upon in enacting this ban:

Historic data shows an increase in dry conditions will sustain through the summer months increasing fire danger. Due to this information we will enact the open flame and fireworks ban.

(SIGNATURE OF FIRE CODE
OR DESIGNATED OFFICIAL)

Printed or Typed Name

Copy to:
City Manager
Fire Marshal
Chief of Police
Emergency Manager
Community Engagement Manager / Public Information Officer
Park City Fire District
Summit County Fire Warden

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section: CONSIDERATION OF MINUTES

Subject:

Consideration to Approve the City Council Meeting Minutes from May 17 and 31, and June 7, 2018

Suggested Action:

Attachments:

[May 17, 2018 Minutes](#)

[May 31, 2018 Minutes](#)

[June 7, 2018 Minutes](#)



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

May 17, 2018

The Council of Park City, Summit County, Utah, met in open meeting on May 17, 2018, at 2:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property and litigation at 2:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

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

RESULT: APPROVED

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

WORK SESSION

2018-19 City Manager's Recommended Budget: Five-Year Capital Improvement Plan Review:

Nate Rockwood, Budget Department, presented this item. Rockwood explained that he had organized the CIP budget presentation around Council priorities which were the highest weighted criteria, and the majority of the conversation would be the Treasure Hill project. He explained how funds were allocated and determined how flexibly the funds could be spent; the remaining General Fund was transferred to the Capital Fund and was the most flexible. Some of these were budgeted for ongoing Capital projects and asset maintenance.

Rockwood addressed specific projects, including those not recommended for CIP funding. He explained staff recommended allocating funds now to complete these projects in the near future.

1 Council Member Worel was surprised the Quinn's Complex lighting project was not
2 funded despite public support. Luke Cartin and Ken Fisher, Sustainability and
3 Recreation Managers, addressed the Council. Cartin explained that the MARC was
4 piloting lighting technology controlled at the fixture level to assess effectiveness. The
5 project was being funded by the Energy Efficiency Fund (EEF) which required a five-
6 year return on investment; Quinn's fields did not qualify. Mayor Beerman reported
7 community feedback that Quinn's lights were left on. Fisher explained the Quinn's
8 Lighting Management policy, and stated the lights were on a timer. He added that
9 independent groups had access to the lights, which caused lights to be left on. He said
10 user error had improved in recent years but was not fail safe.

11
12 Council Member Gerber asked how and when the lights were used. Fisher replied 120 –
13 130 hours per year from February through October, which did not justify EEF funding.
14 Council Member Ware Peek asked about a penalty if lights were left on, and suggested
15 CIP selection criteria include public support for projects. The current lighting complied
16 with the LMC. Foster asked if staff recommended the new MARC technology for
17 Quinn's for the following year. Cartin clarified it was a possible option dependent on
18 staff's response to the new system, RFP process and funding sources. He noted
19 Quinn's bathrooms used more energy than the lights did due to heating. Rockwood
20 stated the recommendation for the project was to reevaluate the following year.

21
22 Mayor Beerman asked about asset management funds for Quinn's fields. Fisher
23 responded the Parks Department had a maintenance budget for repairs and new
24 amenities were funded by Park Impact Fees. Rockwood explained asset management
25 did not fund equipment replacement. Fisher added the requested amount included the
26 removal and installation of the existing equipment.

27
28 Rockwood stated the Treasure Hill bond amount options: \$55 million or \$50.7 million;
29 the proposed budget used the \$55 million amount. He said staff would return to present
30 water projects at a future meeting. He presented projects organized under Council
31 priorities: preserving and enhancing the environment, and inclusive community projects,
32 which included affordable housing. He presented affordable housing projects and
33 explained the funding came from the Lower Park Avenue RDA amount of \$28 million
34 that could be bonded against. He stated the goal of a revolving funding pipeline for
35 affordable housing projects was challenging in light of rising construction costs. The
36 original plan included funding the Community Center through the RDA funding.
37 Completing affordable housing projects was a priority, and revolving RDA funds would
38 fund the Center after housing projects were completed.

39
40 Council Member Joyce asked about an affordable parking solution when the Homestake
41 lot was developed. Rockwood stated parking solutions were built into transportation
42 master planning. Council Member Worel asked about combining RDA funding with

1 public / private partnerships. Rockwood responded that was possible as long as RDA
2 funds were being used toward affordable housing.

3
4 Rockwood explained that funding for the Treasure Hill bond was through the Resort
5 Community Sales Tax, and was dedicated toward capital projects. Staff recommended
6 issuing debt against that revenue at 65%.

7
8 Rockwood explained potential cash and debt capacity through 2021. He explained
9 currently funded projects, Old Town street improvements and sidewalks, storm water
10 and open space, could be delayed and those funds could be used to lower the bond
11 amount. Rockwood explained Rossie Hill OTIS was an ongoing old town streets project.
12 Council Member Worel asked about the long term impacts of delaying sidewalks and
13 storm water. Rockwood reviewed projects that were recommended to be de-funded and
14 stated they would cost more in the future but would not cause operational problems. He
15 presented household cost estimates of the two bond amounts.

16
17 Council Member Joyce reflected on community input that the bond be as low as
18 possible. He was supportive of the \$50.7 million option and thought the cost difference
19 was about perception rather than a financial burden on households. Council Member
20 Ware Peek agreed that voluntarily tightening the purse strings would be good. Mayor
21 Beerman added the open space reserve money was slated for a specific purpose.

22
23 Council Member Gerber was in favor of the higher bond amount to preserve open space
24 funds. Council Member Worel reported she had heard concerns in the community about
25 the conservation easement and maintenance costs for open space. Rockwood reported
26 those costs were not included in the budget and staff would include them. Foster stated
27 Treasure Hill was a manageable size for the Trails budget as opposed to Bonanza Flat.
28 Council Member Ware Peek asked about the timeline to replenish Resort Community
29 Sales Tax funds. Rockwood responded it was approximately 2022 and reflected in the
30 bond scenario graphs.

31
32 Mayor Beerman asked for Council feedback on bond sizing. Council Member Worel
33 agreed with Council Member Joyce on bonding for \$50.7 million. Council Member
34 Henney was supportive of austerity and was in favor of the \$50.7 to \$55 million range.
35 Council Member Ware Peek asked about the burden on second home owners and
36 agreed with Council Member Joyce. Council Member Gerber was in favor of the \$55
37 million amount to save for future open space opportunities. Mayor Beerman was
38 comfortable with \$50.7 million.

39
40 **Noise Ordinance Update:**

41 This item was moved to Staff Communications.

42
43 **REGULAR MEETING - 6:00 p.m.**

I) ROLL CALL

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

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. Noise Ordinance Update
2. Rocky Mountain Power 2018 Update
3. Update on Hillside Avenue and Old Town Access and Traffic Circulation Improvements

Council Questions and Comments:

Council Member Worel participated in Meals on Wheels Week. She attended the Board of Health meeting. She attended the Peace House board meeting and did a walk-through of the new building. She reported the Council was invited to Walk a Mile in Her Shoes. She attended a Senior Center parking meeting with Kenzie Coulson, Parking Manager. She participated in Coffee with Council and a panel on mental wellness for Mental Health Awareness Month. She attended the Library board meeting. She congratulated staff that were recognized at the Service Awards dinner.

Council Member Henney attended Public Art Advisory Board meeting. He attended Coffee with Council and reported there was feedback to expand the brown bus line and better regulate e-bikes. He attended the Service Awards dinner and the Summit Land Conservancy board meeting, and reported all boards were reflecting the complexity of current issues and land deals.

Council Member Ware Peek attended the Future is Now tunnel mural opening. She attended the Climate Solutions round table. She conducted outreach with new Community Engagement liaison, Rocio Torres. She met with the Park City Community

Foundation regarding the Social Equity initiative. She participated in the Wasatch Economic Summit and reported that growth is coming, and Park City was being proactive and creating relationships. She moderated a panel for Connect's Mental Health Awareness Month.

Council Member Gerber attended the Service Awards dinner. She asked drivers to be aware of bike riders and walkers.

Council Member Joyce attended the Wasatch Economic Summit and reported affordable housing and transportation were critical regional issues. He attended the Basin Open Space Advisory Committee and noted they had spent down their open space funding. He and Council Member Ware Peek met with the Gorsuch family who wished to be an integral part of the community.

Mayor Beerman mentioned May was bike month. He attended the Service Award Dinner and was proud of staff. He attended the Economic Summit and was stunned by growth in Wasatch County and Heber, and saw it as an opportunity to collaborate.

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not listed on the agenda. He stated this was an opportunity for public input on the budget hearing.

Noah Levine, resident, read a prepared statement and urged the Council to reconsider funding for lights the Quinn's Junction fields.

Michelle Downard, Deputy Building Official, stated the new noise ordinance was effective.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 3, 2018:

Council Member Gerber moved to approve the City Council Meeting Minutes from May 3, 2018. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Professional Service Agreement with Alliance Engineering in the Amount of \$9,490.00 for the Lot 4 Intermountain Healthcare Park City Medical Campus/ USSA Headquarters and Training Facility Subdivision, in a Form Approved by the City Attorney:

2. Request to Approve the Settlement Amount of \$200,000.00 in the Coleman McClary v. Park City Municipal Corporation Personal Injury Litigation:

3. Request to Proceed With the Construction of a Single-Track Trail on the Old Ranch Hills Property (SS-61-B-2-X), Consistent With the Terms of the Old Ranch Hills Conservation Easement Held by Summit Land Conservancy:

Council Member Worel moved to approve the Consent Agenda. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

VI) OLD BUSINESS

1. Park City Youth Council Project Proposal Update:

Mia Levine, Youth City Council (YCC) Mayor, Alec Padan, website administrator, and Annie Sheinberg, photographer, presented further findings of their Teen Center survey. They presented a proposal for their 2019 project of a collated calendar on Instagram. Levine mentioned there was a Teen Safe Space in the month of May at the Miner's Hospital supported by Connect and the Summit County Mental Health Alliance. Padan mentioned the Council was interested in pop-up events at local businesses and inviting students from other districts. Levine thanked the City, Connect and Summit County.

Council Member Gerber asked if the YCC would administrate the calendar. Levine expressed interest in formulating the calendar and looking into community partners, and asking the City for support if needed. Council Member Henney asked the students what they thought of the survey results. Sheinberg stated they learned teens weren't interested in a dedicated or overly monitored space; instead, teens wished to interact. Levine added the project idea also came from parents wanting teens to be safe while doing fun and affordable activities.

Council Member Ware Peek enjoyed the survey results and asked if the Council was considering making the safe space a regular event. Levine said she would present data from this year's pilot program to Connect and Summit County Mental Health Alliance to

1 assess continuing the program in May 2019, or beyond. Council Member Ware Peek
2 asked about transformational spaces and called out Lucky Ones Coffee; was it a place
3 they wanted to hang out? Levine responded Basin Recreation had a space but students
4 didn't know it existed. She wished the YCC project would highlight existing spaces. She
5 spoke to a safe space being a resource even for those who are not interested in
6 locating resources.

7
8 Council Member Worel was impressed with the survey results and discovering action
9 items. She asked about a timeline. Meg Ryan, advisor, proposed the project would
10 continue into the next school year. She requested Council support of the program in the
11 following year to start in the fall.

12
13 Mayor Beerman was impressed and thanked YCC for their work. Ryan asked for
14 direction to continue the program at a future date.

15
16 **2. Bonanza Flat Planning Update and Review of the Draft Permitted and**
17 **Prohibited Use Language:**

18 Council Member Ware Peek disclosed that her spouse owned property in Brighton
19 Estates but it would not affect her objectivity. Mayor Beerman clarified the discussion
20 would not address access.

21
22 Heinrich Deters, Wendy Fisher, and Marie Lenihan-Clark, Summit Land Conservancy,
23 presented this item. Fisher stated from July 2017 to February 2018, staff gathered
24 resource inventory, and stakeholder and public input to develop the conservation
25 easement. She stated unforeseen management issues outside of the Bonanza Flat
26 bounds had been brought into the conversation. She reminded the Council that the
27 language was not final.

28
29 Fisher reviewed the 2015 and 2018 survey results which supported the proposed
30 management zones, prohibiting motorized winter recreational use and limiting dog
31 access. She reviewed native species. She presented the proposed management plan
32 and zones and explained how management would overlap with uses and work
33 alongside the conservation easement. She stressed the importance of baseline
34 documentation for continued monitoring of conservation efforts.

35
36 Fisher reported proposed public access trailheads were areas that were already being
37 used and trails would follow established routes if functional. She stated the
38 management plan stayed true to a no net-increase use of the property and enhancing
39 the watershed value through reclamation. Monitoring protocols were included in the plan
40 for invasive species. She added the plan included restoration and resource
41 management in wetland areas. She presented a timeframe and funding sources and
42 highlighted the adaptability of the plan.
43

1 Council Member Joyce asked about underlying mining rights. Deters confirmed the City
2 had purchased them with the property. Council Member Joyce asked about multi-use
3 trails. Fisher responded the language could be refined but currently the primitive area
4 would be hiking only and the recommendation was up to multiple use. When asked
5 what limited grooming for nordic trails meant, Deters and Fisher responded to allow
6 grooming but not make it obligatory, and noted the recommendation came from multiple
7 stakeholders. Council Member Worel asked about enforcement. Fisher stated there was
8 interlocal support for enforcement and to take enforcement slowly. Deters added the
9 easement would be critical to enforcement.

10
11 Deters presented a plan to create four new trailheads with infrastructure and connecting
12 trails. He requested Council feedback to move forward with planning and procurement.
13 Council Member Gerber was concerned about bikers on the narrow road and asked if
14 there was a proposal for a bike road. Deters stated this was an opportunity to implement
15 well thought out options with signage to let people know of changes.

16
17 Council Member Ware Peek noted the distance between trailheads and the summit.
18 She wondered if people would think it was too far. Deters responded it would take time
19 for people to get used to a new system, but he hoped it would create a better product.
20 Fisher mentioned that shuttle services had increased.

21
22 Mayor Beerman opened the meeting for public input.

23
24 Bridget Meinhold, Brighton Estates resident, was in support of the recommendations.
25 She expressed disappointment that Brighton Estates was not included in the plan. She
26 stated they had asked to be part of the discussion and solution and she had reached
27 out, but had not heard back. She stated Talisker had a right in the deal and their
28 allowed uses were not clear to the public. She explained Talisker's holdings in Bonanza
29 Flat, and stated property was red tagged but in use anyway during the winter. She
30 indicated they did not clean up after themselves. She asked how Talisker would be
31 managed, and why the management plan did not address Talisker.

32
33 Rick Johnson, Brighton Estates resident, stated the needs of Brighton Estates residents
34 were not being addressed by the Council. He stated he was in discussion on behalf of
35 Brighton Estates with Wasatch County and asked to meet with the Council.

36
37 Katie Eldridge, Brighton Estates resident, was concerned about passing an easement
38 without discussing access. She expressed frustration about being excluded from the
39 conversation regarding access. She asked the Council to consider the residents'
40 concerns about getting home to Brighton Estates, and asserted residents were smart
41 and wanted to help.

1 Mark Fisher, President of the Brighton Estates HOA, asked the Council to consider
2 social equity. He expressed concerns about historically high impacts to the area from
3 bikers and vehicles. He gave a history of a dump in the neighborhood and felt residents
4 were owed a visit from the Council. He stated residents felt beat up from every angle.
5 The area was residents' refuge and he wanted it to stay that way.

6
7 Mayor Beerman closed the public input portion of the meeting.

8
9 Mayor Beerman stated Talisker was included in the purchase of the property. Deters
10 clarified there was a new owner. Fisher explained the hut and deck referenced during
11 public comment were considered existing structures separate from Talisker.

12
13 Deters explained how parking was dispersed based on use numbers. Fisher clarified
14 these were draft language components. She added that installing restrooms was critical
15 to protecting the watersheds.

16
17 Council Members Joyce and Henney supported the current direction and
18 recommendations in the report. Council Member Ware Peek asked for clarification
19 about the dump. Deters clarified Wasatch County held a bond associated with
20 remediation. The obligation had passed from Talisker to the bank. He reported there
21 was a planned site visit and the Wasatch County planning director wished to attend.

22
23 Council Member Ware Peek asked when public access would be addressed. Fisher
24 explained that other jurisdictions were involved and she couldn't say, but noted
25 technical and jurisdictional committee meetings were scheduled and open to the public.
26 Purchasing the property in foreclosure presented challenges that staff was managing
27 now. Fisher commented on tremendous leadership throughout the process.

28
29 **3. Consideration to Approve Nine Dates for the Big Stars Bright Nights Concert**
30 **Series (7/2, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2), Which are to be Held at**
31 **Quinn's Sports Complex, with the Exception of 7/13 Which Will be at City Park,**
32 **Conditioned Upon a Staff Approved Operational Plan for Each Event/Venue:**

33 Jenny Diersen and Jonathan Weidenhamer, Economic Development, presented this
34 item. Diersen explained the operational and mitigation details for the event. She asked
35 the community to take provided transit, and stated the fee reduction request would
36 come later in May.

37
38 Council Member Worel disclosed she was a Park City Institute donor. Council Member
39 Ware Peek confirmed there would be a bike valet at City Park. Council Member Gerber
40 asked about specific mitigations for the City Park concert. Diersen stated staff needed
41 to secure permission for parking at the high school and resort and confirmed regular
42 transit would continue but traffic would be restricted on Park Avenue, and community
43 outreach would take place prior to the event.

1 Council Member Henney reported a homeowner near Quinn's was concerned about
2 event parking in her neighborhood and thought the concern was legitimate. Diersen
3 replied Streets and Police would assist with parking concerns and appealed to the
4 community to commute wisely. She added access to facilities was a priority. Council
5 Member Henney echoed her appeal to the community.

6
7 Mayor Beerman opened the public hearing.

8
9 Teri Orr, Director of the Park City Institute, thanked the Council for their support. She
10 stated the opportunity was critical to her organization and thanked staff, Diersen and
11 Weidenhamer.

12
13 Sam Rubin, local transportation business owner, stated the for-hire transportation
14 community wished to assist with transportation concerns during this event. He offered
15 free shuttles from all parking areas during the event. He stated the funds would be
16 better spent for Park City Institute programming. He asked the Council to approve the
17 event and asked for opportunity to be involved.

18
19 Mayor Beerman closed the public hearing.

20
21 Council Member Henney asked if additional transportation was required for the event.
22 Diersen confirmed specific requirements would be determined after Council approval.
23 Foster clarified the City could not use its own vehicles by federal law.

24
25 Council Member Gerber was very concerned about the impacts of the concert at City
26 Park and locals feeling entitled to parking downtown. She was concerned about traffic
27 on SR 248 as concerts let out, as well as the associated costs. She asked about set-up
28 and take-down late at night.

29
30 Council Member Ware Peek expressed concern for 2,500 people in City Park at once.
31 Diersen reported July 4th was well above 2,500 people and noted the event was
32 ticketed. She stated load-in, load-out and security were details that would be addressed
33 shortly. Council Member Ware Peek called on the community to help mitigate traffic
34 impacts. Diersen stated staff would plan, learn and adapt.

35
36 Council Member Worel wished for staff to remain the authority over operations
37 approvals. Council Member Gerber hoped that this year's locations would not become
38 the norm. She stated these venues were not designed for this activity. She wished to
39 honor the community's desire to stop pushing the envelope and felt uncomfortable with
40 these events, especially in July.

41
42 Council Member Henney respected Council Member Gerber's concerns and stated the
43 community needed to rise to the occasion; he had faith in the community. Mayor

Beerman thanked Public Safety and stated the City was pushing them to the maximum. He asked the community to be patient and cooperative.

Council Member Worel moved to approve nine dates for the Big Stars Bright Nights Concert Series (7/2, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2), which are to be held at Quinn's Sports Complex, with the exception of 7/13 which will be at City Park, conditioned upon a staff approved Operational Plan for each event/venue. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

NAYS: Council Member Gerber

Council Member Gerber stated she was not in favor of the concerts on July 13 at City Park.

VII) NEW BUSINESS

1. Proposed Budget for Fiscal Year 2018-2019 for Park City Municipal Corporation and its related agencies:

Council Member Ware Peek wished lighting at Quinn's could be considered for funding this year. Rockwood responded the Council could identify other projects to be offset. Council Member Henney was in favor of evaluating the lights in 2019 and reporting a timeline of when it would be funded. Council Member Joyce cautioned against funding outside of the budgeting for outcomes process. Council Member Worel requested that CIP proposals and rationale be available. Council Member Henney responded to Council Member Joyce and stated it was Council authority during the budget process. Mayor Beerman agreed and requested scenarios for funding Quinn's lighting in context for 2019 and 2020.

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

Council Member Gerber moved to continue the proposed budget for fiscal year 2018-2019 for Park City Municipal Corporation and its related agencies to May 31, 2018. Council Member Joyce seconded the motion.

RESULT: CONTINUED TO MAY 31, 2018

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

2. Consideration to Approve Resolution No. 11-2018, a Resolution Adopting the May 2018 City Property Disposition List:

Heinrich Deters explained this was an annual approval to provide transparency regarding City-owned property with development potential. Regarding the Olympic Plaza, Council Member Gerber asked if uses were restricted. Deters replied they were not and Council could change the uses. Council Member Gerber requested affordable housing be added to which the Council agreed. Foster stated Alfred Knotts, Transportation Manager, would present opportunities for transportation soon. Mayor Beerman recommended a housing discussion following Knotts' presentation.

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

Council Member Ware Peek moved to approve Resolution No. 11-2018, a resolution adopting the May 2018 City Property Disposition List. Council Member Worel seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance No. 2018-21, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Master Planned Affordable Housing Development, Section 15-6-7; and Defined Terms, Section 15-15:

Bruce Erickson, Anne Laurent and Hannah Tyler, Planning Department, presented this item. Erickson stated amendments balanced the housing equity program with the goals of the Council. Tyler presented the code amendments that aligned with the Housing Resolution. She explained the details of the density bonus, and stated she had been on the affordable housing tour and was struck by the level of density of housing projects in other communities.

Council Member Worel asked if staff had included local developers. Laurent replied no, but the amendments addressed developers' requests for more clarity. She added the amended code was a tool when applied to a specific site, and during negotiation.

Council Member Joyce asked how the Planning Commission could increase density. Tyler clarified use of the term 'the Planning Commission may' would not be based on subjective criteria. Erickson and Laurent explained how the process was a sliding scale. Council Member Henney stated the incentive was not enough height or density bonus for private developers. Even so, the community did not want height or density bonuses.

Erickson clarified that the amendments allowed doubling density outside of Historic Residential District and height was determined by the Master Planned Development

(MPD). Laurent stated the process was designed to allow affordable housing to go through the MPD process in a new way, and agreed height was controversial. Council Member Henney liked the tool but was concerned the community did not support increased density.

Erickson spoke to the potential for significant additional density within current affordable housing projects. Tyler added each request would go through the public process. Council Member Joyce expressed concern that the amendments only applied to City projects. Laurent commented that developments required land from the City. Other tools for affordable housing by private developers were obligations and tax incentives. Council Member Gerber thought land was limited and staff was moving in the right direction.

Mayor Beerman asked for examples of this application to other projects. Laurent requested time to conduct an economic analysis and return. Harrington recommended clarification of the difference between AUEs and UEs.

Tyler reported staff would return to edit the regular and affordable MPD parking requirements and micro-unit parking exemption. Laurent clarified that parking management plans were required to address impacts. Council Member Joyce was concerned about micro units not having parking and fee-in-lieu parking because it benefitted the City. Harrington clarified it was a commonly used tool. Council Member Joyce was concerned about public perception of under-parking affordable housing projects. Laurent offered a few possible solutions.

Tyler asked for direction on a continuance. Council Member Worel struggled with a plan that would only benefit the City. She requested to see how this would create public/private partnerships and recommended an economic analysis. Laurent clarified this would be a solution if the City was donating land. Mayor Beerman asked for time for the Council to digest the report. Laurent asked for specific direction.

Council Member Henney moved to continue Ordinance No. 2018-21, an ordinance amending the Land Management Code of Park City, Utah, Amending Master Planned Affordable Housing Development, Section 15-6-7; and defined terms, Section 15-15 to a date uncertain. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO DATE UNCERTAIN

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

Council Member Henney moved to amend the agenda to address items eight and six. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

8. Consideration to Approve the New Level Three Event, Latino Arts Festival, to be Held June 15-18, 2018, on Park City Library Field, based on Findings of Fact, Conditions of Approval and Conclusions of Law in a Form Approved by the City Attorney's Office:

Jenny Diersen and Chris Phinney, Special Events, presented the event details. Council Member Worel asked for an inclement weather plan. Phinney stated there was a tent and the event organizers had reserved some rooms in the Library. Council Member Joyce asked if the proposal went through the Recreation Advisory Board (RAB). Diersen stated the Special Events Advisory Committee (SEAC), Sheryl Fox and Heinrich Deters had determined the use was appropriate for the Special Event process. Phinney stated the Library field would not be an off-leash dog park during the event and Library restrooms were sufficient.

Mayor Beerman opened the public hearing.

Max Ventura, Park City Christian Center Outreach Coordinator, thanked the Council for their support of this community event in a central location.

Hadley Dynak, Director of the Arts Council, thanked the Council for their support of arts and culture in the community. She stated the Council's approval of the Park City Institute's event and the Latino Arts Festival demonstrated their support for their top and critical priorities. She stated the recommendations of Project ABC supported culturally relevant events and was the only Latino event in Utah. She wished the Council would approve the location despite its challenges.

Mayor Beerman closed the public hearing. Mayor Beerman suggested the fees come from the Council Contingency Fund.

Council Member Gerber moved to approve the new Level Three Event, Latino Arts Festival, to be held June 15-18, 2018, on Park City Library Field, based on findings of fact, conditions of approval and conclusions of law in a form approved by the City Attorney's Office with fee costs to come from the Council Contingency Fund. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve Ordinance 2018-23, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapter 15-2.16 Recreation Commercial (RC) and Chapter 15-2.13 Residential Development (RD) Zoning Districts, Relating to Conditional Uses Within Those Zones:

Laura Newbury, Planning Department, presented the recommendation.

Mayor Beerman opened the public hearing.

Robin Milne, Promontory Club General Manager, expressed her thanks and support of the ordinance.

Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance 2018-23, an ordinance amending the Land Management Code of Park City, Utah, amending Chapter 15-2.16 Recreation Commercial (RC) and Chapter 15-2.13 Residential Development (RD) Zoning Districts, relating to conditional uses within those zones. Council Member Henney seconded the motion.

RESULT: APPROVED

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

4. Consideration to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with NelsonNygaard Consulting Associates, Inc., to Provide a 2050 Long Range Transportation Plan (LRTP) for Park City Municipal Corporation, in an Amount Not to Exceed \$561,190.00:

Matthew Hartnett and Julia Collins, Transportation Planning, presented this item. Collins stated the 2011 transportation plan was outdated and predated the General Plan. Collins explained what the LRTP would include. Hartnett added the LRTP would revision and redefine data measurement and analysis, and establish a vision to support future funding. Collins added the long range 2050 timeline was consistent with State planning.

Hartnett stated the LRTP would include scenario development for population growth, development and transportation programs. He highlighted an app-based travel survey would gather additional data and noted tourists and day visitors would be captured in ways outside of the app – the app would be one tool in the toolbox. Collins highlighted other aspects of the LRTP. Foster added regional partners and outside funding opportunities were possible in the future. She impressed the importance of a Park City-centric plan. Collins added that regional agencies could roll into the plan as it was set up horizontally.

Council Member Worel asked about the app-based survey for elderly residents. Harnett and Collins confirmed there could be alternative options, and the app collected data without user participation. Council Member Joyce wondered how the plan would be regional. Collins responded it would record regional travel and how it impacted Park City.

Council Member Joyce asked about the timeline with Highways 224 and 248 planning. Collins responded that the gateway corridors needed attention now, and spoke to improving the larger system using the proposed plan. Council Member Ware Peek asked how a LRTP would strengthen the conversation with UDOT. Collins responded it would strengthen conversations. Council Member Henney highlighted regional growth and stated the return on investment would be outstanding. Council Member Worel asked how long it would take to get to Phase Five. Collins stated approximately sixteen months, with adoption in Spring, 2019.

Council Member Joyce asked about doing this independently or at the Joint Transportation Advisory Board (JTAB) level. Council Member Henney thought Park City should take leadership for the region. Foster clarified that the County would be heavily involved, and spoke to Collins' regional relationships. Collins added that funding sources overlapped with Summit County and stated the plan was intentionally financially constrained.

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

Harrington asked that the timeline be clarified. Collins confirmed dates would be flexible. She added staff would look into a paper survey option.

Council Member Worel moved to authorize the City Manager to execute a professional services agreement, in a form approved by the City Attorney, with NelsonNygaard Consulting Associates, Inc., to provide a 2050 Long Range Transportation Plan (LRTP) for Park City Municipal Corporation, in an amount not to exceed \$561,190.00. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Ordinance No. 2018-22, an Ordinance Approving an Extension of the January 5, 2017 Approval of the 152 Sandridge Avenue Subdivision Located at 152 Sandridge Avenue, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

Bruce Erickson reported staff continued to negotiate the encroachment agreements and recommended approval.

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

Council Member Worel asked about the applicant being non-responsive. Erickson responded the encroachment agreements were negotiated to protect the historic house and retaining wall.

Council Member Joyce moved to approve Ordinance No. 2018-22, an ordinance approving an extension of the January 5, 2017 approval of the 152 Sandridge Avenue subdivision located at 152 Sandridge Avenue, Park City, Utah, pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED

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

7. Consideration to Approve Ordinance 2018-24, an Ordinance Amending the Land Management Code of Park City, Utah, Chapter 15-4-12, 15-7.1-3, 15-7.1-6, 15-12-15, 15-15-1 to Replace the Term Record of Survey with Condominium; Chapter 15-10-5 and 15-11-3 to Update the Board of Adjustment and Historic Preservation Board Voting Language; and Chapter 15-15-1 to Update the Definition of Floor Area:

Council Member Gerber moved to continue Ordinance 2018-24, an ordinance amending the Land Management Code of Park City, Utah, Chapter 15-4-12, 15-7.1-3, 15-7.1-6, 15-12-15, 15-15-1 to replace the term record of survey with condominium; Chapter 15-10-5 and 15-11-3 to update the Board of Adjustment and Historic Preservation Board voting language; and Chapter 15-15-1 to update the definition of floor area, to May 31, 2018. Council Member Ware Peek seconded the motion.

RESULT: CONTINUED TO MAY 31, 2018

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

9. Consideration to Authorize the City Manager to Sign a Utah Department of Transportation (UDOT) Construction Agreement in a Form Approved by the City Attorney and for an Amount of \$1,968,776, Contingent on Final Approval of Funds Scheduled for Approval by Summit County Council (SCC) Scheduled for May 23, 2018:

Corey Legge, Engineering, stated construction would occur in June. He presented details of the agreement and improvements from Prospector to Sidewinder and Gold Dust Avenues.

Mayor Beerman opened the meeting for public input.

Craig Dennis, Executive Director of Prospector Square Property Owner's Association, thanked staff and the Council, and asked the Council to approve the item. He stated the timing was ideal.

Mayor Beerman closed the public input portion of the meeting.

Council Member Ware Peek moved to authorize the City Manager to sign a Utah Department of Transportation (UDOT) Construction Agreement in a form approved by the City Attorney and for an amount of \$1,968,776, contingent on final approval of funds scheduled for approval by Summit County Council (SCC) scheduled for May 23, 2018. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

VIII) ADJOURNMENT

IX) PARK CITY REDEVELOPMENT AGENCY MEETING

X) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
Committee Member Becca Gerber	Excused

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

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

XII) NEW BUSINESS

1. Consideration to Authorize the Executive Director to Enter Into a Construction Agreement in a Form Approved by the City Attorney's Office with DRD Paving LLC., for the Main Street Bollard project in an amount Not to Exceed \$82,445:

Matt Twombly, Economic Development Project Manager, and Hugh Daniels and Mike McComb, Emergency Management, presented this item.

Committee Member Ware Peek asked how bollard locations were determined. Daniels confirmed there were two parking garages: Summit Watch and Town Lift. He stated they protected events on lower Main Street from vehicles exiting the garages. Committee Member Worel asked what the bollards were made of. Daniels responded carbon steel powder coated safety red.

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

Committee Member Ware Peek moved to approve the Executive Director to enter into a Construction Agreement in a form approved by the City Attorney's Office with DRD Paving LLC., for the Main Street Bollard project in an amount not to exceed \$82,445. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration to Grant a Non-Exclusive Utility Easement, in a Form Approved by the City Attorney, Across Parcel PC-563-X Owned by the Park City Redevelopment Agency (RDA) to Install Verizon Wireless Fiber Service to 250 Main Street:

Corey Legge presented this item and requested approval.

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

Committee Member Worel moved to grant a non-exclusive utility easement, in a form approved by the City Attorney, across parcel PC-563-X owned by the Park City Redevelopment Agency (RDA) to install Verizon Wireless Fiber Service to 250 Main Street. Council Member Henney seconded the motion.

RESULT: APPROVED

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

XIII) ADJOURNMENT

Council Member Worel moved to adjourn. Council Member Henney seconded the motion.

RESULT: APPROVED

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

Minda Stockdale, Deputy City Recorder



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

May 31, 2018

The Council of Park City, Summit County, Utah, met in open meeting on May 31, 2018, at 2:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, personnel and litigation at 2:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:40 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

WORK SESSION

2018-19 City Manager's Recommended Budget: Operating Budget and Fee Schedule Changes:

Jed Briggs, Budget Manager, indicated the discussion tonight would focus on the operating budget and fee schedule changes. He stated there were criteria used in determining the budget recommendations and reviewed the requests from each department.

Council Member Henney asked if a budget impact had been considered for Police in order to offset the loss of revenue from fee waiver requests. Briggs stated any fee waivers given would be paid for from taxes. He noted the only impact would be a new event that requested a fee waiver that hadn't been accounted for. He also noted that the parking revenues should eventually pay for the Parking budget.

1 Council Member Worel asked for more information about the Parking budget requests.
2 Kenzie Coulson, Parking Supervisor, indicated the additional funds requested included
3 staffing and various supplies, infrastructure, marketing, paint, signage replacement, etc.
4 She also noted parking was being monitored day and night which required a different
5 management style.
6

7 Council Member Joyce reviewed that the revenue would pay for parking expenses and
8 asked if this budget would cover the capital costs. Coulson stated Parking was on par to
9 sustain itself and it would eventually repay the capital costs, but it would take a few
10 years. She indicated the Homestake Employee Lot also needed to be sustained.
11 Council Member Joyce asked if the parking revenue would be sufficient to cover capital
12 and operating expenses, to which Coulson affirmed.
13

14 Council Member Ware Peek asked if the technology subscription expense would
15 change from year to year. Coulson stated it would decrease a little over time but
16 maintenance costs would increase and would offset that savings.
17

18 Council Member Joyce expressed concern on City staffing needs, especially the
19 increase in Transit staff. He felt the increased bus systems, transit centers, etc. did not
20 result in increased ridership. He asked if this was money well spent. Blake Fannesbeck,
21 Transportation Manager, stated in 2016 there was an 8% increase in ridership and 2017
22 there was a 10% increase in ridership. Prior to that ridership was stagnant, but since the
23 changes to Transit, there had been a huge increase. He felt the Electric Express alone
24 would carry 500,000 passengers this year. Fannesbeck stated in 2008, most riders
25 were resort based and now the riders were local.
26

27 Council Member Joyce asked what the City was doing to keep the resort guests riding
28 public transit. Fannesbeck stated the resort guests usually used a car their first time
29 here, but then took transit on subsequent trips. Mayor Beerman stated the ridership
30 from 2008 to now was different and he didn't think it was fair to compare those two
31 periods since the City was now so different. Fannesbeck stated the improvements to
32 Transit had effectively competed with Uber/Lyft to get people to ride public transit.
33

34 Council Member Gerber stated there was a discussion last year on having a more
35 flexible transit system in order to get people to the last mile. She stated it wasn't right for
36 the community at the time, but thought it could be a possibility in the future.
37

38 Council Member Ware Peek concurred with Council Member Gerber and thought transit
39 was evolving and people were adjusting to new alternatives. Fannesbeck noted he was
40 working on a transit app RFP and stated there were interesting options within the app
41 that were being considered.
42

Council Member Worel hoped the local transportation companies were being considered in the plan and asked where transit housing showed up in the budget. Fonnesbeck stated that was in the Contract Services line item.

It was indicated the Fee Schedule would be reviewed in the regular meeting.

Social Equity Discussion:

Kilo Zamora led the discussion and spoke about the adaptive challenge, in which problems were not fixed by buying a part. The problem of Social Equity meant that it would take community involvement to help solve it. He observed that the community was concerned about the well-being of the residents and that was a plus in making strides to having Social Equity. Zamora noted one value would be internalizing Social Equity, which would be a challenge moving forward.

Council Member Ware Peek thought internalizing Social Equity began with the groups that worked with the underprivileged in town. The employees in the nonprofits saw the issues with the underprivileged which had helped them internalize the problems. Kamora confirmed that it would be a learning experience as people engaged first hand with those encountering discrimination and the underprivileged.

Council Member Gerber stated people in the community needed to have the uncomfortable conversations regarding the marginalized residents. Council Member Worel stated she worked with marginalized people for years and she felt education was needed because there were many in the community who weren't aware of the needs around them. Kamora noted that research shouldn't be done on a community, but rather with the community.

Mayor Beerman asked what areas of improvement Kamora saw for the City. Kamora stated the City should start with its strengths and build from there and the weaknesses would be overcome as well.

Council Member Gerber stated in having the hard conversations, many were afraid of offending others, and so people hesitated initiating the topic of Social Equity. Kamora suggested keeping the conversation clear and crisp and explaining the discussion was for the well-being of others.

Tom Horton, resident, commented there was a homeless problem in the community. He didn't think homelessness belonged in the Social Equity conversation, but being a tourist community, it wasn't dealt with and this demographic was consistently told there were no services for them and they needed to go to Salt Lake City. He also noted that many cars filled up with resort employees sleeping in their vehicles at night in parking

lots around town. Mayor Beerman agreed that homelessness was a statewide issue and the City didn't have a good plan at this point.

Briggs asked if Council wanted Social Equity services to be in-house or a community resource. Council Member Gerber asked if a nonprofit was willing to house a Social Equity coordinator. Briggs indicated the RFP could be tailored to that question. Foster asked if this was the right time to have a coordinator in the City. Council Member Ware Peek commented that when she was hired, the community saw her as the liaison between the City and the underprivileged. Council Member Worel thought having the City behind this initiative would give Social Equity some clout, but she wanted the community behind this so having the coordinator as a City employee might not be the best for unifying the community. Council Member Gerber thought Council should meet with other entities before making a decision.

Mayor Beerman indicated several nonprofits offered to help with Social Equity, but they needed financial help from the City. He asked how the Mental Wellness Alliance began. Council Member Worel explained the School District met with Council about the Communities that Care program and it blossomed from there. Council Member Joyce suggested having a stakeholder group drive the process. Council Member Worel stated the Community Foundation selected a facilitator that helped coordinate the Alliance. Council Member Ware Peek was concerned the City would fund this and then hand it off, so she was pleased that others felt this needed to be a partnership. Mayor Beerman stated the Park City Foundation, United Way and Christian Center had proposals and all wanted to work on forming a coalition so they could get Social Equity moving. He worried that this would be talked about but not put in motion. Council Member Gerber suggested forming an action committee with representatives from various entities within the community. When asked about the details of the proposals given, Foster responded that they addressed the "what." She added that since Council elevated Social Equity to a critical priority, the special service contract requests that addressed Social Equity had risen. She felt those could also be classified as proposals. Council Member Gerber stressed doing it right was more important than doing it now.

Council Member Henney thought a steering committee was needed to look at this and decide if a coordinator was needed. He liked following the Mental Wellness Alliance model. Council Member Worel thought having the money available was important so that action could be taken. Council agreed to allocate a \$100,000 placeholder for Social Equity, as well as form a stakeholder committee, and bring Kamora back for another discussion.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

1
2

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

3

4 **Council Questions and Comments:**

5 Council Member Ware Peek attended the e-bike launch and noted a resident expressed
6 concern over the dockless e-bikes and scooters around town, but noted those were not
7 the City bikes. She attended the Communities that Care committee meeting, the May
8 Madness with Mountain Trails Foundation event, the PC Unidos meeting, and the
9 Mexican Consul meeting at the high school. She reminded the community of the
10 upcoming Latino Arts Fest in June.

11

12 Council Member Worel indicated she gave away bike helmets on Bike to School/Work
13 day. She spoke at the National Charity League senior award banquet and met with the
14 Public Art Advisory Board (PAAB) meeting where different artists were discussed. She
15 attended the e-bike launch and the Habitat for Humanity meeting. She noted the high
16 school students took Miner's Hospital and made a safe space there as part of Mental
17 Health Awareness month. She also attended the Memorial Day event at the Cemetery
18 and the Swaner event.

19

20 Council Member Henney attended the Recycle Utah board meeting, the e-bike launch,
21 and the Central Park Condos open house.

22

23 Council Member Joyce attended the Chamber board meeting and noted the City
24 revenues from winter were surprisingly good.

25

26 Council Member Gerber also thought the Central Park Condos were great and she was
27 excited to see families move into those units. She felt sidewalks and sharrows should
28 be talked about with all the cars, buses and bikes on the road together.

29

30 Mayor Beerman attended a meeting with UDOT where SR248 was discussed. He
31 spoke at an emergency preparedness open house at Treasure Mountain Middle School

and stated that event was well done. He also met with the future Olympic Exploratory Committee. He thanked Council Member Worel for attending the Memorial Day service, Council Member Ware Peek for speaking at the e-bike launch, and Council Member Gerber for speaking at the Central Park Condos open house. He asked if Council would all like to interview board applicants or have subcommittees. The majority of Council was in favor of having a subcommittee over the boards and commissions interview process.

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. Presentation of 2017 Historic Preservation Awards to the Historic Egyptian Theater at 328 Main Street for its Embodiment of Historical Context and Sustainable Preservation; the Historic King Con Counterweight for its Embodiment of Historical Context; Historic Barton & Phillips Building at 438 Main Street for its Embodiment of Historical Context; Historic Utah Independent Telephone Company Building at 447 Main Street for Adaptive Reuse; and Historic Bogan Boarding House at 221 Main Street for Adaptive Reuse:

Anya Grahm, Staff Liaison for the Historic Preservation Board, stated five buildings would be awarded tonight for historic preservation. Lola Beetlebrox stated a committee reviewed the proposals and selected the winners, which included the Egyptian Theatre, Historic King Con Counterweight, Historic Barton and Phillips Building, Historic Utah Independent Telephone Company Building, and Historic Bogan Boarding House. The winners received a plaque to display on the outside of the buildings. Cindy Matsumoto stated the Egyptian Theatre had become an icon of the community and she was grateful that it, along with the other four buildings, was recognized.

2. 2018 Winter Parking Data Summary:

Council Member Gerber asked why the most parking availability was on Sunday and asked if staff knew where the visitors were coming from. Robbie Smoot, Parking, did not have that data. Coulson stated that as the peak summer period began, she felt the data would change quite a bit.

Council Member Joyce noted there were only a few times where parking reached 85% capacity. He asked if there could be a parking plan around certain hours versus the all day period. Coulson stated there were two months of consistent data and then the slump came. Now the summer peak was coming, and she felt there was a balance between pricing changes and disrupting the patrons as they were just now getting used to the system.

Mayor Beerman asked if there were surprises with the data. Coulson noted the transaction rate on Main Street was the same as last year, which was surprising since the rates changed this year.

3. Mental Health Update

4. Certificate of Achievement for Excellence in Financial Reporting (CAFR) Award Announcement

5. WaterSmart - Spanish Language Support

6. Acoustic Leak Survey Report

7. Emergency Contract for Health and Safety Issues at 2015 Prospector Avenue Affordable Housing

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda.

Sam Rubin expressed concern over the for-hire transportation regulations. A stakeholder group was formed but little was acted on. He stated Salt Lake City enacted a regulation where a for-hire vehicle had to get a vehicle safety inspection prior to receiving a business license. He also expressed concern that background checks on drivers were only within Utah. He felt Park City was not doing enough to ensure the passengers' safety. He asked that these regulations be enacted.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Professional Services Agreement in a Form Approved by the City Attorney with Zions Bank for Banking Services

2. Request to Amend the Construction Budget Associated with the Woodside Park Phase 1 Affordable Housing Project in an Amount Not to Exceed \$105,000

3. Request to Approve Resolution 12-2018, a Resolution Authorizing Certain Individuals in the Organization to Make Changes to the Utah Public Treasurers' Investment Fund (PTIF) Accounts

4. Request to Authorize the City Manager to Execute a Design Professional Services Agreement, in a Form Approved by the City Attorney, with Van Boerum & Frank Associates, Inc., for 3Kings Water Treatment Facility Energy Modeling Engineering Services in an Amount Not to Exceed \$44,174.00

5. Request to Approve Deer Valley Drive/SR-224 Pedestrian & Bicycle Improvement Project

Mayor Beerman opened the meeting for public input on the Consent Agenda.

Mike King expressed concerned with the biking on the Deer Valley corridor. He thanked Council and staff for listening by putting in a bike path, striping and a pedestrian walkway on the edge of the road. He hoped the ultimate goal would be to get a crosswalk, but suggested a west sidewalk and an east side walking path as an intermediate answer.

Rebecca Gillis requested a change on Consent Item One that the contract would not exceed \$150,000.

Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce asked who would be appointed on Item Three. It was indicated Diane Foster, Lori Collett, and Rebecca Gillis would be appointed.

Council Member Joyce moved to approve the Consent Agenda with the amendment to Item One to change the amount to not exceed \$150,000. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

V) OLD BUSINESS

1. Park City Golf Maintenance Building – Project Schematic Design:

Roger McClain, Nick Graue, Vaughn Robinson, and Troy Daley presented this item. McClain stated they had been working on public outreach and noted there were people present tonight who wished to make comments. He stated there was a need to plat the back nine of the golf course in order to facilitate two lots; one for the Golf Maintenance

1 building and one for the Treatment Plant. He indicated there was ample storage, a
2 break room and office space in the maintenance building, and the building had been
3 bunkered to lower its profile. Graue displayed a graph showing a 70% decrease in
4 energy usage for the new building and felt with solar panels, there would be a 100%
5 reduction. Robinson asked that the option for the roof be allowed to change, and
6 indicated the living roof option as presented was good, but a metal roof would match the
7 surrounding hotels and cottages and would be easier to maintain.

8
9 Council Member Ware Peek asked where the solar panels would be placed and was
10 told they would be on the southwest corner. Council Member Gerber met with residents
11 and their concern was the access drive. They requested that the access drive connect
12 to the current golf cart path and come out down the road. Daley stated there were large
13 trees that might make it difficult but he could evaluate that option. Robinson stated only
14 one to two vehicles would use that access per day so there would not be a lot of traffic
15 flow. The golf carts would not use that access.

16
17 Council Member Worel stated a resident was concerned about residence
18 encroachments onto the golf course and asked if the encroachments would have to be
19 removed before the plat could be recorded. Bruce Erickson stated those encroachments
20 would have to be looked at and resolved before recordation.

21
22 Mayor Beerman opened the meeting for public input.

23
24 Suzette Robarge stated there was a lot of noise from the driving range and if there was
25 a metal roof on the maintenance building there would be even more noise every time a
26 ball hit the roof.

27
28 Suzanne Lamb was concerned that a road would be constructed behind the houses
29 which would mean more noise. She hoped the berm and trees behind the house would
30 remain. Also where the road exits, she hoped the trees would stay.

31
32 Mayor Beerman closed the public input portion of the meeting.

33
34 Council was in favor of moving the project forward to the Planning Department. Mayor
35 Beerman and Council Member Worel were in favor of the green roof. Mayor Beerman
36 also asked to continue outreach efforts with the surrounding neighbors. Council Member
37 Ware Peek asked if golf balls would damage solar panels. Luke Cartin stated the panels
38 could take the impact of the golf balls.

39
40 **2. Consideration to Approve Ordinance 2018-24, an Ordinance Amending the**
41 **Land Management Code of Park City, Utah, Chapter 15-4-12, 15-7.1-3, 15-7.1-6, 15-**
42 **12-15, 15-15-1 to Replace the Term Record of Survey with Condominium; Chapter**

15-10-5 and 15-11-3 to Update the Board of Adjustment and Historic Preservation Board Voting Language; and Chapter 15-15-1 to Update the Definition of Floor Area:

Francisco Astorga, Senior Planner, reviewed the amendments to the LMC.

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

Council Member Gerber moved to approve Ordinance 2018-24, an ordinance amending the Land Management Code of Park City, Utah, Chapter 15-4-12, 15-7.1-3, 15-7.1-6, 15-12-15, 15-15-1 to replace the term Record of Survey with Condominium; Chapter 15-10-5 and 15-11-3 to update the Board of Adjustment and Historic Preservation Board voting language; and Chapter 15-15-1 to update the definition of Floor Area. Council Member Henney seconded the motion.

RESULT: APPROVED

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

VI) NEW BUSINESS

1. Proposed Budget for Fiscal Year 2018-2019 for Park City Municipal Corporation and its related agencies:

Jed Briggs, Budget Manager, reviewed the Fee Schedule updates. There was a 3% Water rate increase and irrigation would increase by 13%. There would also be energy surcharge increases. Storm Water would increase 25%. Business license fees were increasing and most involved the CSL licenses. He noted the ice fee increases, and Amanda Angevine, Ice Arena Manager, explained the fee reductions for families in need.

Council Member Joyce asked if the price could be increased to reduce the demand to a manageable point, and noted the ice arena operated in the deficit. Angevine explained it wasn't the goal to not be subsidized and she wanted to promote affordability. She indicated the nonresident rate was significantly more.

Council Member Worel asked who was included in the resident rate, to which Angevine responded that Summit County and Wasatch County residents were charged the resident rate.

Briggs reviewed Street fees and also indicated that Special Events added Levels 4 and 5 event categories with the associated fees.

Council Member Joyce indicated the Water rate increase was having an impact on affordability. Council Member Gerber stated she was excited that the rate would have an impact and hoped the HOAs would move toward xeriscaping and finding other ways to reduce water usage.

Council Member Worel shared the concerns about affordability, especially for those on fixed incomes. Mayor Beerman reviewed the unsafe water quality that had to be addressed in years past. He felt the Water Department had worked hard to implement the plan, slow down the ramp up and promote water conservation. Council Member Henney observed that the City had been very successful in the progress made with the water. The rate plan was in its third year and Council and staff had received minimum push back. Clint McAfee, Water Manager, stated when Park City entered into the regional water agreement, it expected to have to buy outside water. With this plan implemented, the City now had a water surplus.

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

Council Member Gerber moved to continue the proposed Budget for Fiscal Year 2018-2019 for Park City Municipal Corporation and its related agencies to June 7, 2018. Council Member Worel seconded the motion.

RESULT: CONTINUED

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

2. Consideration to Approve Ordinance No. 2018-25, an Ordinance Approving the Gardner Parcel - First Amended Plat Amendment, Located at 943-945 Norfolk Avenue, Park City, Utah:

Anya Grahn, Planner II, presented this item and indicated the owner proposed to divide one lot into two lots. Council Member Worel noted that "prior to recording the plat" was not on Conditions of Approval Seven and Eight. Grahn requested that language be included with the motion for those conditions.

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

Council Member Worel moved approve Ordinance No. 2018-25, an Ordinance approving the Gardner Parcel- First Amended Plat Amendment, located at 943-945 Norfolk Avenue, Park City, Utah, with the addition of "prior to recording the plat" to Conditions of Approval Seven and Eight . Council Member Gerber seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance No. 2018-26, an Ordinance Approving the Anderson Plat Amendment, Located at 1203 Park Avenue, Park City, Utah:

Anya Grahn stated the owner requested to combine one and a half lots of record.

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

Council Member Worel moved to approve Ordinance No. 2018-26, an ordinance approving the Anderson Plat Amendment, located at 1203 Park Avenue, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2018-27, an Ordinance Amending the Land Management Code (LMC) to Address Solar Energy Systems in the Historic Districts (H-Zoning Districts) by Amending LMC 15-1-2 Statement of Purpose, LMC 15-5-5 Architectural Design Guidelines, and 15-15 Defined Terms and Specifically the Lot and Site Requirements and Building Height Sections for LMC 15-2.1-3, 15-2.1.5, 15-2.2-3, 15-2.2-5, 15-2.3-4, 15-2.3-6, 15-2.4-4, 15-2.4-7, 15-2.5-3, 15-2.5-5, and 15-2.6-5:

Anya Grahn, Planner II, stated the code amendments would achieve the net zero goal and separate solar from sky light regulations, provide locations for solar in historic districts, and address free standing solar systems. She indicated the Planning Director could approve exceptions to the rules based on certain criteria.

Council Member Ware Peek asked about the term solar panel systems. Luke Cartin, Environmental Sustainability Manager, stated that whatever system that existed in the future would be approved if it complied with the Code. Council Member Ware Peek asked if the restriction was only on the front of the house to which Cartin affirmed. Cartin noted these amendments would allow the City to receive a gold designation with the Department of Energy. He also indicated that other historic districts in the country did not allow solar panels at all.

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

Council Member Ware Peek moved to approve Ordinance No. 2018-27, an ordinance amending the Land Management Code (LMC) to address solar energy systems in the historic districts (H-Zoning Districts) by amending LMC 15-1-2 Statement of Purpose, LMC 15-5-5 Architectural Design Guidelines, and 15-15 Defined Terms and specifically the Lot and Site Requirements and Building Height Sections for LMC 15-2.1-3, 15-2.1.5, 15-2.2-3, 15-2.2-5, 15-2.3-4, 15-2.3-6, 15-2.4-4, 15-2.4-7, 15-2.5-3, 15-2.5-5, and 15-2.6-5. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Authorize the City Manager to Enter into a Professional Services Agreement for Commissioned Art between Park City Municipal Corporation and Emily Herr for Public Art for China Bridge in a Form Approved by the City Attorney Not to Exceed \$40,000:

Jenny Diersen and Minda Stockdale presented this item. Diersen indicated this project was the PAAB top priority project for 2018. Art would be on the north walls of China Bridge and would incorporate nature and the historic aspect of the City. Six artists applied and Emily Herr was chosen for the project. She went above and beyond the RFP requirements in her proposal and community engagement suggestion. She was also flexible in bringing in local artists to understand her process.

Council Member Ware Peek was concerned with the black background on the project. Diersen stated navy blue or another variation could be used, but lighter colors would show vandalism. Council Member Worel stated she was proud of the PAAB for their consideration of the process and stakeholders. She also liked the design. Council Member Gerber asked if the art was only on one wall of each floor, to which Diersen responded in the affirmative.

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

Council Member Worel moved to authorize the City Manager to enter into a professional services agreement for commissioned art between Park City Municipal Corporation and Emily Herr for Public Art for China Bridge in a form approved by the City Attorney not to exceed \$40,000. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

6. Consideration to Adopt Ordinance 2018-28, an Ordinance Amending Municipal Code (I) Title 5 GRAMA; (II) Title 3 Ethics; (III) Title 2, Chapter 3, City Council Procedure; and (IV) Title 2, Chapter 4, City Administration

Polly Samuels McLean explained that the proposed amendments would align the City code with the State code.

Council Member Worel asked about the “Gifts” language in the Ethics chapter. It was indicated Council could receive gifts for speaking and the Mayor and Mayor Pro Tem could receive payment for officiating in weddings.

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

Council Member Ware Peek moved to adopt Ordinance 2018-28, an ordinance amending Municipal Code (I) Title 5 GRAMA; (II) Title 3 Ethics; (III) Title 2, Chapter 3, City Council Procedure; and (IV) Title 2, Chapter 4, City Administration. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VII) ADJOURNMENT

VIII) PARK CITY WATER SERVICE DISTRICT MEETING

IX) ROLL CALL

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

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

Chair Beerman opened the meeting for those who wished to address the Council on items not listed on the agenda.

XI) NEW BUSINESS

1. Consideration of the Mountain Top Subdivision Emergency Water Agreement:

Clint McAfee, Water Manager, stated the Mountain Top Subdivision was not in the City limits, but the water system had failed. The City made an emergency connection to get those residents water and they signed a short term agreement for water use with the City. A one year temporary water service agreement had now been drafted with an expiration date of May 15, 2019. He noted that if a permanent solution had not been found prior to winter, McAfee would like to bury the temporary water connection.

Committee Member Joyce asked if they had an easement to bury the pipe. McAfee stated the City had a right-of-way that abutted the subdivision, but he didn't know if their rights-of-way went directly to the water tank.

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

McAfee stated the HOA members were good with the agreement as outlined and it was renewable upon consent of both parties.

Committee Member Gerber moved to approve the Mountain Top Subdivision Emergency Water Agreement. Committee Member Worel seconded the motion

RESULT: APPROVED

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

XII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



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

June 7, 2018

The Council of Park City, Summit County, Utah, met in open meeting on June 7, 2018, at 2:00 p.m. in the City Council Chambers.

Council Member Joyce moved to close the meeting to discuss property and litigation at 2:00 p.m. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 5:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

WORK SESSION

2018-19 City Manager's Recommended Budget: Presentation and Review:

This item was discussed in the regular meeting.

Affordable Housing Update:

Jason Glidden stated Affordable Housing continued to move forward as they worked on LMC amendments, public/private partnerships and also the possibility of tiny homes and accessory apartments. Stauffer explained when there was an affordable property for sale, she would notify 250 people on a contact list and begin working to find a qualified buyer. She knew there was a concern about how to prioritize qualified households, and therefore proposed giving priority to people working within the City limits. Qualified buyers within the School District boundaries could still be chosen, but preference to those individuals earning 80% Average Median Income (AMI) and below would not be given. Glidden stated they would continue to look at a waitlist system. He asked if preference should be given to City employees.

1 Council Member Worel stated she got an email about accessory apartments and she
2 wondered if the City could look at parking requirements in order to facilitate accessory
3 apartments. Anne Laurent stated she would come back at a future meeting to address
4 code changes and accessory apartments would be discussed at that time. Council
5 Member Ware Peek thought accessory apartments were needed. Council Member
6 Joyce requested to see a plan for reaching the 800 affordable housing unit goal.
7 Glidden stated he was working on five and 10 year plans. Council Member Gerber
8 hoped the City would continue to look for opportunities for rentals in the community
9 since the \$280,000 price range was too high for some.

10
11 Council Member Joyce liked giving a preference to affordable housing units for those
12 working in the City limits, but he did not want a preference given to City employees.
13 Council Member Ware Peek stated tiny homes might be an option in the future.
14 Erickson stated there was no means for tiny homes with compost toilets. The Council
15 agreed to give a preference to those working within the City limits but not for giving a
16 preference for City employees. Foster asked if one or two units per project could be
17 reserved for City employees since PCMC was the fourth largest employer in the
18 community. Mayor Beerman indicated it would be nice to continue to reserve 10-20%
19 for employees. Council Member Joyce stated he could change his mind with more
20 information, but for now he was not in favor of giving City employees preference. The
21 other Council members concurred.

22
23 **Discuss Food Trucks Land Management and Municipal Code Amendments:**

24 Bruce Erickson and Hannah Tyler, Planning, and Jonathan Weidenhamer, Economic
25 Development Manager, presented this item. Erickson explained outreach had been
26 completed and code language was designed for allowing food trucks in the City. Also,
27 almost all special events would be exempt from food truck regulations. Food trucks
28 would be limited to the all the zones where restaurants were permitted. They would be
29 prohibited in the Historic Residential Zone. He noted the proposed code was heavily
30 regulated with regard to allowed locations with the thought that restrictions would be
31 easier to loosen than to tighten. Weidenhamer stated the proposed code was a reaction
32 to the State Legislature and for now they only covered private property. Erickson stated
33 areas that were underserved by restaurants would be a place food trucks would be
34 allowed.

35
36 Council Member Worel asked if each truck was considered a franchise. Erickson stated
37 a property owner with a food truck permit could lease the property to a food truck. It was
38 location based and not truck based. Council Member Worel asked if this CUP would be
39 the same as any other CUP, to which Erickson responded in the affirmative noting that
40 the permit would go to the property owner, not the food truck owner. Council Member
41 Worel asked if food trucks could be required to license with State and local health
42 codes. Erickson stated vendors were not required to relicense with the City if they

1 already had a license in the County. Weidenhamer added if food trucks were allowed on
2 public property, the City would have the right to require additional licenses.

3
4 Council Member Gerber stated she attended the stakeholder meeting and afterwards
5 people asked if food trucks on Main Street would be limited to certain hours, such as
6 after 10:00 p.m. Erickson stated there were so many restraints on Main Street it would
7 be unlikely, but that could be a possibility for Swede Alley or the flagpole property.

8
9 Mayor Beerman opened the meeting for public input. No comments were given. Mayor
10 Beerman closed the public input portion of the meeting.

11
12 Council Member Joyce commented that these permits should be administrative CUPs,
13 so the process could flow quickly. Erickson stated they were looking at this from all
14 angles. Brick and mortar restaurants, parking, and other issues needed to be
15 considered. Council Member Ware Peek thought having food trucks was a great idea.

16
17 Council Member Henney asked why there had historically been a resistance to food
18 trucks. Erickson stated there was great diversity in the community with differing
19 opinions, but he hoped to pick the best points from other cities in forming the
20 regulations. Council Member Henney felt food trucks belonged in the community and
21 supported this venture. Mayor Beerman hoped that preference to local food truck
22 owners would be given for public space. Council Member Gerber requested preferred
23 locations where staff would like to see food trucks in the City.

24
25 **Council Questions and Comments:**

26 Council Member Henney attended the Joint Transportation Advisory Board (JTAB)
27 meeting, the Park City Fire Board meeting and the barbeque on Cooke Drive.

28
29 Council Member Worel met with staff to talk about outreach for the Erika Sanchez
30 event. She attended the Christian Center back to school basics, where 210 families
31 received gift cards and 750 kids went to the Tangers Outlets to buy school clothes. She
32 attended the Peace House hard hat tour and attended the Historical Society meeting.
33 She promoted the upcoming home tour as well as the Latino Arte Festival coming up
34 next weekend, and noted the Kimball Arts Center was featuring Latino artists.

35
36 Council Member Joyce went on Mountainlands housing tour to see the affordable
37 housing inventory in Summit and Wasatch Counties. He attended the Treasure Hill
38 Panel discussion and went to the Peace House hard hat event as well. He indicated it
39 was great to see how many players it took to make the new building a reality.

40
41 Council Member Ware Peek indicated she returned from Seattle where there were food
42 trucks next to Amazon. She noticed there were dockless e-bikes as well. She attended
43 the Recreation Advisory Board (RAB) and listened to them report on their fieldtrip to

Wardell Park. She attended the Treasure Hill Panel discussion. She attended the Friends of the Farm meeting and reminded Council that the "Your Barn Door is Open" event was approaching. She met with some PC Unidos members as well as attended the back to basics registration where she gave books away.

Mayor Beerman met with the Central Wasatch Commission (CWC) and announced Ralph Becker, former Salt Lake City Mayor and one of the founders of the Mountain Accord, was the new executive director. He indicated there would be work on trailheads, parking and toilets, and a potential for tolling on some roads on the local level, and work on the Central Wasatch Conservation bill on the federal level. He gave blood at the Police Department and attended the block party on Cooke Drive. He was part of the Treasure Hill Panel discussion and stated there would be more information meetings before Election Day. He indicated he and Council Member Worel would be convening the stakeholder group for Social Equity and it was moving along rapidly. He also announced that tomorrow would be cleanup day at Poison Creek.

Mayor Beerman announced Gary Kimball passed away and shared the service information with those in attendance.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

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

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF Staff Communications Reports:

1. Park City Transit Summer Service Change Day & Associated Service Changes

2. Park City Vision 2020 Plan

Council Member Henney commented that Council should gain clarity on “Keep Park City Park City” and asked that the slogan be defined. He noted Social Equity wasn’t around five years ago and that could be part of the 2020 plan. Foster stated as the City grew and changed, the people still kept the values dear. She thought Council might like to discuss this at one of the meetings held on the 21st or 26th.

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda.

John Stafsholt stated Gary Kimball was a neighbor and he hoped there would be a good turnout at his service. He updated that Planning Commission would be hearing the Kimball Center CUP remand, and asked that a Council liaison be in attendance next Wednesday to answer questions. He also commented that parking on Main Street was \$4 per hour and he didn’t think that was appropriate for the off season. Harrington clarified that Council could not participate at the Planning Commission meeting, but questions could be answered from staff.

Michael Barille, Historic Park City Alliance (HPCA), commented on Sunday parking fees. He heard from 25 merchants that parking on Main Street and China Bridge Parking Garage was underutilized and business revenues were down from those at the same time last year. He was working with Diersen and Weidenhamer on this issue, but felt part of it was the rate signs in the middle of the road. Other comments from merchants included that their employees didn’t know how to navigate during the Park Silly Sunday Market (PSSM). He hoped to bring solutions back to the City soon.

Mike Sweeney distributed a handout for Council and commented on the parking during Park Silly Sunday. He noted staff did outreach but change took time. He stated when people parked in the garage, they walked past the shops, but that didn’t happen Sunday because most people parked at the high school. He suggested the goals of the merchants were that tourists should continue to come to Park City which would create a positive cash flow, and PSSM should help generate revenue for all Main Street and other business districts in Park City. He referred to his handout and stated the \$18 maximum rate should have been displayed on the signs in order to encourage the guests to stay and spend money.

Mayor Beerman thanked those that gave comments and closed the public input portion of the meeting. He noted Council had heard of these concerns from others around town.

Kenzie Coulson stated the first year of the parking plan was a learning year. She was surprised to see 200-250 at the high school and felt it was a quick behavioral change. She indicated the plan would take time and asked for patience. Council Member Ware Peek asked what was displayed on the variable message signs (VMS). Diersen stated they said "Paid Parking on Main Street and Free Parking at the High School with Free Transit." Council Member Joyce remarked that he was grateful things were going slowly because last year the garage filled up when the charge was \$20 per day.

IV) OLD BUSINESS

1. Review Draft Ordinance Language Amending Title 4A, Special Events, of the Municipal Code of Park City, Utah:

Jenny Diersen, Special Events Manager, and Jonathan Weidenhamer, Economic Development Manager, presented this item. Diersen reviewed the history of Special Events and stated the critical priorities were being balanced and focused on with the goal to mitigate the effects that events brought to the City. She thought the community was split over events. She tried to create predictable criteria for the event calendar and noted first amendment events were exempt from the discussion tonight. She also indicated Council needed to consider events at the resorts. With regard to outreach, they talked to the businesses, lodging, HPCA, the Chamber and the County, but not the nonprofits or the event applicants about the proposed changes. She also wanted to table the community survey.

The recommendations were to black out peak weekends (no new events) and limit Level Three events. She displayed a chart showing the event days in 2017: 42 total days of Level One events, 76 total days of Level Two events and 122 total days of Level Three events. She indicated she had questions for Council to give direction.

Mayor Beerman opened the public hearing.

Michael Barille, HPCA, thanked staff for their work to address event and traffic fatigue and trying to define the threshold of events. He gave an example of Autumn Aloft which was not a revenue generator, yet was a great event. He hoped to move slowly on this issue and look at shoulder seasons and the key events that added to the community. He also noted that businesses felt they were partners with the City and were fine when streets were closed for certain events because the event was for the good of the community. But on Sunday, they were frustrated because the streets were open and the cars were not coming. He wanted to distinguish the difference between those events.

One woman stated the Kimball Arts Center would have events and that would be a factor in what was being discussed.

1 Bill Malone, Park City Chamber Bureau, stated events were an important economic part
2 of the community. There was not a one size fits all in the community. Not all events
3 were here only because they generated a return on investment. Youth sports events, for
4 example, generated Sunday hotel check-ins. So there were different pros for different
5 events.

6
7 Mayor Beerman closed the public hearing.

8
9 Diersen asked if Council supported prohibiting new events during the blackout peak
10 periods. Mayor Beerman and Council Member Ware Peek felt Police were stretched
11 thin on the blackout holiday periods. Weidenhamer indicated that with this code
12 amendment, there would not be an option to add more events on these dates. Council
13 Member Worel supported the blackout dates, and requested that the City not backfill
14 that time period if an event during one of those weekends decided not to return. Council
15 Member Gerber stated that July was a peak time with many visitors. She agreed with
16 Council Member Worel's suggestion not to backfill and suggested blacking out some
17 days in July, and also December 27-29 since those were peak ski days. The majority of
18 Council agreed with the blackout days suggested by staff.

19
20 Diersen asked if there should be a cap on Level Three events. Council Member Joyce
21 supported the cap and hoped no exceptions would be made. Mayor Beerman stated the
22 cap should be on event days and not events because some were one day events and
23 others were 10 day events. Diersen stated she would look into that, but said the multiple
24 day events were mostly Level One and Two events, which had minimal impact. Diersen
25 stated there were events every day in July, so July could be capped so no new events
26 could come during that time. Council agreed to move forward on capping the number of
27 events.

28
29 Diersen asked if Council supported quiet weekends where no events would be
30 scheduled. Council Member Gerber asked if that would affect PSSM. Diersen stated it
31 would take one or two years for this proposal to take effect. Council Member Gerber
32 asked if quiet weekends would apply to resort events as well. Diersen indicated it would
33 apply for events held on public property and streets. Mayor Beerman stated residents
34 would appreciate one quiet weekend per month during the summer. Council Member
35 Joyce stated that locals didn't realize there were quiet weekends and noted the shoulder
36 season was successful because it was for a longer period of time. Diersen indicated
37 staff could approve Level One events or prohibit street closures if Council didn't want to
38 go to the extreme of not allowing any events. Council Member Henney stated residents
39 would be grateful that they didn't have to listen to music out their window or have traffic
40 congestion on some days during the year. Council Member Worel agreed with Council
41 Member Henney and indicated people would discover there were other things to do
42 besides go to events. Council Member Henney asked if the quiet weekend would affect

1 the resorts. Diersen stated Level One and Two events could occur at the resorts, but
2 staff was still researching this aspect. Council supported having quiet weekends.

3
4 Diersen asked if Council wanted to protect the shoulder season and stated the Special
5 Events Advisory Committee (SEAC) wanted to define the season timeline, but
6 businesses were concerned with limiting events during this season. Council Member
7 Henney supported protecting the shoulder season. Council Member Gerber felt the
8 weather was a natural protector and supported pushing the timeline to the beginning of
9 June, and from mid-October to the middle of December. Council Member Worel
10 supported protecting the shoulder season, but didn't know why staff proposed
11 November 1st. Diersen stated there were trail events in October and the weather was
12 still good. Council Member Joyce knew that businesses suffered during the shoulder
13 season and stated capping Level Three events would not have much of an effect
14 because the events were so close to the maximum now. Level One and Two events
15 would not have much of an impact on the community. Council Member Ware Peek
16 thought the season took care of itself. Mayor Beerman stated events in the shoulder
17 season hadn't happened and suggested two quiet weekends during the shoulder
18 seasons. Council Members Ware Peek and Joyce were not in favor of having quiet days
19 in the shoulder season. Council Member Worel favored protecting the community from
20 Level Three events during this period. Council Member Gerber preferred monitoring the
21 events and capping new Level Three events. Mayor Beerman indicated there was
22 consensus to monitor the shoulder season for now.

23
24 The Council agreed to have a quarterly application process. It was indicated events
25 could apply early, but not too early. Weidenhamer stated the resorts reacted the most to
26 this proposal because it was hard for them to predict events too far in advance.

27
28 When asked if Level Four and Five events should be reclassified from Level Three
29 events, the Council responded in the affirmative.

30
31 Diersen asked if Council favored deregulating Level One, Two and Three events at the
32 resorts. Council Member Worel asked if Level Three events at resorts counted in the
33 tally for City events, to which Diersen responded they were not counted as City events
34 and the resorts permitted those events. It was decided that the Level Three events
35 would be declassified and now the caps would apply to Level Four and Five events.
36 Council Member Henney wanted to cap the City events and not the resort events.
37 Mayor Beerman stated it made sense to deregulate the smaller events at the resorts,
38 since they had their own facilities and parking. Council Member Gerber stated there
39 would be a need for security for some resort events. Council Member Joyce asked
40 about events held at Quinn's Junction, since that didn't affect the City either.
41 Weidenhamer stated that was an area that would need to be fine-tuned. Council agreed
42 to deregulate events at the resorts.

1 Diersen indicated developing criteria that would define the economic viability of events
2 would take more time. She also said grandfathering community events such as Miner's
3 Day, Halloween and July 4th would include exempting them from the \$200,000 fee
4 waiver threshold and a budget would be set up to help with those events. She noted
5 Arts Fest and Sundance had City service contracts. Council was in favor of the
6 proposed changes as set forth.

7
8 Diersen requested a one-time fee waiver threshold increase from \$200,000 to \$300,000
9 for FY 2019. Council Member Worel stated it was good that the applicants for fee
10 waivers would have a limit on the number of times they could request waivers, but
11 events like Autumn Aloft would never be sustainable so exceptions would have to be
12 made. Council Member Joyce asked how fee waiver applications would be submitted.
13 Diersen stated the deadlines were twice a year. Council Member Gerber supported the
14 one year increase, but suggested asking for a business plan on how they were going to
15 make the event work. Council Member Joyce suggested limiting fee waivers and
16 offering a different location where the reduced fee waiver would cover the requested
17 expenses. Council Member Henney stated Council needed to stop exceeding the fee
18 waiver cap. The proposed code amendment would make it easier for Council to say no
19 to the requests. Council supported increasing the fee waiver threshold to \$300,000 for
20 this year.

21
22 Diersen asked if Council would like to limit the number of times an applicant could apply
23 for event fee waivers. Council Member Ware Peek favored a limit on fee waivers to
24 three years. Mayor Beerman liked the three year limit, but thought some events might
25 need a four or five year limit. Diersen stated the fee waivers supported the critical
26 priorities and compelling community events and she recommended five year limits.
27 Council agreed to a five year fee waiver limit.

28
29 Council Member Worel asked what implementing the regulations would do for staff's
30 workload. Diersen stated it would get streamlined which would make their workload
31 easier.

32 33 **V) NEW BUSINESS**

34 35 **1. Proposed Budget for Fiscal Year 2018-2019 for Park City Municipal** 36 **Corporation and its related agencies:**

37 Nate Rockwood reviewed the Water budget and stated the Water capital was driven by
38 EPA mandates. Water debt would be issued in 15 year bonds which would keep water
39 rates down.

40
41 Council Member Henney noticed the rate increased in 0-5,000 gallons used and thought
42 this category should be incentivized instead of penalized. He also asked why the meter
43 rates were increasing. McAfee stated the rate increases covered the fixed expenses.

1 There was also a potential for larger capacity based on meter size and thus the
2 increases. Council Member Worel requested a new name replace the indigent category.
3 Rockwood stated it was in the State Code, but it could be renamed.

4
5 Rockwood addressed special service contracts, and indicated the City gave 1% of its
6 budget to programs that would benefit the public. This year \$590,000 would be given as
7 special service contracts and he noted many of the projects that the nonprofits were
8 doing would probably fall to the City if these groups hadn't stepped up to meet these
9 needs. He recommended changing the service contracts from two year contracts to one
10 year contracts. Mayor Beerman explained that when some funds were realigned last
11 year, some nonprofits were not happy. This new recommendation would allow the City
12 to not be locked into a certain amount if another need was determined. Council Member
13 Henney felt there was a lack of understanding by the nonprofits who requested the
14 contracts. This was money meant to increase efficiencies and accomplish the City's
15 critical priorities, and was given to entities that could accomplish the goal better than the
16 City could. Rockwood stated he would return in the summer to discuss the allotment
17 process and entity evaluation further.

18
19 Council Member Worel stated affordable housing was a critical priority and yet the
20 recommendation for Habitat for Humanity funding for its homebuyer readiness program
21 was zero. Council Member Henney indicated the Christian Center was offering the
22 same education program that Habitat was offering. Also, the City was hoping to partner
23 on a building project with them. Council Member Worel also expressed concern for the
24 Arts Council request. Rockwood stated the City could apply for grants that could fund
25 the Arts Council, and noted the public art projects would fund a lot of the program.
26 Council Member Henney noted the Arts Council received funding from many sources.
27 Council Member Worel felt that the contracts should be used to help organizations to
28 become self-sustaining. Council Member Gerber thanked the committee that looked
29 through all the applications. Rockwood stated KPCW submitted an application that got
30 misplaced. It would be reviewed and a recommendation would be given. Mayor
31 Beerman stated the City was fortunate to have all these partners that help make the
32 City's job easier.

33
34 Rockwood discussed the Treasure Hill purchase and reviewed the property was
35 purchased for \$64 million and the bond would be \$50-\$55 million, depending on how
36 many City projects would be bumped to a future implementation date. He stated the
37 projects listed would be pushed out five to seven years if Council agreed to postpone
38 them. If a \$55 million bond was issued, taxpayers would average a \$230 annual
39 payment. Taxpayers would pay an average of \$200 on a \$50 million bond.

40
41 Mayor Beerman opened the public hearing.
42

1 John Stafsholt stated he would like to see the bond as low as it could be. A \$200
2 property tax increase was a nice round number. He felt the bond had a better chance of
3 passing if it was as low as possible.

4
5 Mayor Beerman closed the public hearing.

6
7 Council Member Worel asked about the \$2.1 million Lower Main Sidewalk project.
8 Rockwood stated the Lower Main sidewalks had the most useful life and they would be
9 fine to delay replacement five to seven years. He didn't see huge street costs by
10 delaying the street maintenance as well. He recommended that in future budget years,
11 the delayed Old Town Improvement Study (OTIS) projects get back on track as soon as
12 possible. Council Member Henney agreed with Stafsholt who said pushing off Old Town
13 projects would give the City a little more skin in the game. He favored the \$50.7 million
14 bond. Council Member Gerber wasn't worried about deferring projects, but she knew the
15 project costs kept increasing. Rockwood indicated the construction costs would
16 increase, but the resort sales tax would also increase with inflation so it would even out.
17 Council Member Gerber favored bonding for \$53 million. Council Member Worel was
18 concerned about the condition of Rossie Hill Road and favored a \$53 million bond.
19 Council Members Joyce and Ware Peek favored the \$50.7 million bond to show that
20 Council was committed. Rockwood stated he would put a tentative amount of \$50.7
21 million as a placeholder in the budget.

22
23 Council Member Worel moved to continue the proposed budget for Fiscal Year 2018-
24 2019 for Park City Municipal Corporation and its related agencies until June 21, 2018.
25 Council Member Gerber seconded the motion.

26 **RESULT: CONTINUED TO JUNE 21, 2018**

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

28
29 **2. Consideration to Approve Resolution 13-2018, a Resolution Amending the Fee**
30 **Schedule; and Replacing and Repealing Resolution 15-2017 in Its Entirety:**

31 Todd Andersen, Budget Analyst, presented this item and asked if Council had any
32 questions since the Fee Schedule was presented at the last meeting.

33
34 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
35 closed the public hearing.

36
37 Council Member Gerber moved to approve Resolution 13-2018, a resolution amending
38 the Fee Schedule; and replacing and repealing Resolution 15-2017 in its entirety.
39 Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve the Disposition of City Property Located at 1893 Prospector Avenue and Authorize the City Manager to Enter into Sales Contracts with Qualified Buyers:

Jason Glidden, Affordable Housing Manager, stated the Central Park Condos were finished and buyers were now able to close on the affordable properties. Council Member Joyce asked if the developer paid a financial penalty for delaying the project. Glidden stated they kept the contract so there was no penalty

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

Council Member Henney indicated he would abstain from voting due to a personal relationship with one of the buyers.

Council Member Worel moved to approve the disposition of City property located at 1893 Prospector Avenue and authorize the City Manager to enter into sales contracts with qualified buyers. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

ABSTAIN: Council Member Henney

4. Consideration to Approve Ordinance 2018-29, an Ordinance Approving the Sunshine Ski Home Plat Amendment Located at 1062 Park Avenue and 1064 Park Avenue, Park City, Utah:

Hannah Tyler, Planner II, presented this item and indicated a two lot subdivision was being created from a metes and bounds parcel.

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

Council Member Peek moved to approve Ordinance 2018-29, an ordinance approving the Sunshine Ski Home Plat Amendment located at 1062 Park Avenue and 1064 Park Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve the New Level Three Event, Deer Valley Concert Series, to be Held on August 2, 9, 18, 31 and September 3, 2018, at the Deer Valley Snow Park Outdoor Amphitheater, Based on Findings of Fact, Conditions of Approval and Conclusions of Law in a Form Approved by the City Attorney's Office:

Chris Phinney, Special Events Coordinator, presented this item and stated this event aligned with the top priority of Arts and Culture. He noted there was ample parking at this event. Council Member Gerber asked if this would be considered a Level Four event in the future to which Phinney responded in the affirmative. Council Member Worel asked if this counted as one event. It was indicated this one event would last for five days.

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

Council Member Gerber moved to approve the New Level Three Event, Deer Valley Concert Series, to be held on August 2, 9, 18, 31 and September 3, 2018, at the Deer Valley Snow Park Outdoor Amphitheater, based on findings of fact, conditions of approval and conclusions of law in a form approved by the City Attorney's Office. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve Tier One Improvements to Improve Pedestrian Safety and Reduce Vehicular Traffic Using Hillside Avenue:

Alfred Knotts, Julia Collins and Corey Legge presented this item. Knotts referred to the proposed access and circulation plan for Old Town. Solutions he recommended would reduce and calm vehicular traffic, improve safety, enhance pedestrian connections, reduce conflicts between pedestrians and vehicles, and discourage commercial traffic in the HR1 zone. Since May, enforcement increased, outreach took place, a traffic analysis was completed, and staff had evaluated setting a precedence and considered the upfront and ongoing maintenance costs.

Knotts indicated the concept for Tier One included increasing way-finding signs, adding a bulb out that could be taken to get back to Swede Alley, installing a removable speed bump, installing a drainage swell, and narrowing the road so pedestrians would feel safer. A stop sign would also be installed on the northbound lane. Collins stated further

1 outreach would include meeting with taxis and resorts. Knotts reviewed the Tier Two
2 improvements which included installing a crosswalk in place of the speed bumps and
3 improving trolley circulation.
4

5 Council Member Ware Peek thanked Knotts and asked if the fog line would keep the
6 same width to which he responded that it would. She asked if there was a Tier Three
7 Phase in the improvement plan. Knotts stated there was a Tier Three phase, but it
8 needed more vetting. Council Member Ware Peek suggested moving from discouraging
9 commercial vehicles to prohibiting them. She also asked if there was space for delivery
10 trucks at Grappa. Knotts indicated there was space and the designated area could also
11 serve as a load/unload space at certain times of the day.
12

13 Council Member Gerber asked if the trolley could turn around before going into the
14 residential area or if it could only take passengers to the top of Main. Knotts stated
15 residents took the trolley so the route needed to remain the same. Council Member
16 Worel asked if the trolley could turn around with the planned snow storage to which
17 Knotts affirmed.
18

19 Mayor Beerman opened the meeting for public input.
20

21 Peter Marth thanked staff for meeting with the residents and noted they had
22 incorporated a lot of the residents' suggestions. He read a prepared statement from
23 Clive Bush which expressed disappointment of having a 10% traffic reduction goal.
24 Marth then read his prepared statement indicating some of staff's efforts were
25 appreciated, but they fell short of meeting his expectations.
26

27 Douglas Stephens indicated upper Main Street was originally part of this study, but had
28 now been dropped. He hoped the entire area would be looked at. He suggested
29 installing a 20 mph sign as vehicles entered the area. He hoped that the passage of
30 these improvements would give his neighborhood value and recognition as a valued
31 part of the community.
32

33 Kathy Deckert stated traffic came up Daly and she appreciated any efforts to reduce the
34 traffic flow at the top of Main. She also suggested installing a "No Left Turn" sign.
35

36 Jim Heir stated when he was on the Council, the road was narrowed on purpose to
37 reduce traffic with the intent that the road would be monitored. He supported the
38 measures presented tonight.
39

40 Mayor Beerman closed the public input portion of the meeting.
41

42 Council Member Henney supported Hillside as a residential street. He was in favor of a
43 sign at the top of Hillside prohibiting a left turn. The road narrowing didn't work and he

1 requested more enforcement. Knotts stated the left turn wasn't proposed because the
2 uphill traffic did not have to stop. It was also a UDOT road and he didn't want to promise
3 too much. The sign could be recommended for Tier Two if Council desired. Council
4 Member Gerber asked if the speed limit could be lowered to 15 mph. Legge stated 20
5 mph was standard in other areas of town and random signs created complications.
6 Council Member Henney asked if Legge could research the ability to change the speed
7 limit to 15 mph. Knotts stated the 15 mph request was made two years ago. Mayor
8 Beerman stated if Council wanted it reduced it should be reduced throughout Old Town.

9
10 Council Member Worel was happy there was forward momentum now. She asked if
11 Police had weighed in on enforcement. Knotts stated Police could include this street as
12 part of their local patrols. Council Member Worel asked if "No Left Turn" signs could be
13 installed if UDOT approved it to which Knotts responded in the affirmative. Mayor
14 Beerman thought the "No Commercial Traffic" sign would be more effective than "No
15 Left Turn." Council Member Henney thought it was important that this neighborhood
16 was recognized. Tier One was a good first step and it was long overdue.

17
18 Council Member Worel moved to approve Tier One Improvements to improve
19 pedestrian safety and reduce vehicular traffic using Hillside Avenue. Council Member
20 Joyce seconded the motion.

21 **RESULT: APPROVED**

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

23
24 **7. Consideration to Approve a New Level Three Special Event, Tour of Utah, to be**
25 **Held on Saturday & Sunday, August 11-12, 2018, Based on Findings of Fact,**
26 **Conditions of Approval and Conclusions of Law in a Form Approved by the City**
27 **Attorney:**

28 Chris Phinney and Jenny Diersen, Special Events, presented this item. Phinney
29 reviewed that Tour of Utah had been in the City for six years, but last year the event
30 conflicted with Arts Fest and didn't come. They requested coming back this August.
31 Diersen stated Tour of Utah notified staff that they were considering a Lyft sponsorship.
32 Diersen requested working that into the contract according to standard transportation
33 protocol with drop-off locations.

34
35 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
36 closed the public hearing.

37
38 Council Member Worel moved to approve a New Level Three Special Event, Tour of
39 Utah, to be Held on Saturday & Sunday, August 11-12, 2018, based on findings of fact,
40 conditions of approval and conclusions of law in a form approved by the City Attorney

with the condition of approval as outlined by staff. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

8. Consideration to Continue an Ordinance Approving the Twisted Branch Road Subdivision Located at Guardsman Pass and Twisted Branch Roads and Metes and Bounds Property Between Them Within the Flagstaff Annexation Area:

Bruce Erickson, Planning Director, requested to continue this item.

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

Council Member Gerber moved to continue an ordinance approving the Twisted Branch Road Subdivision located at Guardsman Pass and Twisted Branch Roads and Metes and Bounds property between them within the Flagstaff Annexation Area, to July 19, 2018. Council Member Joyce seconded the motion.

RESULT: CONTINUED TO JULY 19, 2018

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

VI) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve the Donation of Approximately 18 Acres of Property Owned by the Division of Wildlife Resources (DWR), Located Along State Route 224 in Park City

Suggested Action:

Approval

Attachments:

[DWR Transfer Staff Report](#)

City Council Staff Report

Subject: Division of Wildlife Resources (DWR) Property Donation

Author: Heinrich Deters Trails and Open Space Manager

Department: Sustainability

Date: June 21, 2018

Type of Item: Administrative Consent

Summary Recommendation

Staff recommends City Council approve the donation of approximately 18 acres of property owned by the Division of Wildlife Resources (DWR) and located along SR 224, to Park City Municipal Corporation (PCMC) subject to due diligence.

Executive Summary

City Council should approve the donation of approximately 18 acres of property owned by the Division of Wildlife Resources (DWR) and located along SR 224, to Park City Municipal Corporation (PCMC).

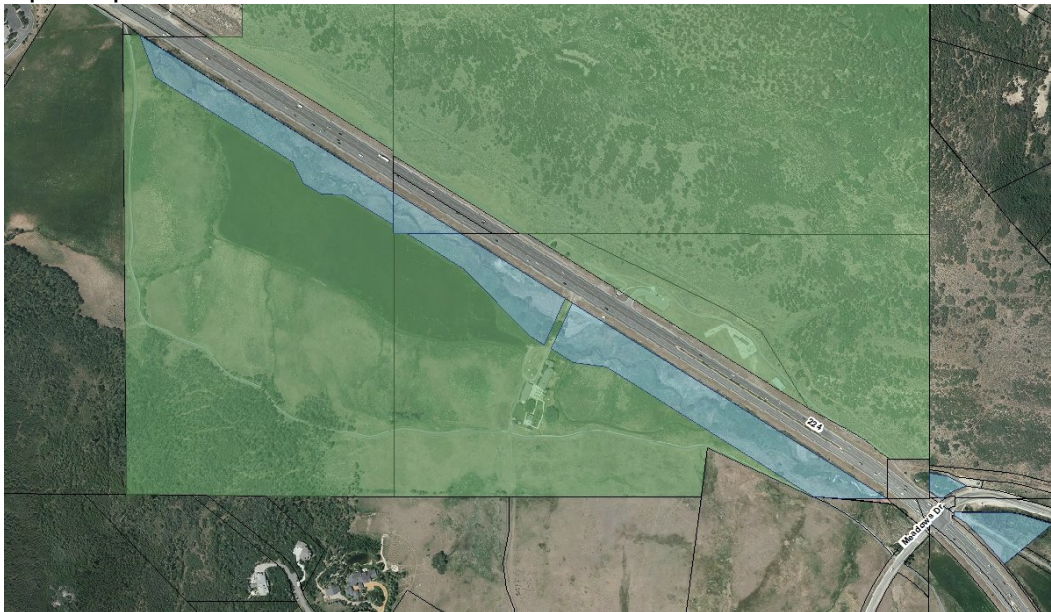
Acronyms

DWR	Division of Wildlife Resources
PCMC	Park City Municipal Corporation
UDOT	Utah Department of Transportation

Map of approximately 18 acres owned by Division of Wildlife Resources

DWR Property -----

Open Space -----



The Opportunity

The Division of Wildlife Resources (DWR) has offered to donate approximately 18 acres of open space to Park City Municipal Corporation. PCMC owns the surrounding open space and is best suited to manage the property and stream corridor.

Background

On November 22nd DWR staff emailed PCMC staff requesting interest in an offer of DWR to donate approximately 18 acres of property.

Analysis

The Division of Wildlife Resources acquired the property in 18 acres, as part of the Utah Department of Transportation (UDOT) project to widen SR-224. The property lies between the SR-224 right of way and the City's McPolin Farm Open Space property. The property includes is the McLeod Creek corridor.

In January 2018, Park City contracted with Wasatch Environmental, Inc. to perform a Phase I Environmental Site Assessment (ESA) for the 18 acre DNR parcel. The purpose of the Phase I ESA is to identify Recognized Environmental Conditions as defined by ASTM1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* so that appropriate steps can be taken to qualify for statutory defenses from being identified as a Potentially Responsible Party (PRP) for Comprehensive Environmental Response and Compensation Liability Act (CERCLA) liabilities.

The Phase I did not identify any documented impacts on the site. However, because the property is located down stream of areas that have had historic mining activity it did identify the potential for mine related wastes to have been deposited in the streambed and/or overbanks. If development or construction is to occur in these areas in the future, appropriate care should be taken to safely manage mine waste if encountered.

The property is located within the City's Entry Corridor Protection Overlay, which has the intent of preserving the open and scenic nature of the SR-224 entry corridor by strictly limiting development.

Staff has estimated the value of the donated land at \$5,000/acre or approximately \$90,000.

Funding Required

No funding is required for this project. Maintenance funding will come from the City's Open Space maintenance budget.

Department Review

This report has been reviewed by the Budget and Executive Departments, as well as the City Attorney's Office.

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve Stipends for Artwork for the EmPOWERment Utility Box Project in an Amount not to Exceed \$4,000 in a Form Approved by the City Attorney

Suggested Action:

Based on a recommendation from the Park City Public Art Advisory Board (PAAB), staff recommends City Council authorize the City Manager to enter into an Agreement for Artwork for Public Art for EmPOWERment Utility Box Project in a form approved by the City Attorney not to exceed four hundred dollars (\$400) per artist including the following: Bridgette Meinhold, Jeremy Ranch Master Pieces In Art Classes with Kathy Pratchett (2 boxes), Cara Means, Karen Werner 1st Grade Class from Jeremy Ranch Elementary School, Libby Peterkort, Vivian O'Malley (5th Grade Student from Parleys Park Elementary School), Dori Pratt, Spencer Lace, Anna Leigh Moore. Total funding for the project is four thousand dollars (\$4,000). Disclosure Spencer Lace is a PCMC employee.

Attachments:

[Public Art Approval Staff Report](#)



City Council Staff Report

Subject: Public Art Approval for EmPOWERment Utility Box Project
Author: Jenny Diersen, Staff Liaison to the Public Art Advisory Board
Department: Economic Development
Date: June 21, 2018
Type of Item: Administrative

Summary Recommendation

Based on a recommendation from the Park City Public Art Advisory Board (PAAB), staff recommends City Council approve the selection of public artwork for EmPOWERment Utility Box Project including artwork by the following artists: Bridgette Meinhold, Jeremy Ranch Master Pieces In Art Classes with Kathy Pratchett (2 boxes), Cara Means, Karen Werner 1st Grade Class from Jeremy Ranch Elementary School, Libby Peterkort, Vivian O'Malley (5th Grade Student from Parleys Park Elementary School), Dori Pratt, Spencer Lace, Anna Leigh Moore.

Executive Summary

The EmPOWERment Utility Box Public Art Project focus on community action to reduce our use of carbon footprints through renewable power sources, cleaner transportation, recycling and reuse, maintaining natural environment, water and energy conservation. Staff released a [Call for Artist for Public Art](#) for the EmPOWERment Utility Box Project on April 23, 2018. The Call for Artists closed on June 1, and staff received fourteen submissions. A link to the background and history can be found in Exhibit B.

The Problem & the Opportunity

- Public Art creates a sense of community, place and adds vibrancy to the place we live. This is a unique project that engages community members to participate in the City's critical priority of Energy through the arts.
- One of the [Project ABC strategic recommendations](#) was to combine locally produced artwork with internationally known, iconic artist installations and to develop and support programming that connects Arts and Culture to other community priorities or uses Arts and Culture as a platform for advancement of priorities such as Sustainability/Energy. This project worked towards achieving that strategy.
- While this project was scored objectively based on the goals which were outlined in the Call for Artists, Public Art is subjective – some community members may wish to see alternate artwork.
- PAAB continues to plan for maintenance and possible vandalism – regardless of the artwork selected, this issue will continue to be an important consideration for all public artwork in our community. This is not a unique issue to the artwork request.

Alternatives for City Council to Consider

1. Recommended Alternative: Based on a recommendation from the Park City Public Art Advisory Board (PAAB), staff recommends City Council authorize the City Manager

to enter into an Agreement for Artwork for Public Art for EmPOWERment Utility Box Project in a form approved by the City Attorney not to exceed four hundred dollars (\$400) per artist including the following: Bridgette Meinhold, Jeremy Ranch Master Pieces In Art Classes with Kathy Pratchett (2 boxes), Cara Means, Karen Werner 1st Grade Class from Jeremy Ranch Elementary School, Libby Peterkort, Vivian O'Malley (5th Grade Student from Parleys Park Elementary School), Dori Pratt, Spencer Lace, Anna Leigh Moore. Total funding for the project is four thousand dollars (\$4,000)/\$400 per artist.

Pros

- a. Arts & Culture is one of City Council's top priorities. Public Art creates a sense of community and place in our community, and specifically relates to the City's Goals in the General Plan ([goals 11 & 13](#)). It is also one of Council's strategic goals: [Complete Community that Values Historic Preservation, Economic Diversity and the Arts and Culture](#). Arts and Culture connects people and place, as well as, serves as an economic driver that adds vibrancy to the place we live and the destination market. Arts and Culture creates amenities for our local community as well as visitors, builds community connections.
- b. Energy is one of the City's critical priorities. This project helps engage the community and also strengthens the relationship with Rocky Mountain Power, who is an important partner in solving the challenges of energy in our community.

2. Modify Alternative: City Council could modify this project and add additional Utility Boxes to the project. Doing so would increase the budget of the project by \$400 per artist added. PAAB originally recommended that this project start with 10 Utility Boxes, and that this become a project that the City completed annually, acquiring more utility box art in the future. If Council chooses to modify the selection and add or change artist selection, Rocky Mountain Power will work with staff of finding additional Utility Boxes to accommodate [additional artworks](#).

Pros

- a. Additional artists would have their artwork applied to Utility Boxes.

Cons

- a. This will increase the estimated budget for the project by \$400 per artist and will also increase the budget for printing services.

3. Reissue Alternative: City Council could postpone this project and give direction to reissue the Call for Artist. If Council chooses this alternative, Council should be clear on additional goals of reissuing the Call for Artist. Staff does not recommend this alternative.

Pros

- b. Staff and PAAB would have time to reevaluate the project, as well as the RFP. Reissuing the Call for Artist may or may not result in a more diverse group of proposals.

Cons

- a. Staff and PAAB would push back the project timeline, and the project may not be installed until the fall after the winter season.

4. Deny Alternative: City Council could deny the Agreement for Artwork between Park City Municipal Corporation and the recommended artists and decide to no longer pursue this project location. Staff does not recommend this alternative.

Cons

- a. Staff and PAAB would not move forward with this project, and Rocky Mountain Power may be challenged by this decision.

Analysis

The Public Art Advisory Board's mission is to enrich and connect the Park City community through visual art in public spaces. Their vision is to inspire a complete community celebrating Park City's vibrant history, culture and environment. An analysis of the artwork selection can be found in Exhibit B. Recommendations were based on the criteria as listed in the [Call for Artists for Utility Box EmPowerment Project](#). Please note,

Department Review

Special Events, Economic Development, Sustainability, Budget, Executive and Legal.

Funding Source

Funding for this project comes from the PAAB's three year excess CIP allocation. This is not a 1% project.

Attachments

- A [EmPOWERment Artwork Selection & DRAFT Artist Agreement](#)
- B [EmPOWERment Artwork Background, History & Analysis](#)
- C [Rocky Mountain Power Access Agreement with Park City Municipal](#)

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

Bonanza Flat DRAFT Conservation Easement Review

Suggested Action:

Adoption

Attachments:

[Bonanza Flat Staff Report](#)

[Attachment 1: Bonanza Flat Conservation Easement](#)

[Attachment 2: Bonanza Flat Baseline Documentation](#)

[Attachment 3: Bonanza Flat Resource Inventory](#)



City Council Staff Report

**Subject: Bonanza Flat Open Space Planning-
Review and Discussion of DRAFT Conservation Easement, Baseline
Documentation and Resource Inventory**
Author: Heinrich Deters Trails and Open Space Manager
Department: Sustainability
Date: June 21, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council review and provide input to the Bonanza Flat Conservation Easement, Baseline Documentation and Resource Inventory as provided. (Attachments I-III)

Executive Summary

City Council should review and provide input to the Bonanza Flat Conservation Easement, Baseline Documentation and Resource Inventory as provided. Staff is not recommending a vote on the easement at this time. Depending on Council review, comments and public input, staff anticipates returning to Council in the near future recommending final adoption of the Easement.

Acronyms

PCMC Park City Municipal Corporation
UOL Utah Open Lands

Background

On June 15, 2017 Park City Municipal Corporation acquired 1350 acres of open space located in Wasatch County. Furthermore, on the same date, City Council selected Utah Open Lands as the land trust to hold the conservation easement. Numerous City Council and public advisory meetings have taken place over the past year as part of the Baseline documentation and Resource Inventory.

Date Item

July 13, 2017	City Council Packet- Bonanza Flat Planning- Page 80 City Council Meeting Minutes- Page 7
August 31, 2017	City Council Packet- Bonanza Planning Update City Council Meeting Minutes- Page 11
November 9, 2017	City Council Packet- Resource Inventory Update- Page 114 City Council Meeting Minutes- Page 8
March 15, 2018	City Council Meeting Packet- Bonanza Flat Planning- Page 101 City Council Meeting Minutes- Page 12
May 17, 2018	City Council Meeting Packet- Bonanza Planning Update- Page 58

Analysis

The Bonanza Flat Conservation Easement is the culmination of the previous year planning and public input exercise, which included numerous Jurisdictional Stakeholder and Technical Resource sessions, as well as surveys and open houses. The Easement is drafted to provide sustainable public recreation opportunities, protect the conservation values and further the public mandate established by the bond utilized to purchase the property. This document functions as the perpetual encumbrance to the property and is enforced by the third party Land Trust, which in this case is Utah Open Lands. Staff requests Council review and discuss the document, take public input and have staff return in the near future for adoption.

The Management Plan

A Management Plan, will be drafted and adopted over the next six months, to deal with potential unknown future opportunities as well as define protocols to ensure the conservation easement adequately protects the public trust. Further, the Management Plan will necessitate determining a course of action regarding how to deal with enforcing the eventual permitted and prohibited uses associated with the protection of Bonanza Flat for the benefit of the public. Finally, the 'Management Plan', is a living document, to be updated every five years in conjunction with applicable stakeholders, which allows flexibility to make decisions in accordance with best management practices, so long as they are consistent with the Conservation Easement. The 'Management Plan' is referenced numerous times within the Conservation Easement. This flexibility provides for unforeseen changes or situations on the property which absolute measures are incapable of addressing.

Funding Required

Funding for the conservation easement, approved capital projects and enforcement is currently identified within the budget process.

Department Review

This report has been reviewed by the Budget and Executive Departments, as well as the City Attorney's Office.

Attachment I- DRAFT Bonanza Flat Conservation Easement
Attachment II- DRAFT Bonanza Flat Baseline Documentation
Attachment III- DRAFT Bonanza Flat Resource Inventory

When Recorded Return to:
Utah Open Lands
1488 South Main Street
Salt Lake City, UT. 84115

Bonanza Flat Conservation Area
Deed of Conservation Easement

This DEED OF CONSERVATION EASEMENT ("Easement"), made as of June _____, 2018, by PARK CITY MUNICIPAL CORPORATION ("Grantor"), having an address of 445 Marsac Avenue, P.O. Box 1480, Park City, Utah 84060, and UTAH OPEN LANDS CONSERVATION ASSOCIATION ("Grantee"), having an address of 1488 South Main Street, Salt Lake City, Utah 84115.

Exhibits and Attachments as Follows

Exhibit A: Legal Description
Exhibit B: Property Survey
Exhibit C: Baseline Documentation Report
Exhibit D: Girl Scouts of Utah Lease
Exhibit E: Talisker Club Lease and Soils License Agreement

Attachment 1: Bonanza Flat Adaptive Management and Stewardship Plan
Attachment 2: Bonanza Flat Conservation Area Trails
Attachment 3: Trailhead Location Map

WITNESSETH:

WHEREAS, Grantor is the owner of a certain tract of land, located in Wasatch County, Utah, known as Bonanza Flat and described in the Legal Description, attached hereto as Exhibit A and by this reference made a part hereof, and the Property Survey, attached hereto as Exhibit B and by this reference made a part hereof (the "Property"); and

WHEREAS, the purpose of this Easement is to forever protect and preserve the scenic, natural, ecological, forest, open space, water quality, watershed, riparian, wildlife habitat, community heritage, and recreational and educational values of the

Property; and

WHEREAS, the Property provides significant benefits to the public as recognized in the Utah Land Conservation Easement Act (Utah Code Ann. § 57-18-1 et seq.), and Grantor intends to convey this Easement under the statutory provisions of that Act and other applicable provisions of Utah statutory and common law; and

WHEREAS, it is the intention of both the Grantor and the Grantee to maintain the Property to forever protect and preserve its scenic, natural, ecological, forest, open space, water quality, watershed, riparian, wildlife habitat, community heritage, and recreational and educational values; and

WHEREAS, Grantor recognizes and values the financial and organizational contributions made by Utah Open Lands, Utah Hang Gliding and Paragliding Association, Wasatch Mountain Club, Wasatch Back Country Alliance, Trails Utah, The Nature Conservancy, Summit Land Conservancy, the Utah Chapter of the Sierra Club, Save our Canyons, Park City Leadership Class 23, Mountain Trails Foundation, and Friends of Alta in facilitating the acquisition and permanent protection and preservation of the conservation values of the Property; and

WHEREAS, the Property was purchased with restricted proceeds from a \$25 million bond specific to the Property, which passed by a vote of the Park City community on November 7, 2016, and restricted funds from private foundations, private individuals, public agencies, and nonprofits that were granted or raised for the express purpose of enabling the city to purchase the Property and forever protect and preserve its scenic, natural, ecological, forest, open space, water quality, watershed, riparian, wildlife habitat, community heritage, and recreational and educational values; and

WHEREAS, Grantor and Grantee agree that this Easement constitutes a public charitable trust that is to be held and enforced forever by Grantee for the benefit of the citizens of Salt Lake County, the State of Utah, and the United States of America; and

WHEREAS, the Property possesses unique and sensitive scenic, natural, ecological, forest, open space, water quality, watershed, riparian, wildlife habitat, community heritage, recreational and educational values (collectively referred to as the “Conservation Values”) of great importance to Grantor and Grantee, and which provide incalculable public benefit to the citizens of Salt Lake County, the State of Utah, and the United States of America, including but not limited to:

- A. Protection and preservation of relatively natural habitat in accordance with Internal Revenue Code §170(h)(4)(A)(ii) and accompanying Treasury Regulations, including protection and preservation of habitat appropriate for several wildlife species identified as priorities for conservation by the State of Utah. Of the listed priority Utah Sensitive Wildlife species, the following have been documented on or near the Property: American three-toed woodpecker (*Picoides dorsalis*), Bonneville cutthroat trout (*Oncorhynchus clarki utah*), northern goshawk (*Accipiter gentilis*), Townsend’s big-eared bat (*Corynorhinus townsendii*), with historical occurrences for ferruginous hawk (*Buteo regalis*) and western toad (*Bufo boreas*). These species are worthy of protection and, as identified by the Utah Division of Wildlife Resources (DWR), the Property serves as critical habitat for nine key wildlife game species in Utah: Band-tailed Pigeon (*Patagioenas fasciata*), Black Bear (*Ursus americanus*), Blue Grouse (*Dendragapus obscurus*), Shiras Moose (*Alces alces shirasi*), Rocky Mountain Goat (*Oreamnos americanus*), Mule Deer (*Odocoileus hemionus*), Rocky Mountain Elk (*Cervus canadensis nelsoni*), Ruffed Grouse (*Bonasa umbellus*), and Snowshoe Hare (*Lepus americanus*). The Property further provides important migration corridors for mule deer, Rocky Mountain elk, and moose, and as such is a vital link between critical habitat in the Wasatch-Cache National Forest, the Wasatch Mountains State Park, and undeveloped privately owned lands. High priority habitat, as identified by DWR, exists on the property in the form of abundant high alpine palustrine wetland habitat, as the Property includes Blood’s Lake, Lake Lackawaxen, and a portion of Lake Brimhall, as well as

numerous wet meadows and smaller ponds, aspen and coniferous forests, and lower elevation mountain shrub natural communities. There are significant known nesting sites on the Property for flammulated owl (*Psilosops flammeolus*) according to Hawkwatch International. Great horned owl (*Bubo virginianus*) and American kestrel (*Falco sparverius*) were also noted during site visits, as were American pika (*Ochotona princeps*), Beaver (*Castor canadensis*), and Mountain Lion (*Puma concolor*); and

- B. Protection of scenic, aesthetic, and open space in accordance with Internal Revenue Code §170(h)(4)(A)(iii) and accompanying Treasury Regulations through the protection of views of the Property, which can be seen from several vantage points including Empire Pass, State Route 224, Guardsman Pass, and adjacent protected landscapes; and
- C. Protection of watershed values, drinking water, and water quality pursuant to clearly delineated governmental policies in accordance with Internal Revenue Code §170(h)(4)(A)(iii) and accompanying Treasury Regulations, as the Property is recognized by Salt Lake Public Utilities, Utah Reclamation Mitigation and Conservation Commission, Metropolitan Water District of Salt Lake City, and Sandy City as critical watershed land, and the protection of this Property from development safeguards the quality of drinking water for the Wasatch Front and Wasatch Back.
- D. Protection of a historic land area by preserving the public's enjoyment of the unaltered nature of land that includes remnants of Park City's mining history, including abandoned mining shafts, which provide a unique glimpse of Park City's early mining roots; and
- E. Protection of public recreational and educational values, as the Property will provide a limited number of trailhead facilities and trails accessible to the general public to enable the public to experience wildlife viewing and enjoy recreational

and educational outdoor opportunities in a manner that is consistent with the permanent protection and preservation of the Property's scenic, natural, ecological, forest, open space, water quality, watershed, riparian, and wildlife habitat values; and

- F. The Property is adjacent and in close proximity to several permanently protected open spaces, including Empire Canyon, Wasatch Mountain State Park, Wasatch-Cache National Forest, Snake Creek Canyon Preserve, land owned by the Girl Scouts of Utah, and Salt Lake City Public Utilities watershed lands, and as a result the Property provides a buffer to and expands existing areas of protected open space; and

WHEREAS, Grantee has inventoried the Conservation Values and the current condition of the Property in the Baseline Documentation Report, attached hereto as Exhibit C and by this reference made a part hereof; and

WHEREAS, Grantor desires and intends that the Conservation Values of the Property be forever protected and preserved by limiting, as provided herein, the continuation, initiation, or introduction of activities on the Property that would have a material negative impact on the Conservation Values; and

WHEREAS, Grantor, as fee owner of the Property, holds the right to identify, conserve, enhance, protect, and preserve in perpetuity the Conservation Values of the Property; and

WHEREAS, the Grantor greatly values the undeveloped nature of the Property and its Conservation Values; and

WHEREAS, the Property meets the Grantee's criteria for acceptance of conservation easements and Grantee's Board of Directors has duly adopted a resolution approving Grantee's execution, acceptance, and recordation of this

Easement; and

WHEREAS, the State of Utah has recognized the importance of both public and private efforts to conserve and protect the State's natural resources by the enactment of Utah Code Ann. § 57-18-1 et seq.; and

WHEREAS Grantee's mission is to conserve and protect open space and natural areas for ecological, scientific, historic, recreational, agricultural, and educational purposes; and Grantee is a charitable tax-exempt organization under Internal Revenue Code § 501(c)(3), a qualified conservation easement holder under Utah Code Ann. § 57-18-3; and a qualified organization as defined in Internal Revenue Code § 170(h)(3); and

WHEREAS Grantee has agreed to accept this Easement upon the condition and understanding that the mutual intentions of the Grantor and Grantee (the "Parties") regarding the future uses of the Property and the permanent protection and preservation of the Property's Conservation Values as expressed in this Easement shall be forever honored and defended; and

WHEREAS, the Parties desire and agree that any provision of this Easement be construed to further the protection, preservation, and enhancement of the Property's Conservation Values;

NOW, THEREFORE, in consideration of the recitals as set forth above and the covenants terms and conditions and restrictions contained herein, which the Parties hereby agree constitute adequate consideration for this Deed of Conservation Easement, and pursuant to the laws of the State of Utah and in particular Utah Code Ann. § 57-18-1 et seq., Grantor hereby voluntarily and irrevocably grants and conveys to Grantee and its successors in interest a PERPETUAL CONSERVATION EASEMENT to be held and enforced for the benefit of the citizens of Salt Lake County, the State of Utah, and the United States of America. This Easement is made over and across all of

the Property to forever preserve and protect the Conservation Values. This Easement shall forever bind Grantor, Grantee, and their successors in interest and assigns. This Easement is granted in perpetuity and any mortgage lien or other encumbrances other than encumbrances of record existing at the time of the effective date of this Easement shall be subordinate to all rights and intentions of this Easement, including Grantee's right to enforce the perpetual protection and preservation of the Conservation Values described herein. The scope of this Easement is set forth in this deed.

SECTION I – CONSERVATION PURPOSE

The purpose of this Easement is to forever protect and preserve the Conservation Values of the Property by prohibiting any use of the Property that may materially impair or interfere with such protection and preservation (the "Conservation Purpose"). The Parties agree that the Conservation Values are not likely to be materially adversely affected by the continued use of the Property as authorized in Section IV to this Easement. Grantor and Grantee intend that this Easement will confine uses of the Property to only those activities that are consistent with the Conservation Purpose.

SECTION II - RIGHTS OF GRANTEE

To accomplish the Conservation Purpose, Grantor hereby conveys the following rights, without restriction, to Grantee, which rights shall be in addition to and not in limitation of any other rights and remedies available to Grantee:

- (a) to identify, preserve, and protect in perpetuity the Conservation Values, subject to the terms of this Easement, the rights reserved by Grantor in Section IV below, and any third-party rights of record in and to the Property that were not subordinated to the terms and conditions of this Easement on the effective date of this Easement;
- (b) to prevent Grantor or third persons (whether or not claiming by, through, or under Grantor) from conducting any activity on or use of the Property that is not consistent with the terms of this Easement, and to require Grantor or third persons

- to restore any areas or features of the Property that may be damaged by an inconsistent activity or use;
- (c) to enter upon the Property at reasonable times and in a reasonable manner to monitor Grantor's compliance with and otherwise enforce the terms of this Easement;
 - (d) to enter onto the Property in the case of an emergency as determined by Grantee, in which event Grantee shall notify Grantor prior to entering onto the Property, if possible, or as soon thereafter as is reasonably practical;
 - (e) to obtain injunctive and other equitable relief against any violations, including restoration of the Property to the condition that existed prior to any such violation (it being agreed that Grantee will have no adequate remedy at law); and
 - (f) to enforce this Easement in the case of breaches by Grantor or by third persons (whether or not claiming by, through, or under Grantor) by appropriate legal proceedings, after providing Grantor with reasonable notice and a reasonable opportunity to cure as provided in Section VIII; and
 - (g) to erect signage at such locations on the Property as determined mutually between Grantor and Grantee identifying Grantee as the holder of this Easement, the terms of this Easement, or the Property's protected status; and
 - (h) to burden title to the Property in perpetuity and bind the Grantor and all future owners and tenants of the Property.

SECTION III – BFAMS PLAN AND BASELINE DOCUMENTATION

- A. Bonanza Flat Adaptive Management and Stewardship Plan: At the time of the signing of this Easement, Grantor and Grantee agree that, within 6 (six) months of the effective date of this Easement, Grantor and Grantee shall develop a Bonanza Flat Adaptive Management and Stewardship Plan (BFAMS Plan). The BFAMS Plan will provide direction on best management practices for consideration in the protection of the Conservation Values. The BFAMS Plan will identify monitoring protocols for certain Conservation Values and the Watershed Restoration, Back Country, and Front Country Areas to

guide management practices. A copy of the BFAMS Plan will be kept on file at the office of the Grantor and the office of the Grantee. The BFAMS Plan may be updated periodically by Grantor and Grantee and shall be reviewed by Grantor and Grantee every five years. Significant changes to the BFAMS Plan shall be brought to the City Council for approval pursuant to a public hearing.

- B. Baseline Documentation Report: The Baseline Documentation Report, attached as Exhibit C, contains a collection of baseline data, including the Bonanza Flat Conservation Area Resource Inventory, that establishes the condition of the Property and its natural resources as of the effective date of this Easement in accordance with Treasury Regulation § 1.170A-14(g)(5)(i). The Parties acknowledge that the Baseline Documentation Report has been completed by competent professionals familiar with the Property and agree that the Baseline Documentation Report provides an accurate representation of the Property as of the effective date of this Easement. The Parties further agree that all updates to the Baseline Documentation Report will be signed by both Grantee and Grantor and attached to the Baseline Documentation Report. Copies of the Baseline Documentation Report and any updates thereto shall remain on file in Grantee's offices.

SECTION IV - PERMITTED USES AND PRACTICES

The uses and practices described in this Section shall not be precluded or prevented by this Easement, except when such uses and practices (i) occur in a manner or to a degree that would have or has a material adverse impact on the Conservation Values or the Conservation Purpose of the Easement, (ii) require Grantee's prior approval in accordance with Section VII, or (iii) create or threaten to create a material adverse impact on the Watershed Restoration, Back Country, or Front Country Areas to be identified in the BFAMS Plan.

While not an exhaustive recital of permitted uses and practices and subject to the limitations listed above, the following uses are consistent with this Easement.

- A. Maintenance and Restoration of the Native Ecosystem: Grantor may use techniques and methods recognized as effective in maintaining and restoring the native biological diversity of the Property, including but not limited to invasive weed suppression, restoration of areas that have eroded, restoration of forests, and other passive restoration efforts, provided in all cases that restoration is done in accordance with the BFAMS Plan.
- B. Water Resources: Grantor may enhance water quality and wetland features on the Property recognized as necessary to protect the watershed value, or as beneficial to wildlife or carbon sequestration, in particular the protection of the water resources, springs, wetlands, and streams on or appurtenant to the property, and the enhancement of ecological resources, including habitat, provided such enhancements are in accordance with the BFAMS Plan.
- C. Public Access: Grantor may define regional access connections and construct a total of four (4) trailheads on the Property, which must be in the Front Country Area, along with related trailhead facilities including restroom facilities, benches, picnic areas, scenic overlooks, and trash management facilities, provided that the trailheads, access points, and parking comply with Attachment 3, the Trailhead Location Map, and any subsequent updates thereto approved by Grantee in accordance with Section VII, and in no event shall the number of collective parking spaces for the four (4) trailheads exceed 120 vehicles.
- D. Trail Related Structures: Grantor may construct bridging, boardwalks, culverts, separated street crossings, gates, or other trail-related improvements in accordance with the BFAMS Plan.
- E. Fence and Gating: Grantor may place a limited amount of fencing, replace

existing fencing, and place gates for the purpose of defining Property boundaries, delineating specific uses or sensitive areas, or restricting unauthorized access across the Property, subject in all cases to approval by Grantee in accordance with Section VII and provided that all fencing must be sensitive to wildlife and wildlife migration and is not considered “game proof”.

- F. Problem or Diseased Animals: Grantor may use legal methods to control diseased and problem animals as permitted by state and federal laws.
- G. Fire Suppression: Grantor may remove brush and vegetation necessary to minimize the risk of wildfire on the Property. Fire management shall not increase fire potential by creating open and exposed areas with deadfall and dry undergrowth, which could lead to increased fire risk due to increased fuel loads. All fire management shall be done in accordance with the BFAMS Plan. Potential means to reduce or remove high-risk fuel loads should include requiring removal of deadfall and slash created during the maintenance of trails. Removal methods shall limit the affect on the native biological diversity and may include, but would not be limited to hand removal, mechanized methods, and biological methods such as short-duration grazing.
- H. Invasive Weed and Insect Control: Grantor may use biological controls, provided such use ensures protection of the riparian values of the Property and avoids any impairment of the natural ecosystems and their processes. Grantor may use chemical controls only in those amounts and with the frequency of application constituting the minimum necessary to accomplish reasonable invasive weed and insect control, provided such use ensures protection of the riparian values of the Property and avoids any impairment of the natural ecosystems and their processes.
- I. Dogs: Dogs are permitted on no more than two trails in total on the Property designated as open to dogs. With the exception of regional trail connections, no

dogs shall be allowed on trails that extend into the Watershed Restoration Area. Grantor and Grantee may at their sole and mutual discretion close the Property or a trail to dogs. All dog use must comply with Grantor rules and regulations regarding dog use, which must not be inconsistent with the Conservation Purpose of this Easement.

- J. Property Inclusion: Private inholdings within the Property's boundaries and adjacent lands may be incorporated into this Easement if such incorporations improve the overall Conservation Values and public benefit. Any land incorporated into this Easement pursuant to this paragraph must be made expressly subject to all terms and conditions of this Easement, and the incorporation must be (i) documented through appropriate legal descriptions and updates to the Baseline Documentation Report at the time of incorporation and (ii) promptly recorded in the records of Wasatch County.
- K. Utilities: Existing utilities may be maintained or relocated, and new connections Grantor deems necessary and appropriate in conjunction with a permitted use under this Section are permitted, provided that, in the case of any utility relocation or new construction: (i) it must be approved by Grantee in accordance with Section VII; (ii) the utility must be buried to the extent reasonably practicable; and (iii) any surface disturbance to the Property must be restored, to the extent reasonably practicable, to its original undisturbed state.
- L. Signs: Grantor may place a limited number of signs (i) stating the rules and regulations, (ii) stating safety or hazardous conditions, (iii) identifying trails or interpretive sites, (iv) stating the Conservation Purpose of this Easement and the Property's protected status, (v) and identifying the restoration areas.
- M. Events, Special Use, and Related Temporary Structures: Temporary structures associated with an event or a special use are permitted provided that (i) the event or use is limited in the number of participants, (ii) the structures are located

to minimize impacts on the natural environment, (iii) the structures are approved by Grantee in accordance with Section VII, and (iv) the staging and event itself is located to the extent possible in areas where adequate infrastructure already exists, such as at trailheads.

N. Wildfire Evacuation: Grantor will install one crash gate to provide for emergency wildfire evacuation from adjacent residential lands.

O. Watershed Restoration Area: Uses in the Watershed Restoration Area shall maximize watershed and wildlife value protections, and activities that threaten these values shall be precluded. Recreational activities in the Watershed Restoration Area should be limited to education, wildlife viewing, hiking, and non-motorized human-powered winter activities. The Grantor may reroute, relocate, construct, and maintain a limited number of single-track trails for hiking and non-motorized human-powered winter activities in the Watershed Restoration Area only as per Attachment 2 (Bonanza Flat Conservation Area Trails), and provided that:

- i. all trails are rerouted, relocated, constructed, and maintained in accordance with the BFAMS Plan;
- ii. all trails remain pervious to the soil using natural materials;
- iii. trails once constructed shall be promptly documented in updates to the Baseline Documentation Report;
- iv. trails are designated for use for hiking and non-motorized winter human - powered activities only;
- v. all trails are single-track in nature with a constructed width no larger than 4 feet;
- vi. any trail development shall ensure sensitivity to the Conservation Values of the Property and avoid sensitive water resources;
- vii. Grantee and Grantor may mutually determine that inappropriate trail use, or trail use at certain times of the year, conflict with the protection and preservation of the Conservation Values, and may temporarily close one

- or more trails on the Property;
- viii. Grantor retains the right, in accordance with the BFAMS Plan, to close, reroute, restore, or relocate existing trails as may be necessary to ensure safe recreational use, or avoid or eliminate erosion, provided that the Grantor shall provide notice to Grantee of the closure of a trail or portion thereof, and any proposed rerouting, restoration, or relocation of a trail shall be approved by Grantee in accordance with Section VII.

P. Back Country Area: Uses in the Back Country Area shall allow for recreational engagement that (i) facilitates a connection with nature with minimal facilities or services, (ii) allows ecological processes to dominate, and (iii) encourages a sense of remoteness. Recreational activities in the Back Country Area should be limited to single-track trails for equestrian, hiking and non-motorized biking; limited Nordic skiing primarily on rights-of-way already groomed; and non-motorized human-powered winter activities, including back country skiing. The Grantor may reroute, relocate, construct, and maintain a limited number of single-track trails for equestrian, hiking, non-motorized biking, Nordic skiing, and non-motorized human-powered winter activities in the Back Country Area only as per Attachment 2 (Bonanza Flat Conservation Area Trails), and provided that:

- i. all trails are rerouted, relocated, constructed, and maintained in accordance with the BFAMS Plan;
- ii. all trails remain pervious to the soil using natural materials;
- iii. trails once constructed shall be promptly documented in updates to the Baseline Documentation Report;
- iv. all trails are single-track in nature with a constructed width no larger than 8 feet;
- v. any trail development shall ensure sensitivity to the Conservation Values of the Property and avoid sensitive water resources;
- vi. Grantee and Grantor may mutually determine that inappropriate trail use, or trail use at certain times of the year, conflict with the protection and preservation of the Conservation Values, and may temporarily close one

- or more trails on the Property;
- vii. Grantor retains the right, in accordance with the BFAMS Plan, to close, reroute, restore, or relocate existing trails as may be necessary to ensure safe recreational use, or avoid or eliminate erosion, provided that the Grantor shall provide notice to Grantee of the closure of a trail or portion thereof, and any proposed rerouting, restoration, or relocation of a trail shall be approved by Grantee in accordance with Section VII.

Q. Girl Scouts of Utah: In accordance with the terms and conditions set forth in the Girl Scouts of Utah Lease as amended, attached hereto as Exhibit D and by this reference made a part hereof, the Girl Scouts of Utah shall have the right to use the land described therein. The Girl Scouts of Utah may not make any material changes to the structures or to the location of the structures documented in the Baseline Documentation Report without obtaining prior written approval from Grantee, and no structure may be increased in height or total square feet from that identified in the Baseline Documentation Report as of the effective date of this Easement.

R. Front Country Area: Uses in the Front Country Area shall allow for recreational engagement that is consistent with the protection of the natural resources in the area. Permitted recreational uses in the Front Country Area include single-track trails for equestrian, hiking and non-motorized biking; limited Nordic skiing primarily on rights-of-way already groomed; and non-motorized human-powered winter activities, including back country skiing. The Grantor may reroute, relocate, construct, and maintain a limited number of single-track trails for equestrian, hiking, non-motorized biking, Nordic skiing, and non-motorized human-powered winter activities in the Front Country Area only as per Attachment 2 (Bonanza Flat Conservation Area Trails), and provided that:

- i. all trails are rerouted, relocated, constructed, and maintained in accordance with the BFAMS Plan;
- ii. all trails remain pervious to the soil using natural materials;

- iii. trails once constructed shall be promptly documented in updates to the Baseline Documentation Report;
- iv. all trails are single-track in nature with a constructed width no larger than 8 feet;
- v. any trail development shall ensure sensitivity to the Conservation Values of the Property and avoid sensitive water resources;
- vi. Grantee and Grantor may mutually determine that inappropriate trail use, or trail use at certain times of the year, conflict with the protection and preservation of the Conservation Values, and may temporarily close one or more trails on the Property;
- vii. Grantor retains the right, in accordance with the BFAMS Plan, to close, reroute, restore, or relocate existing trails as may be necessary to ensure safe recreational use, or avoid or eliminate erosion, provided that the Grantor shall provide notice to Grantee of the closure of a trail or portion thereof, and any proposed rerouting, restoration, or relocation of a trail shall be approved by Grantee in accordance with Section VII.

S. Talisker Club Lease Area and Soils License Agreement: No more than six and one half (6.5) contiguous acres shall be used for private use by the Talisker Club in accordance with the terms and conditions set forth in the Talisker Club Lease and Soils License Agreement, attached hereto as Exhibit E and by this reference made a part hereof. The area currently identified in the Soils License Agreement shall not be increased. The Talisker Club Lease in Exhibit E shall not be renewed if it is terminated for any reason or there is a breach of its terms. The Soils License Agreement in Exhibit E shall not be renewed if it is terminated for any reason or there is a breach of its terms.

SECTION V - PROHIBITED USES AND PRACTICES

Any activity on or use of the Property that is inconsistent with the Conservation Purpose of this Easement or likely to cause material damage to the Conservation Values is

prohibited. Grantor agrees that the following uses and practices, though not an exhaustive recital of all prohibited uses and practices, are inconsistent with the Conservation Purpose of this Easement and thus prohibited.

- A. Subdivision: Division or subdivision of the Property, and any action that creates an actual or *de facto* subdivision of the Property, is prohibited, except Grantor may exercise a one-time subdivision right for the sole purpose of providing Salt Lake Public Utilities and the Girl Scouts of Utah with land for incorporation into the land owned by those entities in conjunction with previous agreements associated with acquiring the Property, and provided that the terms of this Easement shall remain in full force and effect with regard to each subdivided parcel.
- B. Proffers, Dedications, Transfer of Development Rights: Proffer or dedication of the Property or any portion thereof as open space in or as part of any residential subdivision, any real estate development plan, or any other type of residential, commercial, or industrial development is prohibited. Proffer or dedication of the Property or any portion thereof for the purpose of fulfilling density requirements to obtain approvals for any zoning, subdivision, site plan, or building permits, is prohibited. Transfer of any development rights that have been encumbered or extinguished by this Easement to any other property pursuant to a transferable development rights scheme, cluster development arrangement, or otherwise is prohibited.
- C. Construction: Structures or facilities for residential, commercial, or industrial use are prohibited. Only those structures permitted under Section IV pursuant to a permitted use are allowed.
- D. Wildlife Disturbance or Harassment: Harassment of wildlife by any means (for example, by people or domestic animals) is prohibited. The taking, removal, translocation, or captivity of wildlife is prohibited, however nothing within this

provision shall restrict Grantor and Grantee from determining healthy carrying capacities of big game species on the Property and employing appropriate management mechanisms, including permitting select and limited hunting in accordance with the BFAMS Plan.

- E. Alteration of Watercourses and Topography: Disturbance, alteration, excavation, and impairment of any watercourse or wetland or the topography of the Property is prohibited, except as permitted in connection with the permitted uses and practices in Section IV.
- F. Non-native Species: Intentional introduction onto the Property of any non-native plant or animal species is prohibited, except as permitted in connection with the permitted uses and practices in Section IV.
- G. Roads: New Roads over, through, or across the Property are prohibited. Park City shall to the extent that Park City and Wasatch County agree on or a court of competent jurisdiction rules on the physical boundaries of the right-of-way, dedicate the road commonly referred to as Guardsman, s.r.224 and Pine Canyon, as documented in the Baseline Documentation Report, which exists under the jurisdictional authority of Wasatch County, to Wasatch County pursuant to defined terms associated with that established conveyance.
- H. Ski Infrastructure: Any infrastructure associated with downhill skiing (including, but not limited to, aerial trams, cables, lifts, towers, and other modes of conveyance) is prohibited.
- I. Motorized Vehicles: Motorized vehicles are prohibited on the Property except for:
 - i. Emergency vehicles; and
 - ii. Purposes of safety as determined mutually by Grantor and Grantee, and provided the vehicles are permitted to enter the Property by Grantor and Grantee or are under the direct control of Grantor or Grantee;

- iii. Vehicles used in routine maintenance of the Property, provided the vehicles are under the direct control of Grantor or Grantee; and
 - iv. Vehicles in conjunction with a permitted use as identified under Section IV; and
 - v. Vehicles in conjunction with paragraph G of this Section.
- J. Agricultural Uses: Agricultural uses are prohibited on the Property except as may be consistent with fire suppression and invasive weed control activities permitted under Section IV.
- K. Camping; Manmade Fires: Camping is prohibited on the Property except in conjunction with an authorized use established by Grantor. Manmade fires are prohibited except in connection with fire suppression activities permitted under Section IV.
- L. Dumping: The dumping or other disposal of trash, debris, ashes, sawdust, or other refuse on the Property is prohibited.
- M. Utilities: New utilities and new utility corridors are prohibited, except as permitted in Section IV.
- N. Mineral Activities: Any surface or subsurface exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property (including, but not limited to, the lease, sale, or other disposition of the rights to such materials, and any horizontal drilling under the Property from other properties) is prohibited.
- O. Signs and Billboards: Except as permitted in Sections II and IV, the construction, maintenance, lease, or erection of any signs or billboards on the Property is prohibited. This prohibition encompasses, but is not limited to, commercial and political signs and billboards.

P. Hazardous Waste: The storage, dumping, or other disposal of any toxic or hazardous material on the Property is prohibited. Neither this specific prohibition nor any other right granted in this Easement makes Grantee an owner of the Property. Nor does it permit Grantee to control any use of the Property by Grantor which may result in the storage, dumping, or disposal of hazardous or toxic materials, provided, however, that Grantee may bring an action to protect the Conservation Values of the Property. This prohibition does not impose liability on Grantee, nor shall Grantee be construed as having liability as a “responsible party” under CERCLA or other similar state or federal statutes.

SECTION VI – MANMADE DISTURBANCES

Two-track or single-track disturbances, if appropriated for a use pursuant to a permitted use under this Easement, shall not be improved beyond their existing condition, scope, or width as defined in the Baseline Documentation Report on the effective date of this Easement, the use thereof shall not result in an elevation of contaminants to the soil beyond those associated with existing conditions, and in no event shall such disturbances be maintained or improved with surface material that is impervious to the soil. Other manmade disturbances shall be restored to as undisturbed and natural a state as is practical and shall be reseeded with native seeds, plants, or vegetation in accordance with the BFAMS Plan. The road dedicated pursuant to paragraph G of Section V is not covered by this Section.

SECTION VII - PRIOR APPROVAL

If any provision of this Easement requires Grantor to obtain Grantee’s approval prior to performing any act or undertaking any use or practice, Grantor shall not perform that act or undertake that use or practice until the notice and approval provisions of this Section have been fully satisfied. This Section is not intended for any other purpose, including, without limitation, to request approval of (i) an activity or use that is expressly prohibited

by this Easement, (ii) an existing or threatened violation of this Easement, or (iii) an activity or use for which an amendment to this Easement would be needed. Nothing in this Section shall in any way prohibit or limit the Grantee's ability to obtain writs or injunctive relief or otherwise enforce this Easement.

- A. Grantor's Written Notice: Prior to the commencement of any activity, use, or practice that requires Grantee's approval, Grantor must notify Grantee in writing of the proposed activity, use, or practice. The notice must fully inform Grantee of all material aspects of the proposed activity, use, or practice (including the nature, scope, design, location, and timetable for such proposed activity, use, or practice), and Grantor must send the notice to Grantee by registered or certified mail return receipt requested or by email with a "read receipt" tracking option.
- B. Grantee's Written Request or Response: Grantee shall have forty five (45) days from the date such notice is received (as indicated by the registered or certified mail return receipt or the "read receipt" confirming that the email message was opened by Grantee) to review the proposed activity, use, or practice and, in writing, either approve the proposed activity, use, or practice or notify Grantor of any objections it may have. The forty five (45) day period shall not begin to run for purposes of this paragraph until such time as Grantee has received adequate information from Grantor to effectively evaluate the proposed activity, use, or practice. In the event Grantee requires additional information to evaluate the proposed activity, use, or practice, Grantee shall, in writing, request the information from Grantor as soon as practicable and in any case no later than forty five (45) days after receipt of the notice. Grantee's objections to a proposed activity, use, or practice, if any, shall be based upon Grantee's opinion that the proposed activity, use, or practice is likely to cause material damage to the Property's Conservation Values or is otherwise inconsistent with the Conservation Purpose or provisions of this Easement. If, in Grantee's good faith judgment, the proposal presented by Grantor can be modified to avoid material damage to the Property's Conservation Values and otherwise comply with the

Conservation Purpose and provisions of this Easement, then Grantee's response shall inform Grantor how the proposed activity, use or practice may be modified to comply with this Easement. Grantor may commence the proposed activity, use, or practice only after it receives Grantee's express written approval, and only in the manner explicitly proposed by the Grantor and approved by Grantee. The Grantee must send any request for more information or response to Grantor by registered or certified mail return receipt requested or by email with a "read receipt" tracking option.

- C. Grantee's Failure to Respond: Grantee agrees to use reasonable diligence to respond to a notice from Grantor within forty five (45) days from the date such notice is received (as indicated by the registered or certified mail return receipt or the "read receipt" confirming that the email message was opened by Grantee) or within forty five (45) days after Grantee has received adequate information to evaluate the proposed activity, use, or practice, whichever is later. Grantee's failure to respond within the forty five (45) day period shall be deemed a constructive denial. Grantor may seek relief from the courts and recover reasonable fees and costs if a court rules the constructive denial unjustified.
- D. Force Majeure: Grantor will not be obligated to send a notice to Grantee, and Grantee will not be entitled to bring an action against Grantor for undertaking any prudent activity in a bona fide emergency situation to prevent, abate, or mitigate the immediate threat of significant damage to the Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement. Grantor will promptly notify Grantee of any injury to the Property caused by such events and of any efforts to prevent, abate, or mitigate any damage caused by such events.
- E. Addresses. The addresses of the Grantor and Grantee for purposes of mailing or emailing the notices, requests, and responses addressed in this Section are set forth in Section XIV.

SECTION VIII - BREACH, RESTORATION, AND REMEDIES

- A. Breach and Restoration: If either the Grantor or Grantee becomes aware of a violation or potential violation of this Easement, or becomes aware of any damage or potential damage to the Conservation Values associated with the Property, whether precipitated by Grantor or by a third party, the party who has become aware must promptly notify the other party of such violation, potential violation, damage, or potential damage by registered or certified mail return receipt requested or by email with a "read receipt" tracking option. Grantor shall have thirty (30) days from the date of receipt of a notice from the Grantee of a violation or potential violation or of damage or potential damage to commence actions, including restoration of the Property, that are reasonably calculated to prevent or correct the violation or damage (Grantor's receipt of such a notice shall be indicated by the registered or certified mail return receipt or the "read receipt" confirming that the email message was opened by Grantor). If Grantor fails to take such corrective action within the thirty (30) day time period, Grantee may undertake appropriate action, including legal action, to effect such prevention or correction. Grantor shall pay the cost of such prevention or correction, including Grantee's expenses, court costs, and attorney's fees.
- B. Injunctive and Other Relief: Grantee shall have the right to obtain injunctive relief or writs from courts of competent jurisdiction, or take other appropriate legal action to stop or prevent unauthorized activities and to force the restoration of the portion of the Property affected by an unauthorized activity to a similar or equivalent condition that existed prior to the unauthorized activity. Such restoration may include, but is not limited to, restoring soils, replanting suitable native vegetation, and taking such other action as Grantee deems necessary to achieve restoration. The costs of restoration and litigation, including reasonable attorney's fees, shall be borne by Grantor or those of its successors or assigns against whom a judgment is entered.

- C. Actual or Threatened Non-Compliance: Grantor acknowledges that actual or threatened instances of non-compliance under this Easement constitute immediate and irreparable harm. Grantee is entitled to invoke the equitable jurisdiction of any court to enforce this Easement.
- D. Cumulative Remedies: Grantee's remedies set forth in this Easement are cumulative. Any, or all, of the remedies may be invoked by Grantee if there is an actual or threatened violation of this Easement.
- E. No Waiver of Enforcement: Grantee may exercise discretion in enforcing this Easement, subject to its fiduciary obligations to the public as beneficiary of the easement. No delay or omission by Grantee in the exercise of any right or remedy under this Easement or applicable law shall impair such right or remedy or be construed as a waiver. Grantee's failure to exercise its rights under this Easement, in the event of a breach by Grantor, shall not be considered a waiver of Grantee's rights under this Easement in the event of any subsequent breach. Enforcement of this Easement shall not be defeated by adverse possession, laches, or estoppel. The Parties agree that the rights of the public, as beneficiary of this Easement, shall not be forfeited by any acts or omissions of Grantee.

SECTION IX – NOTICES, SUPERIORITY OF EASEMENT, COSTS, TAXES & FEES

- A. Notices: To provide Grantee with notice of a change in ownership or other transfer of an interest in the Property, Grantor agrees to notify Grantee in writing of the names and addresses of any party to whom the Property or any interest therein (including a leasehold interest) is transferred. Grantor further agrees to make specific reference to this Easement in a separate paragraph of any subsequent deed or other instrument by which any interest in the Property is conveyed, and attach a copy of this Easement to such instrument. Grantor also agrees to provide written notice of this Easement to all agents working under the

direct control of Grantor in conjunction with the Property. Any failure to comply with the terms of this paragraph shall in no manner render this Easement or any provisions of this Easement unenforceable.

- B. Superiority of Easement: Any mortgage, trust deed, lien, judgment, or other financial interest executed or entered against the Property after the effective date of this Easement shall be subordinate to this Easement and in no way enable the holder of such interest or their successor(s) in interest to breach the terms of this Easement or otherwise negatively impact the Conservation Values protected by or the Conservation Purpose of this Easement.
- C. Costs, Taxes, and Fees: Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including responsibility for fire suppression and the control of noxious weeds in accordance with all applicable Utah laws. Grantor agrees to bear all costs of operation, upkeep, and maintenance of the Property, and agrees to reimburse Grantee for all claims and obligations arising from the operation, upkeep, and maintenance of the property. Grantor shall pay any and all lawful taxes, assessments, fees, and charges levied by competent authority.

SECTION X – INDEMNITY

Grantor agrees to defend, indemnify, and hold harmless the Grantee from and against any damage, liability, and loss occasioned by, growing out of, or arising or resulting from any act or omission by the Grantor or its agents or employees associated with this Easement or the Property.

SECTION XI – RESTRICTION ON TRANSFER OF EASEMENT

- A. Grantee is prohibited from assigning or otherwise transferring this Easement, whether or not for consideration, unless (i) the transferee is, at the time of the

transfer, a “qualified organization” and an “eligible donee,” as those terms are defined in §170(h) of the Internal Revenue Code and accompanying Treasury Regulations, (ii) the transferee is qualified to hold a conservation easement under Utah law, (iii) Grantee, as a condition of the transfer, requires that the transferee agree in writing that the Conservation Purpose of this Easement will continue to be carried out, and (iv) Grantor consents in writing to the transfer, which consent shall not be unreasonably withheld.

- B. If Grantee shall cease to exist, or cease to be a qualified organization or eligible donee (as those terms are defined in § 170(h) of the Internal Revenue Code and accompanying Treasury Regulations) or qualified to hold a conservation easement under Utah law, and a prior transfer is not made in accordance with the requirements of this Section, then Grantee’s rights and obligations under this Easement shall vest in such entity as a court of competent jurisdiction shall direct pursuant to the doctrine of cy pres and provided that the requirements of this Section shall be satisfied.
- C. A transfer of this Easement in connection with a judicial extinguishment that satisfies the requirements of Section XII shall not violate the provisions of this Section.

SECTION XII – EXTINGUISHMENT; VALIDITY

- A. Grantor agrees that the conveyance of this Easement gives rise to a property right that immediately vests in Grantee. Grantor further agrees that this property right has a fair market value that is at least equal to the proportionate value that this Easement, at the time of its conveyance to the Grantee, bore to the value of the Property as a whole at that time, and such minimum proportionate value of Grantee’s property right, expressed as a percentage (the “Minimum Percentage”), shall remain constant.

- B. This Easement may be extinguished in whole or in part (whether through release, termination, eminent domain, abandonment, swap, exchange, reconfiguration, or otherwise) only (i) in a judicial proceeding in a court of competent jurisdiction, (ii) upon a finding by the court that a subsequent unexpected change in conditions has made impossible or impractical the continued use of the Property (or the portion thereof to be removed from this Easement) for conservation purposes, and (iii) with a payment of proceeds to Grantee, calculated as provided in paragraph C of this Section, and all such proceeds shall be used by Grantee in a manner consistent with the Conservation Purpose of this Easement.
- C. In the event of an extinguishment, Grantee shall be entitled to a share of the proceeds from a subsequent sale, exchange, or involuntary conversion of the property removed from this Easement equal to the greater of: (i) the Minimum Percentage of such proceeds or (ii) the appraised value of this Easement (or portion of this Easement encumbering the property to be removed) immediately before and ignoring the extinguishment, calculated using an appropriate before and after valuation methodology. If Grantee, in Grantee's sole discretion, determines that the cost to Grantee of obtaining an appraisal of this Easement or relevant portion thereof immediately before extinguishment is likely to exceed any benefit to Grantee from obtaining such appraisal, or that the benefit of having such an appraisal prepared is so small as to be insignificant, Grantee may elect to receive the amount determined pursuant to (i) (the Minimum Percentage of such proceeds). Grantee has a right to record a lien to secure its recovery of its share of the proceeds.
- D. If all or any part of the Property is taken under the power of eminent domain, Grantor and Grantee shall participate in appropriate proceedings at the time of such taking to recover the full value of their respective interests subject to the taking as well as all incidental or direct damages resulting from the taking. All reasonable expenses incurred by Grantor or Grantee in any such action shall first be reimbursed out of the recovered proceeds; the remainder of such proceeds

shall be divided between Grantor and Grantee as provided in paragraph C of this Section.

- E. The fact that any use of the Property expressly prohibited by this Easement or otherwise determined to be inconsistent with the Conservation Purpose of this Easement may become significantly more valuable or economical than permitted uses, or that neighboring properties may in the future be put entirely to uses inconsistent with the Conservation Purpose of this Easement, has been considered by Grantor in granting and by Grantee in accepting this Easement, and it is the intent of both Grantor and Grantee that any such changes shall not impair the validity of this Easement or be considered grounds for its extinguishment in whole or in part. In addition, the inability to carry on any or all of the permitted uses and practices, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its extinguishment in whole or in part.
- F. All provisions of this Section shall survive any extinguishment of this Easement in whole or in part.

SECTION XIII – LIMITATION ON AMENDMENT

- A. Grantor and Grantee intend that the Conservation Values of the Property and the Conservation Purpose of this Easement will be protected in perpetuity by this Easement. While Grantor and Grantee have endeavored to foresee all possible threats to the perpetual protection of the Conservation Values of the Property and the Conservation Purpose of this Easement, there may come a time when this Easement should be amended to correct an error, to eliminate or reduce reserved rights, to clarify an ambiguity, or to otherwise enhance the protection of the Conservation Values of the Property. To that end, Grantor and Grantee have the right to agree to amendments to this Easement, provided, however, that any amendment must comply with each of the following requirements.

- i. Only the following types of amendment are permitted:
 - a. Amendments that are technical in nature (such as correcting a scrivener's error).
 - b. Amendments that eliminate or reduce one or more of Grantor's reserved rights.
 - c. Amendments that enhance the protection of one or more of the Conservation Values of the Property and are not detrimental to or inconsistent with the Conservation Purpose of this Easement.
- ii. An amendment must not materially injure or destroy any of the Conservation Values of the Property or be detrimental to or inconsistent with the Conservation Purposes of this Easement. For example, this requirement prohibits "trade-off" amendments that would both materially negatively impact and arguably further the protection of the Conservation Values of the Property. Thus, for example, an amendment that would involve the relaxation or elimination of a restriction or other conservation protection in this Easement in exchange for the addition of land to this Easement is prohibited.
- iii. An amendment must not limit or otherwise alter the perpetual duration of this Easement.
- iv. An amendment must not adversely affect the status of the Grantee as a qualified organization, eligible donee, or eligible holder of this Easement under any applicable laws at the time of the amendment.
- v. An amendment must not result in private inurement or confer impermissible private benefit.
- vi. An amendment must be in writing, duly signed, and promptly recorded

in the appropriate location for public land records, and Grantee must document the amendment's compliance with the requirements of this Section in writing.

B. Nothing in this Section shall require Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

SECTION XIV – NOTICES

Any notice, demand, request, consent, approval, or other communication shall be in writing and shall be sent by registered or certified mail return receipt requested or by email with a “read receipt” tracking option to:

Grantor: Park City Municipal Corporation
Attn: Real Estate, Open Space and Trails Manager
445 Marsac Ave
Park City, Utah 84060
HDeters@ParkCity.org

Grantee: Utah Open Lands Conservation Association Inc.
Attn: Executive Director
1488 South Main Street
Salt Lake City, Utah 84115
Wendy@UtahOpenLands.org

Grantor or Grantee may, by written notice to the other, designate a different recipient (i.e., “Attn:”) or a different mail or email address.

SECTION XV - MISCELLANEOUS PROVISIONS

- A. Partial Invalidity: If any provision of this Easement or application of any provision of this Easement to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement, and the application of the provision to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.
- B. "Grantor" and "Grantee": The term "Grantor" as used in this Easement and any pronouns used in place thereof shall mean and include the above-named Grantor and its successors and assigns. The term "Grantee" as used in this Easement and any pronouns used in place thereof shall mean Utah Open Lands Conservation Association and its successors and assigns. Grantor and Grantee may be referred to herein collectively as "the Parties."
- C. Titles: Section and Subsection titles and subtitles are for convenience only and shall not be deemed to have legal effect.
- D. Liberal Construction: This Easement shall be liberally construed in favor of forever protecting and preserving the Conservation Values of the Property and carrying out the Conservation Purpose of this Easement, and under no circumstances shall this Easement be construed in favor of the free use of land. The Parties acknowledge that each has reviewed and revised this Easement with the assistance of counsel, and that no rule of construction resolving ambiguities against the drafting party shall be employed in interpreting this Easement.
- E. Successors: This Easement shall be binding upon both Grantor and Grantee and their respective successors in interest and assigns.
- F. Governing Law: This Easement will be interpreted and construed in

accordance with applicable Utah laws.

- G. Entire Agreement: This Easement sets forth the entire agreement of the Parties. It is intended to supersede all prior discussions or understandings.
- H. Compliance With Law: All uses and practices permitted by this Easement shall comply with all applicable state and federal laws.
- I. Effective Date: The effective date of this Easement will be the date of its recordation.
- J. State Law Notice Requirements: Grantor hereby acknowledges that Grantee, at least three days prior to the execution of this Easement, discussed with it the types of conservation easements available, the legal effect of each easement, and the advisability of consulting legal counsel concerning any possible legal and tax implications associated with granting this Easement.
- K. No Merger: The Parties intend that this Easement may be extinguished in whole or in part only as provided in Section XII. To that end, the Parties hereby agree that (i) no purchase by or transfer to Grantee of the underlying fee interest in the Property shall be deemed to extinguish this Easement, or any portion thereof, under the doctrine of merger or other legal doctrine, and (ii) should Grantee come to own all or a portion of the underlying fee interest in the Property, (a) Grantee, as successor in title to Grantor, shall observe and be bound by the obligations of Grantor under and the restrictions imposed upon the Property by this Easement and (b) Grantee shall continue to hold and enforce this Easement as a public charitable trust for the benefit of the citizens of Salt Lake County, the State of Utah, and the United States of America and be bound by its terms .

- L. Warranty of Authority to Sign: By their signature below, the parties warrant that this Easement is a valid, binding, and enforceable document which is executed after having obtained all necessary authority from their respective entities.
- M. References. All references to the Internal Revenue Code, Treasury Regulations, and the Utah Code Annotated in this Easement shall be to the code and regulation provisions in effect as of the effective date of this Easement.

-Remainder of page intentionally left blank-

IN WITNESS WHEREOF, Grantor and Grantee execute this Easement.

GRANTOR:

PARK CITY MUNICIPAL
CORPORATION,

By _____
Mayor or Designee, Park City Municipal
Corporation

GRANTEE:

UTAH OPEN LANDS CONSERVATION
ASSOCIATION, INC.,

By _____
Matthew A. Steward, President,
Utah Open Lands Conservation
Association, Inc.

STATE OF UTAH)
 : ss.
County of Wasatch)

On this ____ day of [month] 2018, _____, representing Park City Municipal Corporation, known to me to be the person whose name is subscribed to the instrument set forth above, personally appeared before me, _____, a Notary Public for the State of Utah, and acknowledged that he/she executed the same on behalf of Park City Municipal Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notaries seal on the date above written.

(SEAL) Notary Public for the State of Utah
 Residing at

My commission expires _____

STATE OF UTAH)
 : ss.
County of Wasatch)

On this ____ day of [Month], 2018, Matthew A. Steward, who is known to me to

be the President of Utah Open Lands Conservation Association Inc., and the person whose name is subscribed to the instrument set forth above, personally appeared before me, _____, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Utah Open Lands Conservation Association Inc.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

(SEAL)

Notary Public for the State of Utah
Residing at

My commission expires

CONSERVATION EASEMENT BASELINE DOCUMENTATION REPORT

Bonanza Flat Conservation Area Wasatch County, Utah

Prepared by:
Utah Open Lands Conservation Association
1488 South Main Street
Salt Lake City, UT 84115
(801) 463-6156

June 12, 2018



Property Summary

Easement Name:	Bonanza Flat Conservation Area
Acreage:	1341 acres
Location:	Guardsman Pass Road
County:	Wasatch
Easement Grantor:	Park City Municipal Corporation 445 Marsac Ave. P.O. Box 1480 Park City, Utah 84060
Easement Holder:	Utah Open Lands Conservation Association 1488 S. Main St. Salt Lake City, UT 84115 801-463-6156
Current Owner:	Park City Municipal Corporation 445 Marsac Ave. P.O. Box 1480 Park City, Utah 84060
Directions:	Accessed from Big Cottonwood Canyon via the Guardsman Pass Road, via State Route 224 from Park City or Pine Canyon Drive from Midway. All of these routes are closed during winter.

Acknowledgements and Certifications

This Baseline Documentation Report (consisting of 257 pages including a table of contents, narrative descriptions, 18 maps and 301 photographs) was prepared on June 12, 2018 to document the present condition of Bonanza Flat Conservation Area and is to be used for the purposes monitoring and enforcement of the Bonanza Flat Conservation Area Conservation Easement.

Grantor Certification of Accuracy and Acceptance

This statement certifies that I, Andrew Beerman, Mayor, represent Park City Municipal Corporation as the current owner of the Bonanza Flat Conservation Area subject to the Conservation Easement to be conveyed to Utah Open Lands Conservation Association and recorded in the official records of Wasatch County, Utah. I have read and independently reviewed this Baseline Documentation Report and declare that this report accurately describes the status of the physical features and uses of the conservation easement property.

Signature: _____ Date: _____
ANDREW BEERMAN, Mayor, Park City Municipal Corporation

Land Trust Certification of Accuracy and Acceptance

Acting as the Executive Director of Utah Open Lands Conservation Association I, Wendy E. Fisher declare that Utah Open Lands Conservation Association has relied upon and will rely upon the information contained in this report to describe the condition of the Bonanza Flat Conservation Area. Further, I certify that the preparation of this document complies with our general policy and procedures for creating and maintaining business records and specifically with our policy and procedures for baseline documentation reports and recordkeeping. This document was created in the regular course of our business for the purpose of managing our conservation easement portfolio.

Signature: _____ Date: _____
WENDY E. FISHER, Executive Director, Utah Open Lands Conservation Association

Preparers Certification and Qualifications

This statement certifies that I, Michael Auger prepared this Bonanza Flat Conservation Area Baseline Documentation Report through actual site visits to the Property, research, review of publically accessible data and personal interviews. All photographs provided in this report were taken by the preparer, Michael Auger on the dates identified, unless otherwise stated. Michael Auger has been the Stewardship Director with Utah Open Lands since 2016, has been trained in the procedures for the production of baseline documentation reports, and is qualified to author such a report in accordance with Utah Open Lands' Baseline Documentation Policy re-affirmed by the Board of Directors on October, 21, 2010. Site visits were accomplished by Utah Open Lands' Staff and contractors on June 29, July 9, August 10, August 23, August 29, September 10, September 20, October 4, November 14, November 29, December 5, December 15, December 19, 2017, January 5, January 18, January 25, February 9 and June 6, 2018.

Date: _____
MICHAEL AUGER, Stewardship Director, Utah Open Lands Conservation Association

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Introduction:

The purpose of this document is to describe the condition and provide an accurate representation at the time of the grant of the Conservation Easement on the Bonanza Flat Conservation Area, a 1341 acre property located near Guardsman Pass Road in Wasatch County, Utah. The Protected Property is owned by Park City Municipal Corporation and Utah Open Lands holds a Conservation Easement on the Property. This Baseline Documentation Report aids in the enforcement of the Conservation Easement as needed.

Utah Open Lands received this Conservation Easement from Park City Municipal Corporation as recorded in the Wasatch County Recorder's Office as a donation to forever conserve the Protected Property and to provide a significant public benefit for the following Conservation Purpose:

The purpose of this Easement is to forever protect and preserve the Conservation Values of the Property by prohibiting any use of the Property that may materially impair or interfere with such protection and preservation (the "Conservation Purpose"). The Parties agree that the Conservation Values are not likely to be materially adversely affected by the continued use of the Property as authorized in Section IV to this Easement. Grantor and Grantee intend that this Easement will confine uses of the Property to only those activities that are consistent with the Conservation Purpose.

Property Location and Access:

The Protected Property consists of one parcel totaling 1341 acres of undeveloped land located near Guardsman Pass Road in Wasatch County and identified as tax map parcel 17061510090000. Access to the Protected Property is either from Big Cottonwood Canyon via the Guardsman Pass Road, via State Route 224 (aka Marsac Road or Empire Pass Road) from Park City or Pine Canyon Drive from Midway. All of these routes are closed during winter.

Ownership:

The property is currently owned by Park City Municipal Corporation with the Conservation Easement to be held by Utah Open Lands.

Stewardship and Management:

Stewardship Responsibility: Day to day management of the property is the responsibility of the landowner (Park City). The Conservation Easement Grantee (Utah Open Lands) has responsibility to monitor and enforce terms of the Conservation Easement.

Property Boundary:

A survey of the Property was conducted by Alliance Engineering on February 22, 2018. Property corners were located and/or set. The property line was not flagged during the survey process.

Description of Property and Current Uses:

Bonanza Flat is a large, mostly undeveloped property immediately south of the Summit County line in Wasatch County. The property is well known for its scenic beauty providing stunning high mountain scenery and views. At the crest of Guardsman Pass is a parking area, which provides easy access to a number of hiking and mountain bike trails in the area, including a trail that leads to Bloods Lake, which is a very popular destination, especially with dog owners. Currently unauthorized camping and associated campfires occur along the shores of Bloods Lake regularly as well as in the old quarry pit.

The Girl Scouts Camp Cloud Rim is immediately south of the Protected Property and the Girl Scouts have an Access and Utility Agreement (Entry # 400933, Book 1105, Page 321) to the access road across the Protected Property to their camp. Numerous Camp Cloud Rim buildings are actually on the Protected Property and these are currently leased by the Girl Scouts from Park City on a yearly renewable basis.

A private access easement, known as the Kent Sovereign Permissive Access Easement Area, exists on the property which leads to a private residence.

Historically the property had been owned for decades by United Park City Mines Company or an affiliated company; Park Utah Consolidated Mines Company or Judge Mining and Smelting Company. In 2003 United Park City Mining Company was purchased by a family of companies under the Talisker corporate umbrella. In 2015 all lands owned by Talisker or an affiliate of Talisker were repossessed by lenders and auctioned starting in 2015.

In late 2016 the property was offered for sale by Redus, LLC to Park City for \$38 million dollars who expressed interest in acquiring the property for conservation. In 2016 Park City citizens passed a \$25 million dollar bond to acquire the property which led to the creation of a coalition of multiple non-profit organizations, three cities and three counties to raise the remaining \$13 million gap. The non-profit organizations led by Utah Open Lands, were Wasatch Backcountry Alliance, Friends of Alta, Mountain Trails Foundation, Summit Land Conservancy, Save Our Canyons, The Nature Conservancy, Trails Utah, Sierra Club, Wasatch Mountain Club and Winter Wildlands Alliance. In June 2017 with the funds having been successfully raised with the largest collaborative fundraising effort in local history, Park City purchased the land with the intent to permanently conserve it with a Conservation Easement held by Utah Open Lands.

In conjunction with this Baseline Documentation Report an Adaptive Stewardship Management Plan is in the process of being created by Utah Open Lands and Park City to guide the future management of the Protected Property.

Conservation Values:

Preservation of relatively natural habitat in accordance with Treas. Reg. § 1.170-14(d)(3) protecting habitat appropriate for several priority wildlife species for conservation in Utah. Of the listed priority Utah Sensitive Wildlife species, the following have been documented on or near the Property: American three-toed woodpecker (*Picoides dorsalis*), Bonneville cutthroat trout (*Oncorhynchus clarki utah*), northern goshawk (*Accipiter gentilis*), Townsend's big-eared bat (*Corynorhinus townsendii*) with historical occurrences for ferruginous hawk (*Buteo regalis*) and western toad (*Bufo boreas*). These species are worthy of protection and the Property as identified by the Utah Division of Wildlife Resources more fully serves as critical habitat for nine key wildlife game species in Utah: Band-tailed Pigeon (*Patagioenas fasciata*), Black Bear (*Ursus americanus*), Blue Grouse (*Dendragapus obscurus*), Shiras Moose (*Alces alces shirasi*), Rocky Mountain Goat (*Oreamnos americanus*), Mule Deer (*Odocoileus hemionus*), Rocky Mountain Elk (*Cervus canadensis nelsoni*), Ruffed Grouse (*Bonasa umbellus*) and Snowshoe Hare (*Lepus americanus*) and provides important migration corridors for mule deer, Rocky Mountain elk and moose, and as such is a vital link between critical habitat in the Wasatch-Cache National Forest and Wasatch Mountains State Park and undeveloped privately owned lands. The protection of high priority habitat, as identified by the Utah Division of Wildlife Resources, exists on the property as abundant high alpine palustrine wetland habitat as the Property includes Blood's Lake, Lake Lackawaxen and a portion of Lake Brimhall as well as numerous wet meadows and smaller ponds as well as aspen and coniferous forests and lower elevation mountain shrub natural communities. There are significant known nesting sites on the Property for flammulated owl (*Psilosops flammeolus*) according to Hawkwatch International. Great horned owl (*Bubo virginianus*) and American kestrel (*Falco sparverius*) were noted during site visits as were American pika (*Ochotona princeps*), Beaver (*Castor canadensis*) and Mountain Lion (*Puma concolor*).

Protection of scenic, aesthetic and open space in accordance with Treas. Reg. § 1.170-14(d)(4) through the protection of views of the Property which can be seen from several vantage points including Empire Pass, State Route 224, Guardsman Pass and adjacent protected landscapes.

This property is recognized by Salt Lake Public Utilities, Utah Reclamation Mitigation and Conservation Commission, Metropolitan Water District of Salt Lake and Sandy as critical watershed land and the protection of this Property from development safeguards water quality for drinking water for the Wasatch Front and Wasatch Back.

Protection of an historic land area in accordance with Treas. Reg. § 1.170-14(d)(5) in preserving the public's enjoyment of the unaltered nature of land that includes remnants of Park City's mining history including abandoned mining shafts which provide a unique glimpse of Park City's early mining roots.

Protection of public, recreational, and educational values in accordance with Treas. Reg. § 1.170-14(d)(2) as this property will provide trailhead facilities and trails accessible to the general public to experience wildlife viewing and the protection of this land for and by the public, and can provide educational outdoor learning opportunities.

The Property is adjacent and in close proximity to several permanently protected open spaces including Empire Canyon, Wasatch Mountain State Park, The U.S. Forest Services, Snake Creek Canyon Preserve Conservation Easement, Girl Scouts of Utah, and Salt Lake City Public Utilities watershed lands and as a result expands an area of protected open space.

Threats to Conservation Values:

1. *Maintenance:* While maintenance of the Property is necessary to keep it clean, attractive, and safe, some maintenance decisions could also degrade conservation values of the Property. For example, unchecked chemical control of noxious weeds could kill desirable plants. Conversely, inappropriately relaxed monitoring and enforcement of necessary restrictions may result in unsafe and unsightly conditions.
2. *Invasive Species:* Invasive plants and animals pose threats to the ecological integrity of the natural area. Effective management will encourage a diversity of healthy native plant and animal species. Consistent control of vanguard individual invasive plants will be necessary to prevent establishment and spread of invasive plant populations on the Property. Control of invasive species on the Property should be a priority.
3. *Habitat Loss or Degradation:* Plants and animals on the Property interact to maintain ecological functions and structures. Considerations for potential habitat alterations (including ecological restoration) should include habitat requirements for listed priority species, as well as other vulnerable species, such as nesting neotropical migrant birds and small reptiles and amphibians. Some general habitat conservation choices have the greatest potential to benefit desirable wildlife species. Emphasis should be put on conserving key habitats for wildlife in Utah; these include riparian habitat such as that found on the Property. These habitats are considered key in part because they support a variety of desirable wildlife species. Artificial habitat fragmentation (i.e., breaking of habitat patches into smaller parts by roads, trails, usage patterns, or structures that present unnatural obstacles to wildlife movement) is viewed as a form of habitat degradation on the Property. Other threats and suggestions listed in this section also relate to wildlife habitat.
4. *Pest control:* Some plants and animals on the Property may be undesirable; however, the designation of an organism as a pest and attempts to control these pests may introduce the potential for harm to the conservation values of the Property. Some organisms may simply be perceived as pests, while actually presenting little or no threat and great benefits (e.g., bats). Many wild animals have the potential to present problems for humans (e.g., coyotes, deer, mountain lions, wasps, mosquitoes), but solving these problems does not always require complete local eradication of the wild animals. Chemicals used to control nuisance plants and animals on the Property have the potential to do collateral damage; therefore, physical and mechanical control options are encouraged whenever possible. Before control is attempted, consequences to the conservation values should be carefully considered. In some cases the use of chemical herbicides and or biological controls (i.e., introducing other organisms) may be required

and desirable, but should be considered carefully due to the potential for substantial negative consequences.

5. *Domestic animals:* Domestic dogs may pose threats to the conservation values of the Property, particularly if dogs are allowed to roam and or are aggressive toward wild animals. Dogs on the Property should be reasonably controlled to prevent harm to wild animals such as nesting birds and young animals. Feral and loose domestic cats present predation threats to wild animals including small mammals and birds. Some birds native to the Property are ground-nesters and are therefore particularly vulnerable to domestic (or feral) animals. Feral cat feeding or sheltering should not occur on the Property.
6. *Ecological Isolation:* Management of surrounding lands may isolate the Property so that natural movements of plants, animals, and material are hindered or prevented; this will degrade ecological processes that help maintain the scenic and ecological values. Part of the value of the Property as open space comes from its proximity to other open space. Protection of connections to nearby natural areas and preservation of water flows will be valuable. To prevent isolation of the Property, outreach will probably be needed as well as conservation of adjacent open space. Human aid may also be or become desirable for some historically natural processes, such as dispersing native plant seeds on the Property.
7. *Residential or commercial development of the adjacent land:* Development of adjacent land poses a threat to the conservation values of the Property. Impacts of nearby development may include: introducing disturbances (e.g., noise, lights, and pets), changing hydrologic processes (through water use and construction of impervious landcover), increasing the risk of hazardous materials entering the easement Property, and focusing wildlife use on a smaller area.
8. *Fire:* Historically, fires were probably important for maintaining healthy ecosystems in the area that includes the Property. However, uncontrolled fire on the Property can now threaten the safety of people. Care should be taken to preserve appropriate habitat conditions, including particularly habitat complexity associated with the near-stream riparian area. If grazing is considered for reducing fuels that are in the form of grasses and forbs, it should be carefully planned and monitored to provide data needed for evaluation and adaptation.

Adjacent Land:

The Protected Property is bordered to the west by Salt Lake Public Utilities and private landowners; to the east by privately owned lots in Brighton Estates; to the south by the Girl Scouts of America and Wasatch Mountain State Park; to the north/northwest by TCFC Leaseco LLC (aka Vail); and to the northeast by Deer Valley Resort Company.

There are private inholdings within the Protected Property which are depicted on the survey created by Alliance Engineering, the most significant inholdings are:

Daderko Mining Claim: Owned by James W. Daderko. Parcel # 00-0013-2345. Acreage uncertain.

Bransford Mining Claims: Owned by Thomas R Grisley and Anne Bransford. Parcel # 00-0020-5157 and 00-0020-5158. Total 1.74 acres.

Existing Structures and Other Developed Features:

Numerous structures and other developed features occur on the Protected Property. Below is a list of the known structures with approximate measurements of the major structures.

- Talisker Yurt (with associated wooden porch)
 - 65' in diameter and approx. 15' tall.
 - The top section of decking where the yurt is 31' wide x 38' long
 - The walkway to the outhouses is 50' long x 9' wide
 - Outhouse is approximately 15' long x 8' wide
 - Lower deck is 22' wide by 32' long
 - Upper stairs are 5' long x 12' wide
 - Lower stairs are 13' long x 6' wide
- Talisker Large Cabin (30' long x 15' wide x approx. 25' tall)
- Talisker Small Cabin (14' long x 9' wide x approx. 20' tall)
- Talisker Former "dance hall" wooden platform. (42' X 42')
- Old utility building
- Numerous fences
- Numerous utility structures
- Girl Scouts associated structures on Bonanza Flat Conservation Area property
 - Cabins:
 - Biffy cabin approximately 19' x 21'
 - Anne Frank cabin approximately 19' x 21'
 - Harriet Tubman cabin approximately 19' x 21'
 - Sacagawea cabin approximately 19' x 21'
 - Eleanor Roosevelt cabin approximately 19' x 21'
 - Sojourner Truth cabin approximately 19' x 21'
 - Ranger Cabin (about half on Bonanza Flat Conservation Area property) (Total size of building is 55' long x 36 wide x 40' tall)
 - Tent platforms (approximately 10) – approximately 12.5' x 18'
 - Covered picnic tables
 - Various propane tanks
 - Numerous sewer and water utility structures
 - Numerous campfire structures
 - Man-made single and double tracks and trails (some with stairs) leading to structures
 - Large campfire area
 - Sandbox area
 - Docks and boating buildings along Lake Brimhall

Man-Made Disturbance Single and Double Track:

There are numerous single and double track disturbances throughout the Protected Property. See Man-made Disturbances Single and Double Tracks Map for more details. There is existing pavement on the Property commonly known as Guardsman Pass Road, State Route 224 (aka Marsac Road or Empire Pass Road) and Pine Canyon Drive, which are all closed during the winter.

The following is a table outlining the approximate width and length of the major man-made disturbances that occur in single and double track form on the Protected Property:

Man-Made Single Track or Double Track Disturbance Name	Number on Map	Approximate Width	Approximate Length
Steep Hillside Cut Emanating from Empire Pass Area	1	12'+	2000'
New Talisker Yurt Lease Area Access	2	14'+	500'
Old Talisker Cabin Area Access	4	12'+	1550'
Girl Scouts Access	5	20'+	6600'
New Talisker Access to Cabins	6	12'+	1000'
Private Driveway off Pine Canyon Road	7	12'+	1200'
Bloods Lake Trail	8	5'	2800'
Wetland Disturbed Track and Former Access to old Talisker Yurt	9	12'	4200'
Side Slope Cut by Spoils Pile	10	18'+	2150'
Girl Scouts Cabin Access	11	15'+	250'
Girl Scouts Lake Access	12	15'+	250'
Old Utility Access (north of Girls Scouts Lease Area)	13	15'+	3500'

Future Trailheads:

The preferred alternative for trailhead location is at the time of this document is to build two trailheads in areas of existing disturbance. There will be two trailheads built in areas of existing disturbance on the Protected Property. There is a possible alternative for trailhead development which would result in four trailheads.

- 1) Quarry: Located north of Guardsman Pass Road this area is currently approximately 120,000 square feet in size.
- 2) Brighton Estates: Located east of Pine Canyon Road this is approximately 94,000 square feet in size.

Estimated construction time is summer-fall 2018. Each trailhead will provide parking and have amenities such as vault toilets and other necessary facilities as described in the conservation easement, but shall not exceed a collective total of 120 vehicle spaces.

Recreation:

The Property be posted ‘No Hunting’ without the authority of the landowner, with the exception to this prohibition being to utilize hunting as a management tool for diseased or problematic animals or general forest health as identified by Utah Open Lands.

Motorized vehicles including but not limited to jeeps and trucks, utility vehicles, motorcycles, all-terrain vehicles, snowmobiles, ‘timber sleds’ and E-bikes are prohibited. The exception to this would be associated with emergency response/services and/or authorized management and maintenance of the property.

Park City and Utah Open Lands will develop a Bonanza Flat Adaptive Management and Stewardship Plan (BFAMS Plan). The BFAMS Plan provides direction on best management practices for consideration in the protection of the Conservation Values, including Recreation Values. The BFAMS Plan identifies monitoring protocols for certain Conservation Values unique to this property and further identifies three management zones. Watershed Restoration, Back Country and Front Country Areas to guide management practices. The BFAMS Plan may be updated periodically by Park City and Utah Open Lands shall be reviewed by Grantor, Grantee and Stakeholders, identified in the BFAMS Plan, every five years. Significant changes to the BFAMS Plan determined to be necessary for the protection of the Conservation Values and to further guide permitted uses shall be reviewed by appropriate Stakeholders and brought to the City Council for approval pursuant to a public hearing. For the purposes of this section the term “Stakeholder” is defined as a public entity either governmental or non-governmental that has jurisdictional authority.

Ecological Regions:

Ecoregion: Wasatch and Uintas Mountains

Subregion: Alpine Zone

Climate:

Nearest Weather Station: Deer Valley

Distance and Direction from Property: Immediately north of the Protected Property.

Precipitation during the winter months is generally as snow. In 2017 the following data represents the snowfall the Bonanza Flat area received.

Total Snowfall: **329 "**

Total Snowfall Days: **67**

Max Base Depth: **83 "**

Average Base Depth: **54 "**

Max Summit Depth: **83 "**

Average Summit Depth: **54 "**

Biggest Snowfall: **16 "**

Hazardous and Toxic Materials:

A Phase 1 Environmental Site Assessment for the Property was conducted by AECOM Technical Services, Inc. on January 26, 2017 at the request of Park City Municipal Corporation.

Soil Types:

39% of the Protected Property is classified as Lake Janee Soils 15 to 40 percent slopes, Lake Janee Soils 15 to 40 percent slopes and 18% as Buell Gravelly Loam, 25 to 60 percent slopes. See Soils Map for more information on the other soil types present on the Protected Property.

Geology:

Geology: A formal geology report was not created for the Protected Property, however GIS analysis of geologic data indicates the Property contains the numerous geologic units including Woodside Formation and Monzonite. See the included Geology Map for more information.

Water Resources:

Bonanza Flat Conservation Area has abundant water resources including several prominent lakes which are popular scenic destinations including Bloods Lake and Lake Lackawaxen, numerous perennial and intermittent streams and wetlands.

The accumulation of snow on Bonanza Flat during the winter is profound. Snow accumulation has been measured at 9 feet in March in the meadow below Lake Brimhall. All of the lakes in Bonanza Flat are glacial lakes. They would exist whether or not improvements had been made to the natural embankment structures to increase storage. Establishment of the dam structures has complicated the use of the water flowing from the lakes and detracts from the natural setting of the lakes.

There are no constructed waterways on Bonanza Flat. Water flows from every lake or wetland on Bonanza Flat in poorly defined channels or across the surface of the ground in features that lack definition. In the spring these features are abundantly full of water which rapidly decreases in flow and dissipates by mid-summer. Most of the water accumulates in a channel-way along the south side of the property and flows through all the way to Midway.

A better study of the water flow on Bonanza may be made in the spring or as soon as access is possible. This may help define wetlands or wet areas that should be protected from hikers or mountain bikers.

Blood's Lake, formerly known as Judge's Lake, is located in the western edge of the property almost due west of Lake Brimhall. The lake has a dam in the drainage leading from the lake. For decades a pipeline has carried water from the lake to the Girl Scout camp, the Daly West and at times the Ontario Mine on the Ontario Mine bench. It currently only supplies water to the Girl Scout camp or the Talisker Club facility near the Jones Shaft.

The pipeline travels down the drainage from the lake then along and down the ridge to the main road to the Girl Scout camp. In the road, there is a tee off of the pipeline with a small pipeline going to the Talisker Club facility near the Jones Shaft.

The pipe then travels along the road and up the ridge to the north through Anchor or Judge Gap. At this point it enters a cinder block structure that holds a small fiberglass basin where the piped

water goes to atmospheric pressure. The water then flows into a pipeline where it then runs in the road adjacent to the Anchor Mine dump then along the ridge south of the Daly West Mine. At one time it filled small wooden tanks near Lady Morgan Lake which supplied water to the Daly West Mine. The pipeline left the Daly West area and travelled to a large wooden water tank behind the Ontario Mine which was the supply for that mine.

It is not known when the dam was constructed at Judge or Blood's Lake. It is a low earthen structure with a small spillway. The pipeline is shallow and buried in the dam. The condition of this pipeline outlet structure is not known. The State of Utah considers this a low risk dam feature.

Lake Brimhall is located partially in the Bonanza Flat Conservation Area. There is a dam on this lake that was ordered to be breached in the late 1980's by the Dam Safety division of the State Engineers office. Water now fills the lake to the bottom of the dam and flows out the breached structure or through imperfections in the lower reaches of the dam. There is a pipeline from the lake (not operational) that runs through the dam. It is not known when the dam was constructed. It is believed to have been improved in the late 1920's or early 1930's by adding stacked rock on the upstream and downstream faces of the dam. The Mining Company had an arrangement with Midway Irrigation Company whereby the Mine Company would periodically release water from the dam on behalf of Midway Irrigation Company. This arrangement dates back to the early 1900's. The path the pipeline follows as it leaves Lake Brimhall is not known.

Utah Open Lands has conducted water quality testing to date on both Blood's Lake and Lake Lackwaxen and efforts will continue on an ongoing basis. Measurements taken include water condition, water surface conditions, water clarity, water color, water odor, presence of dead fish, dissolved oxygen, turbidity, algal bloom and the presence of E.coli bacteria. Arsenic testing will commence on a limited basis in 2018.

Mining History:

The Bonanza Flat Conservation Area land consists of over 100 mining claims each of varying shapes and sizes. Generally, a mining claim consists of a rectangle 1,500 feet long and 600 feet wide. There is a place within the claim where a discovery has been made. This is the point at which any prudent man would spend money to further develop the claim to generate wealth. It is an improvement on the claim which helps solidify the ownership through the patent process with the federal government. These discovery points are generally what are now seen as mine features or hazards. They are generally shafts which are vertical "holes" in the ground of varying dimensions. There are also tunnels or declines into the ground. These are more or less horizontal features but serve the same purpose as discovery shafts.

Some of the claims were located and patented over 100 years ago. For the most part, due to the geology of the area there were no significant mining operations on or within the Bonanza Flat area. Two prominent historic features are located on Bonanza Flat. The Jones Shaft and the West Quincy Shaft.

The Jones Shaft is located in the east-central and lower part of Bonanza Flat. The shaft was a prominent feature until about 2005 when it caved in. There was an open hole with vertical rock

walls extending several hundred feet into the ground. It has been stated that the mineralization associated with this shaft was discovered during logging operations. A log became wedged against a rock and when freed from the rock revealed that the rock was solid galena. After caving it, the shaft was filled with the waste dump adjacent to the shaft. The site has since been developed into a recreation facility by the former owners. It should be noted that the area around the Jones Shaft, particularly downstream of the Jones Shaft has the potential to be contaminated with metal. This is due to the proximity of the metal bearing materials to the surface and the manner in which the shaft surface area was developed for use. There has not been a characterization study done on the area and no formal remediation efforts have been undertaken.

The West Quincy Shaft is located just over the ridge from Park City and close to the main highway 224. For decades it was nothing more than a mine dump. The shaft location was not noticeable. In about 2005, developers of the Flagstaff/Empire Pass Project in Park City needed a place to put their development waste. It was decided to use the already disturbed area around, over and adjacent to the West Quincy Shaft as a disposal area. It is not being used for this purpose at this time. It has undergone restoration work including re-contouring and revegetation. However, the efforts have fallen short of what would be required. Basically, what has been done is not adequate.

There are also other mining features on the property including dirt and debris piles, filled in tunnels and other disturbances. There were three known open shafts on the property that represented true mine hazards. Since these have been located Park City has been in the process of filling and closing them.

There is another potential hazard just up from the access at the Girls Scout camp intersection. It appears to be an old mine shaft that has collapsed. The sides of the hole are steep. It is recommended that this be filled in. It could present a dangerous situation for someone that goes to the bottom of the hole and the added weight causes the shaft to cave in even more pulling the person into the ground.

Vegetation:

Plant Communities

Although many smaller plant communities exist within the Property over the various topography, five main, clearly distinguishable plant communities occur throughout the Property: Aspen, Conifer, Mountain Brush, Wet Meadow, and a mixture of Shrubs, Forbs, and Grasses, each containing its own unique species diversity. The vegetation on the property varies greatly due to the various substrate types, changes in elevation, slope, aspect and steepness, and available moisture. In areas directly affected by and those adjacent to human activity, many non-native species have integrated with native populations. Three uncommon/rare species were noted in our vegetative surveys: clustered lady slipper (*Cypripedium fasciculatum*), Garrett's fleabane (*Erigeron garrettii*) and Wasatch rockcress (*Boechera lasiocarpa*).

Vegetation Community Equivalents

<i>Plant Communities</i>	<i>NatureServe Community Name (Association Level)</i>	<i>SW ReGAP Community Type</i>	<i>LandFire Community Type</i>
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<i>names in this report</i>			
Aspen	Populus tremuloides- Abies lasiocarpa/ Symphoricarpos oreophilus/ Bromus carinatus Forest	Inter-Mountain Basins Aspen-Mixed Conifer Forest and Woodland	Rocky Mountain Aspen Forest and Woodland
Conifer	Abies lasiocarpa- Picea engelmannii/ Ribes (montigenum, lacustre, inerme) Forest	Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland	Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland
Mountain Brush	Artemisia tridentata ssp. vaseyana - Symphoricarpos oreophilus / Bromus carinatus Shrubland	Inter-Mountain Basins Montane Sagebrush Steppe	Inter-Mountain Basins Montane Sagebrush Steppe
Shrub/Forb/Grass	N/A	Rocky Mountain Subalpine-Montane Mesic Meadow	Rocky Mountain Subalpine-Montane Mesic Meadow
Wet Meadow	Carex utriculata Wet Meadow	Rocky Mountain Alpine-Montane Wet Meadow	N/A
Disturbed Ground	Disturbed/ Ruderal area		

Shrubs, Forbs, and Grasses: The low-lying, gradually sloping areas of the Property consists of areas dominated by low-growing shrubs such as Parsnipflower Buckwheat (*Eriogonum heracleoides*), Mountain Snowberry (*Symphoricarpos oreophilus*), forbs such as Sticky Geranium (*Geranium viscosissimum*), Manyflower Stickseed (*Hackelia floribunda*), and grasses such as Lettermann's Needlegrass (*Stipa lettermannii*), and Prairie Junegrass (*Koeleria macrantha*).

Wet Meadow: These areas are the moist or riparian areas that exist on the Property along the streams, surrounding the lakes and in areas where spring snowmelt accumulates into shallow ponds and wet meadows. Areas such as these rank with wetlands as the highest priority habitats for conservation. They are the areas that are sensitive to human activity and can be quickly and unintentionally altered or destroyed by regular visitation. They are comprised of many species of sedge (*Carex* spp.), forb species such as Marsh Violet (*Viola palustris*), Neckweed (*Veronica eregrina*) and Threelfeaf Lewisia (*Lewisia triphylla*), and various species of Willow (*Salix* spp.) and Currant (*Ribes* spp.). Wet meadow and riparian protection zones with special protective restrictions are advised. The extent of wet meadows and riparian areas should be mapped in better detail from spring, on-site observations. Defining riparian areas only by aerial imagery or by simple distance from the stream is not highly accurate.

Mountain Brush: This diverse community is typically dominated by Mountain Big Sagebrush (*Artemisia tridentata* ssp. *vaseyana*) or Western Snowberry (*Symphoricarpos oreophilus*). The interspaces between shrubs are filled with various grasses and forbs. Throughout the Property,

the transition between this community and its bordering communities appear to be gradual in some locations and rather abrupt in others.

Aspen: The Aspen (*Populus tremuloides*) community is generally found bordering Mountain Brush and Conifer communities. Its understory generally consists of shrubs and forbs that thrive in the shade, such as Gooseberry Currant (*Ribes montigenum*), Sweetcicely (*Osmorhiza berteroi*), Aspen Bluebells (*Mertensia arizonica*), and Giant Red Indian Paintbrush (*Castilleja miniata*). The overall health of the Aspen community on the Property appears to be doing well in most locations with regeneration what you would expect in a healthy Aspen stand. In the contact zones between Conifer and Aspen communities, Conifers are slowly expanding and overtaking the Aspen.

Conifer: This community is easily distinguished from the rest of the property by a dominant over-story of Douglas fir (*Pseudotsuga menziesii*), Subalpine Fir (*Abies lasiocarpa*), and Engelmann Spruce (*Picea engelmannii*). The interior of the conifer community is mostly bare ground with a few small shrubs such as Creeping Oregon Grape (*Mahonia repens*) and Mountain-lover (*Pachystima myrsinites*), and fewer forbs due to low light penetration. The under story of vegetation is mostly restricted mostly to the margins of the conifers where light is sufficient.

Disturbed Ground: Areas that are disturbed provide invasive species easy ground to become established. Invasive plants found within this particular area include Yellow toadflax (*Linaria vulgaris*), Common Mullein (*Verbascum thapsus*), Yellow Sweetclover (*Melilotus officinalis*), and Sainfoin (*Onobrychis viciifolia*).

Invasive Species: Generally, the yellow toadflax infestations are the most extensive and dense in the lower open meadows of the property. Additionally, although yellow toadflax does usually become denser in disturbed areas, at Bonanza Flat, the weed has been successful at spreading into undisturbed areas equally well. The weed has been observed within high quality sagebrush, open meadows, lake shores and under the aspen canopy. To make matters sometimes more difficult, the weed is difficult to detect before it flowers in late July.

Canada thistle (*Cirsium arvense*) infestations are generally found in moist areas, particularly behind old dams on the property that were made either by beaver or by humans. Usually, Canada thistle is found in either historically or newly disturbed areas. Canada thistle was found around most lake shores and in wet or moist meadows in full sun.

Musk thistle (*Carduus nutans*) was found mainly in disturbed areas, although also often near roads as was scentless chamomile (*Tripleurospermum inodorum*). Dyer's woad (*Isatis tinctoria*) was found along a road on the high south facing slopes north of the Guardsman Pass road, as was houndstongue (*Cynoglossum officinale*).

Common Weed Species at Bonanza Flat

Common Name	Scientific Name	Utah State Listed Noxious?
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Yellow toadflax	<i>Linaria vulgaris</i>	Yes
Dyer's Woad	<i>Isatis tinctoria</i>	Yes
Scentless chamomile	<i>Matricaria perforata</i>	Listed in Summit County
Houndstongue	<i>Cynoglossum officinale</i>	Yes
Common burdock	<i>Arctium minus</i>	No
Common Mullein	<i>Verbascum thapsus</i>	No
Musk thistle	<i>Carduus nutans</i>	Yes
Yellow Sweetclover	<i>Melilotus officinalis</i>	No
Canada thistle	<i>Cirsium arvense</i>	Yes

A plant list of all of the botanical species noted on the property can be found as an appendix to this report.

Forest Health:

Utah Open Lands contacted The U.S. Forest Service Forest Health Protection department for information regarding the status of forest health in Bonanza Flat.

Based on draft 2017 Aerial Detection Survey data, biotic agents that impact tree health and persistence, appear to be present within the boundaries of Bonanza Flat. Surveyors have mapped subalpine fir mortality complex affecting approximately 10-25 subalpine fir trees. This complex is often associated with a host of root disease fungi and secondary bark beetles.

Aerial detection surveyors also mapped Douglas-fir beetle, mountain pine beetle (limber pine), fir engraver beetle (white fir), subalpine fir mortality complex, balsam wooly adelgid, Marssonina blight and aspen decline in surrounding stands. Given their proximity, it is likely that Bonanza Flat Conservation Area may be hosting some of these species as well, although it must be stressed that the overall forest health of Bonanza Flat appears to be excellent.

In 2018 Forest Health Protection staff have agreed to do field surveys on the Bonanza Flat Conservation Area to better understand the current and long-term impact on forest health which biotic agents may be causing.

Wildlife:

Utah Division of Wildlife Resources has mapped habitat on the Property for nine key wildlife game species in Utah: band-tailed pigeon (*Patagioenas fasciata*), black bear (*Ursus americanus*), blue grouse (*Dendragapus obscurus*), Shira's moose (*Alces alces shirasi*), mountain goat (*Oreamnos americanus*), mule deer (*Odocoileus hemionus*), Rocky Mountain elk (*Cervus canadensis nelsoni*), ruffed grouse (*Bonasa umbellus*) and snowshoe hare (*Lepus americanus*).

The Utah Natural Heritage Program notes that several species on the Utah Sensitive Species List occur within a two mile radius of the property including American three-

toed woodpecker (*Picoides dorsalis*), Bonneville cutthroat trout (*Oncorhynchus clarki utah*), northern goshawk (*Accipiter gentilis*), Townsend's big-eared bat (*Corynorhinus townsendii*) with historical occurrences for ferruginous hawk (*Buteo regalis*) and western toad (*Bufo boreas*). UNHP data also notes Utah Sensitive Species List occurrences of bald eagle (*Haliaeetus leucocephalus*), Lewis's woodpecker (*Melanerpes lewis*) and short-eared owl (*Asio flammeus*) to be in the general location of Bonanza Flat as well.

In addition, within a two-mile radius there are recent records of occurrence for American pika (*Ochotona princeps*), evening grosbeak (*Coccothraustes vespertinus*), northern leopard frog (*Rana pipiens*) and Williamson's sapsucker (*Sphyrapicus thyroideus*) and historical records for American marten (*Martes americana*), merlin (*Falco columbarius*), northern flying squirrel (*Glaucomys sabrinus*), water vole (*Microtus richardsoni*) and western heather vole (*Phenacomys intermedius*).

Our field visits to Bonanza Flat documented evidence of American pika, signs of or actual pika were witnessed on or within many of the boulder fields close to lakes in the area. At least 5 to 6 pika were heard on the south side of Lackawaxen Lake in late August. Some researchers are suggesting pika may be highly susceptible to climate change as they are unable to keep cool in hot temperatures and also use the high snowpack in the winter for insulation from the bitter cold to keep from freezing. Protection of their habitat is warranted since it is believed the occupied habitat of pika has already been widely reduced.

All wet meadows and lakes had sign of beaver (*Castor canadensis*). The majority of the sign was old when beaver were more prevalent in the area. However, there were recent signs of beaver such as a recently chewed young aspen found along the shoreline of Silver Lake. It is likely that most of the wet meadows on the property have been expanded due to beaver activity in the past. Beaver dams increase the expanse of wet meadows as the impeded water spreads across the landscape. This allows for greater water storage, which in turn can provide for greater habitat diversity and species diversity. Increased habitat interspersed within the property increases the availability of resources necessary to support a greater diversity of wildlife. Amphibians, song birds, wild ungulates, fish and many other species benefit from beaver habitation. Further, beaver dams can reduce erosion as well as decrease the turbidity that can be a limiting factor for much aquatic life. Beaver dams can also improve water quality, by enhancing the breakdown of toxins and the retention of silt by beaver dams.

The Utah Beaver Management Plan allows for relocation of 'nuisance' beaver to areas that could benefit from beaver presence for the ecological reasons stated above. This could be a prime location to relocate beavers in the future – provided data is gathered to assure sufficient food stores for beaver are available.

On each day in the field, it was not uncommon to come upon anywhere between 8-15 large mammal beds such as mule deer, Rocky Mountain elk and Shira's Moose. Many of them were in the open wet meadow, but also occurred in the dry meadows, within the aspen and sometimes within the sagebrush areas. Winter 2017 surveys noted numerous deer, moose and elk tracks throughout the property as well. Mountain Lion (*Puma concolor*) scat were also seen on the property.

Hawkwatch International provided us with habitat information for flammulated owl (*Psiloscops flammeolus*) on a portion of the property as well as they have been conducting studies here recently. Hawkwatch hopes to continue their studies and learn more about this elusive species.

Birds of prey potentially nesting or foraging in the area could include: northern goshawk, golden eagle (*Aquila chrysaetos*), and northern harrier (*Circus cyaneus*). In addition, American kestrel (*Falco sparverius*), Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), red-tailed hawk (*Buteo jamaicensis*), Swainson's hawk (*Buteo swainsoni*), great horned owl (*Bubo virginianus*), and saw-whet owl (*Aegolius acadicus*) could potentially occur in the area. The kestrel nests primarily in scattered trees or on rock ledges and hunts across open country, while the others would be expected to nest in large trees and possibly on cliffs, or stands of aspen or conifers.

Other migratory birds potentially nesting or foraging in the area are listed below by plant community type:

Mountain Brush. In addition to the Brewer's sparrow (*Spizella breweri*), areas dominated by sagebrush also support other birds such as the western meadowlark (*Sturnella neglecta*), vesper sparrow (*Pooecetes gramineus*), and lark sparrow (*Chondestes grammacus*). The northern harrier, red-tailed hawk, kestrel, golden eagle, and sometimes bald eagle (*Haliaeetus leucocephalus*) may hunt these areas.

Shrub/Forbs/Grass. Except for Brewer's sparrow, the species listed above for sagebrush shrublands may also use meadows for nesting and foraging. A variety of species associated with other habitats may use meadows and grasslands to forage for invertebrate prey and seeds or other plant parts. Birds of prey, including the northern harrier, golden eagle and, less frequently, the American peregrine falcon (*Falco peregrinus*), may also hunt across these areas.

Aspen Woodlands. Patches of aspen throughout the area provide habitat for a variety of bird species. These include the broad-tailed hummingbird (*Selasphorus platycircus*), northern flicker (*Colaptes auratus*), hairy woodpecker (*Leuconotopicus villosus*), downy woodpecker (*Dryobates pubescens*), red-naped sapsucker (*Sphyrapicus nuchalis*), western wood-pewee (*Contopus sordidulus*), cordilleran flycatcher (*Empidonax occidentalis*), plumbeous vireo (*Vireo plumbeus*), warbling vireo (*Vireo gilvus*), tree swallow (*Tachycineta bicolor*), hermit thrush (*Catharus guttatus*), violet-green swallow (*Tachycineta thalassina*), mountain chickadee (*Parus gambeli*), white-breasted nuthatch (*Sitta carolinensis*), house wren (*Troglodytes aedon*), American robin (*Turdus migratorius*), mountain bluebird (*Sialia currucoides*), western bluebird (*Sialia mexicana*), western tanager (*Piranga ludoviciana*), chipping sparrow (*Spizella passerina*), and dark-eyed junco (*Junco hyemalis*).

Coniferous forests. Cassin's finch (*Haemorhous cassinii*) nests and forages almost exclusively in montane and subalpine conifers, such as the scattered clumps and stands of Douglas-fir within the project area. The brown-capped rosy finch (*Leucosticte australis*), may occur in winter as flocks move from alpine cliffs to lower elevations in search for milder conditions and more available foods. There are also a variety of species potentially occurring in these habitats previously listed above as occurring in stands of quaking aspen. Among these are

the broad-tailed hummingbird, hairy woodpecker, plumbeous vireo, mountain chickadee, American robin, western tanager, chipping sparrow, and dark-eyed junco. Additional species primarily associated with conifers are the Hammond's flycatcher (*Empidonax hammondi*), brown creeper (*Certhia americana*), red-breasted nuthatch (*Sitta canadensis*), yellow-rumped warbler (*Setophaga coronata*), and red crossbill (*Loxia curvirostra*). Additional species probably limited to the highest and largest conifer stands include the olive-sided flycatcher (*Contopus cooperi*) and Steller's jay (*Cyanocitta stelleri*).

Songbirds occurring more widely in the project vicinity and less tied to using narrow habitat types include two migratory species, Brewer's blackbird (*Euphagus cyanocephalus*) and the brown-headed cowbird (*Molothrus ater*) and three residents, common raven (*Corvus corax*), American crow (*Corvus brachyrhynchos*), and black-billed magpie (*Pica hudsonia*). The cowbird is a brood parasite that lays its eggs in the nests of other "host" songbirds.

Invertebrate species noted during our vegetative surveys including the yellow-fronted bumble bee (*Bombus flavifrons*) and the wood tiger moth (*Parasemia plantaginis*).

Overall the Property likely provides resources for many other species of wildlife including songbirds and other migratory bird species and invertebrates. Invertebrates are important ecological elements on the Property as they support other wildlife species, interact with vegetation, link vegetation and wildlife, function in decomposition, and connect other ecological elements in nutrient cycles and energy transfers. In the Spring of 2018 Utah Open Lands will lead additional wildlife surveys of the Bonanza Flat Area to continue to better understand the role of animal species here.

Conservation Easement Covenants & Restrictions and Observed Conditions:

SECTION V - PROHIBITED USES AND PRACTICES

Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement and which is likely to cause material damage to the Conservation Values is expressly prohibited. Grantor agrees that the following uses and practices, though not an exhaustive recital of inconsistent uses and practices, are explicitly deemed inconsistent with the purposes of this Easement, and shall be prohibited.

A. Subdivision. Grantor does not have the right nor will any attempt be made to divide, subdivide, or take any action which creates an actual or *de facto* subdivision of the Property, except provided within this paragraph is a one-time subdivision right for the sole purpose of providing Salt Lake Public Utilities and the Girl Scouts of Utah with land for incorporation into those public entities in conjunction with previous agreements associated in acquiring the property, provided that the terms of this Easement remain in full force and effect over and upon any and all subdivided parcels.

Observed Conditions: *The Protected Property consists of one parcel totaling 1341 acres of undeveloped land located near Guardsman Pass Road in Wasatch County and identified as Wasatch County tax map parcel 17061510090000. As of the signing of the Conservation Easement and the Baseline Documentation Report, the subdivision right for the sole purpose of providing Salt Lake Public Utilities and the Girl Scouts of Utah with land for incorporation into those public entities in conjunction with previous agreements associated in acquiring the property, has not been exercised.*

B. Construction. Grantor will not construct any structures or facilities on the Property for residential, commercial or industrial activities. Only structures permitted under Section IV pursuant to a permitted use are allowed.

Observed Conditions: *Currently the following are the known structures or facilities on the Property for use in human habitation, commercial or industrial activities: Talisker Yurt (with associated wooden porch), Large Talisker Cabin, Small Talisker Cabin, Former Talisker "dance hall" wooden platform, Old utility building NW of Girl Scouts Leased Area, Girl Scout Cabins (listed in Existing Structures and Other Developed Features section of this document), Girl Scout Ranger Cabin (partially on property), Approximately 10 tent platforms, Girl Scouts Boating Buildings along Lake Brimhall.*

C. Wildlife Disturbance or Harassment. Harassment of wildlife on the Property by people, vehicles or domestic animals is prohibited. The taking, removal, translocation or captivation of wildlife is prohibited, however nothing within this provision shall restrict Grantor and Grantee from determining healthy carrying capacities of big game species on the land and appropriate management including select and limited

hunting as identified under the BFAMS Plan and consistent with laws governing such activities.

Observed Conditions: *Minimal evidence of hunting has been observed on the Protected Property, but disturbance by motorized recreation on the Property was observed. UOL data shows that there is a strong statistically significant connection between an increase in snowmobile use and a decrease in wildlife sighting and signs.*

D. Alteration of Watercourses and Topography. Grantor will not change, disturb, alter, excavate, or impair any watercourse or wetland or the topography of the ground on the Property, except as expressly permitted by Section IV of this Easement provided Grantor obtains prior approval from Grantee under section VII. Grantor shall conform to all state and federal laws when constructing or altering wetlands, watercourses and habitat.

Observed Conditions: *Currently the man-made disturbance through a national inventoried wetland has altered the stream flowing through the meadow near the adjacent subdivision and impaired the wetland's functionality. Also, Bloods Lake and Lake Brimhall are impounded water bodies. At date of this conservation easement no wetland permit for the disturbance has been identified.*

E. Non-native Species. Grantor will not intentionally introduce into the Property any non-native plant or animal species, provided however is the ability for Grantor to introduce biological controls specifically for invasive species management.

Observed Conditions: *A full list of invasive plant species noted on the property can be found in the Resource Inventory. Non-native plants have been inadvertently been introduced through seed mixes used on adjacent private land. Eradication of noxious and invasive plant species in particular will be benefitted greatly by private landowners exercising best management practices on their land to eradicate these weeds which Wasatch County requires be removed.*

F. Roads. New roads over, through, or across the Property are prohibited. Park City may dedicate the road commonly referred to as Guardsman and Pine Canyon, as documented in the Baseline Documentation, which exists under the jurisdictional authority of Wasatch County, to Wasatch County pursuant to defined terms associated with the established conveyance.

Observed Conditions: *Utah Open Lands worked with existing information to determine proven encumbrances on the Property.*

G. Ski Infrastructure. Aerial trams, cables, lifts, towers or other mode of conveyance for the purpose of downhill skiing affixed to, over, under or through the Property is prohibited.

Observed Conditions: *No aerial trams, cables, lifts, towers or other mode of conveyance for the purpose of downhill skiing affixed to, over, under or through the Property was observed.*

- H. Motorized Vehicles. Are not permitted to access this property except for:
- i. Emergency vehicles;
 - ii. Vehicles used in routine maintenance of the Property provided these vehicles are in sound working order; and
 - iii. Vehicles necessary to carry out a permitted use as identified under Section IV of this Easement provided these vehicles are in sound working order.

Observed Conditions: *Heavy snowmobile use of the Property was noted during this report. This included both on and off road use.*

I. Agricultural Uses. Agricultural uses are prohibited on this property except as may be consistent with management practices for fire reduction or noxious weed management.

Observed Conditions: *No agricultural use on the property was noted.*

J. Camping. Camping is prohibited anywhere on the property except in conjunction with an authorized use established by Grantor, included in this provision is a prohibition on campfires, bonfires or manmade fires.

Observed Conditions: *Currently unauthorized camping occurs at the old Quarry Area, along the shores of Blood's Lake and in other back country areas.*

K. Dumping. Trash, debris, ashes, sawdust, and other non-compostable refuse may not be dumped or otherwise disposed of on the Property.

Observed Conditions: *Several existing areas containing trash, debris, ashes, sawdust, and other non-compostable refuse are included in the Photo Documentation portion of this Baseline Report.*

L. Utilities: Existing utilities may be maintained, relocated and new connections deemed necessary and appropriate by Grantor and pursuant to a permitted use under this Section are permitted by this Easement, provided that any utility relocation or new construction is: i) first reviewed and approved by Grantee pursuant to Section VII; ii) the utility is buried (to the extent reasonably practicable); and iii) any surface disturbance to the Property is restored, as much as is practical, to the original undisturbed nature of the Property. The term "Utilities" shall be defined to mean domestic water, sewer, electrical lines, telephone lines, or other voice, video, or data lines.

Observed Conditions: *See included Utilities and Easement Maps for location of existing utilities.*

M. Mineral Activities. Exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property by Grantor is prohibited. No sub-surface exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials (including the lease, sale, or other disposition of the rights to such materials) are permitted by this document.

Observed Conditions: *No active mining was observed but mining artifacts were and are noted in the Mining section and Photo Documentation section of this report.*

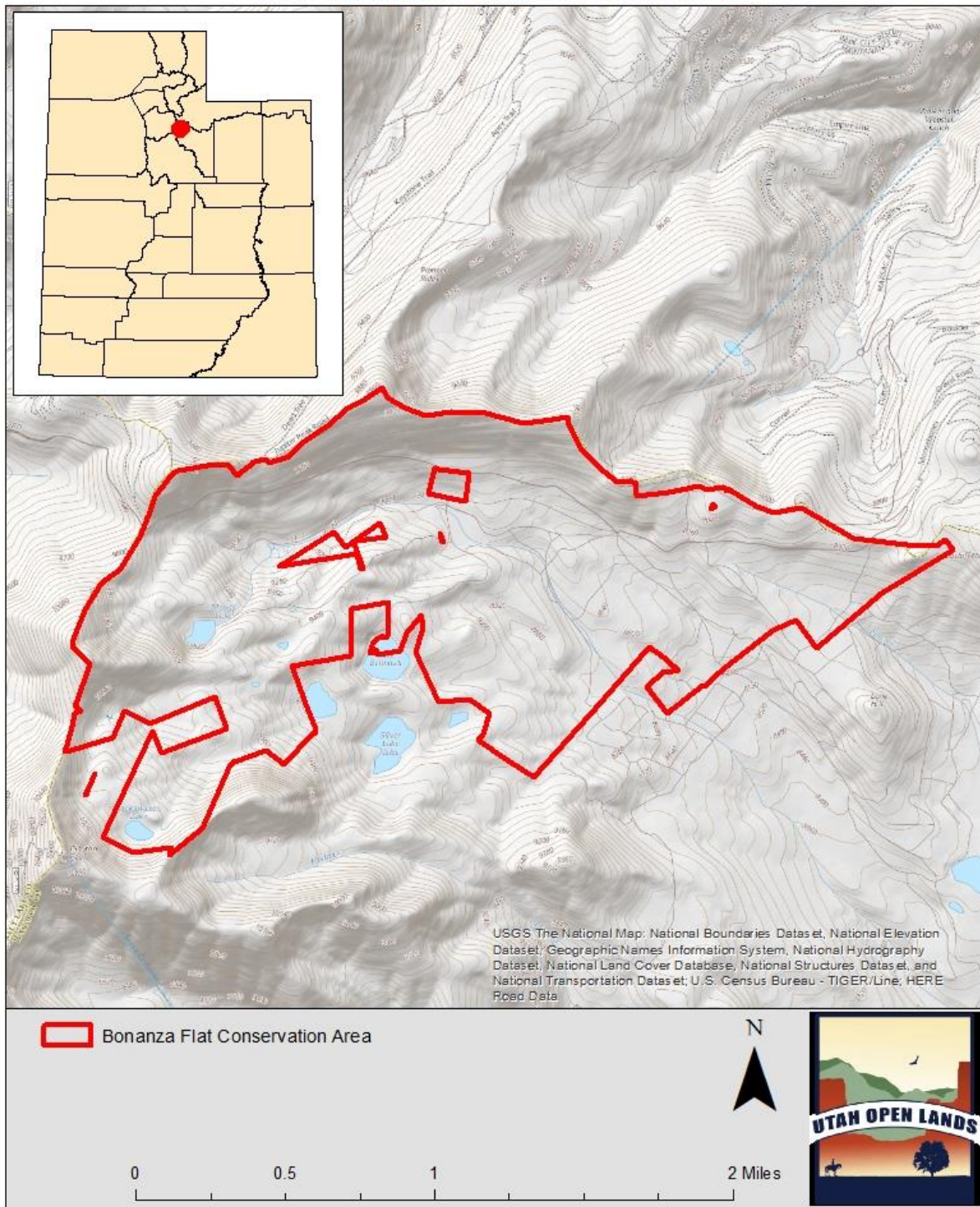
N. Billboards. Grantor will not construct, maintain, lease, or erect any commercial signs, political signs, or billboards on the Property. Not limiting the generality of the foregoing a limited number of signs for the purpose of protecting the property and identifying trails, ecological and heritage values on the property are allowed.

Observed Conditions: *No commercial signs, political signs, or billboards were noted on the property. There is one large existing sign near the current Guardsman Overlook parking lot.*

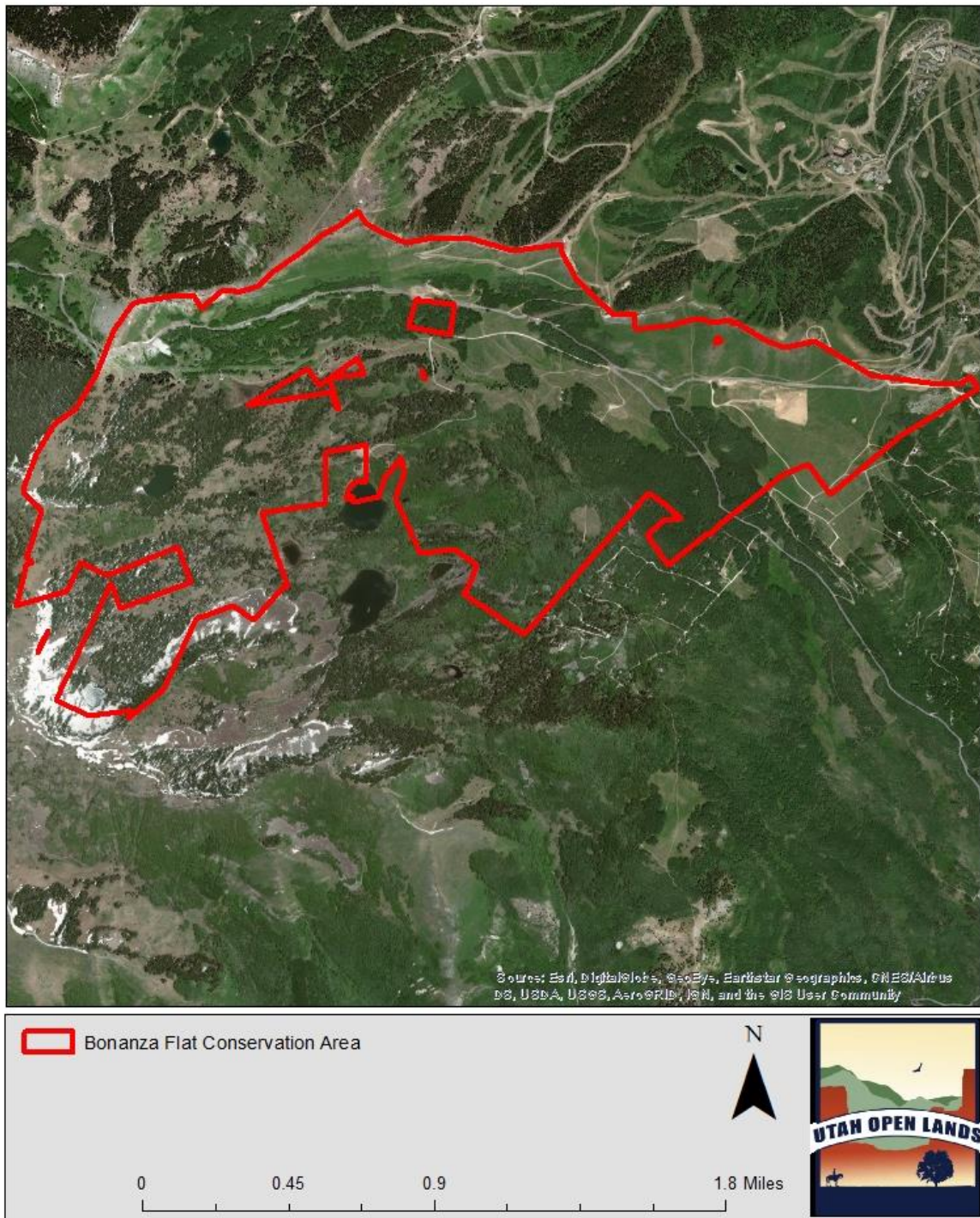
O. Hazardous Waste. Grantor will not store, dump, or otherwise dispose of any toxic and/or hazardous material on the Property. Neither this specific prohibition nor any other right granted in this Easement makes Grantee an owner of the Property. Nor does it permit Grantee to control any use of the Property by Grantor which may result in the storage, dumping or disposal of hazardous or toxic materials; provided, however, Grantee may bring an action to protect the Conservation Values of the Property. This prohibition does not impose liability on Grantee, nor shall Grantee be construed as having liability as a “responsible party” under CERCLA or other similar state or federal statutes.

Observed Conditions: *No hazardous waste was noted on the Property.*

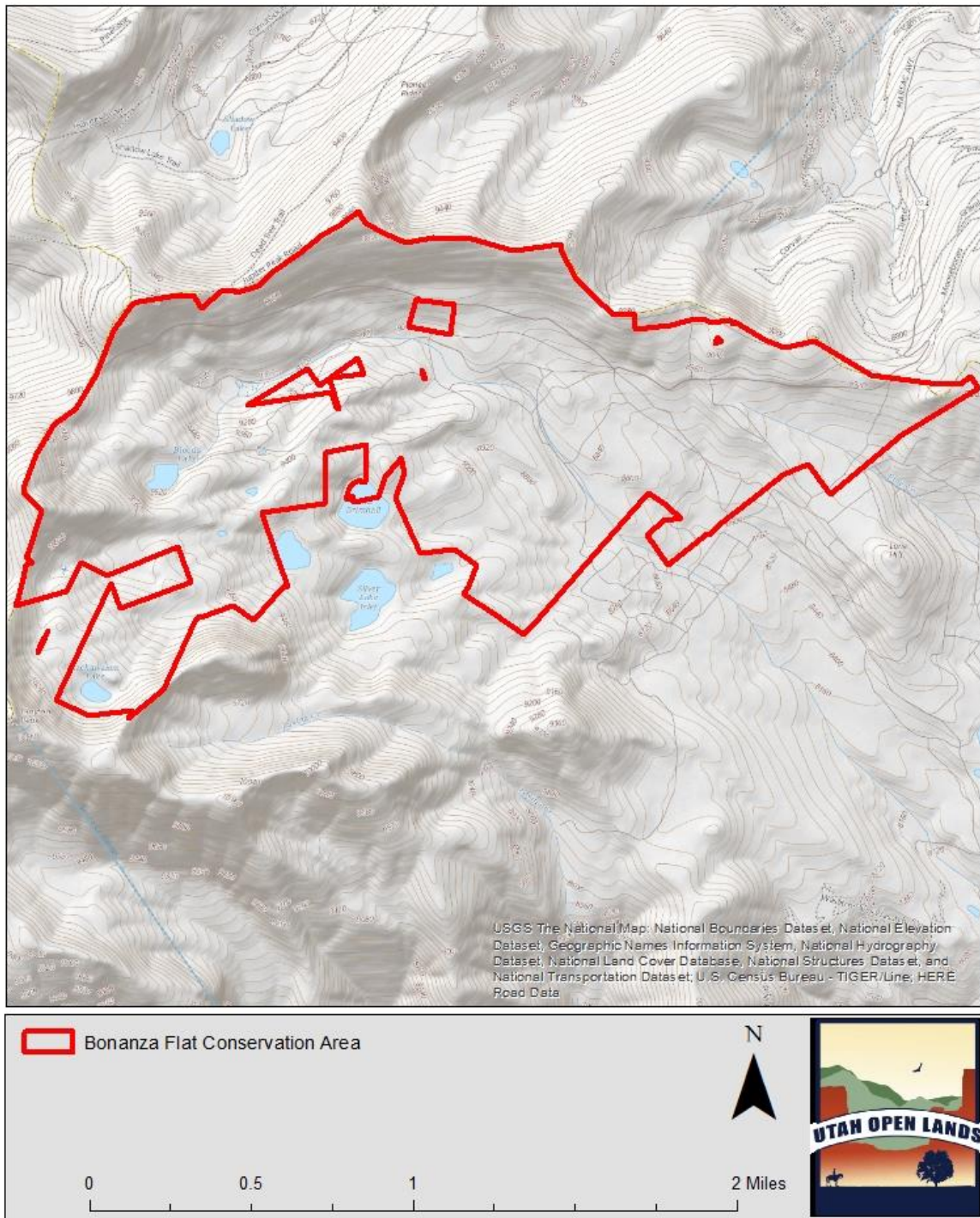
Locator Map Bonanza Flat Conservation Area



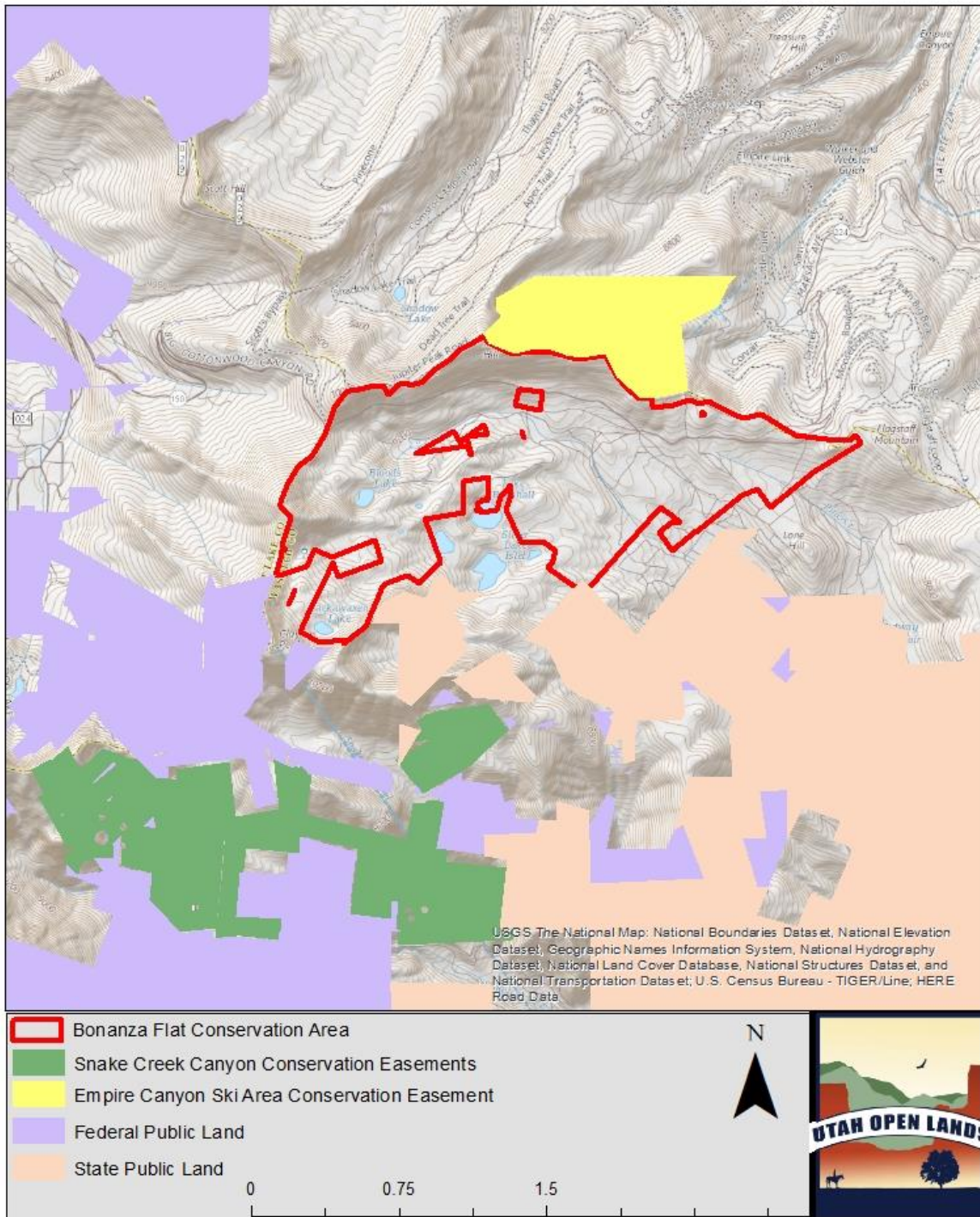
Aerial Map Bonanza Flat Conservation Area



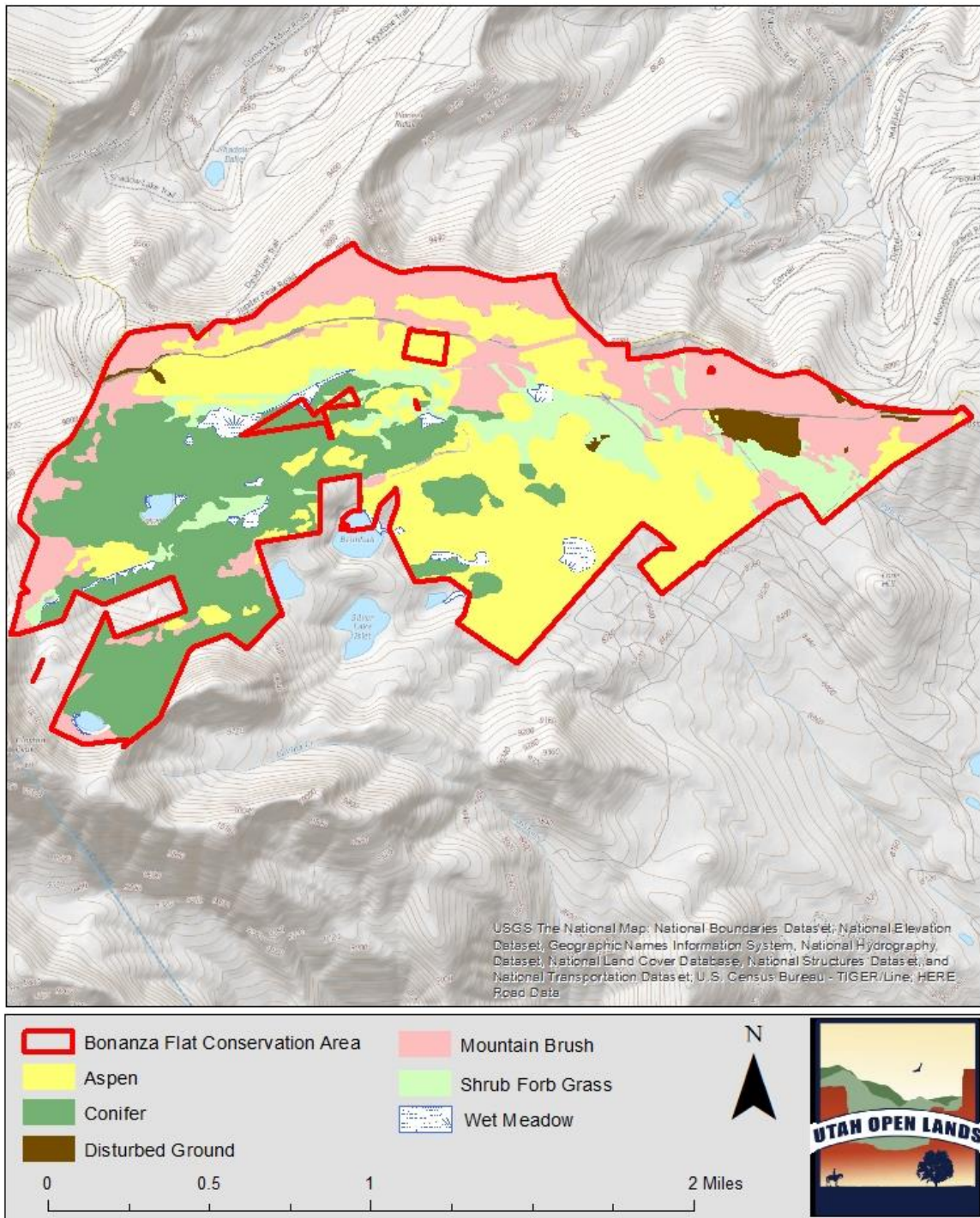
Topographic Map Bonanza Flat Conservation Area



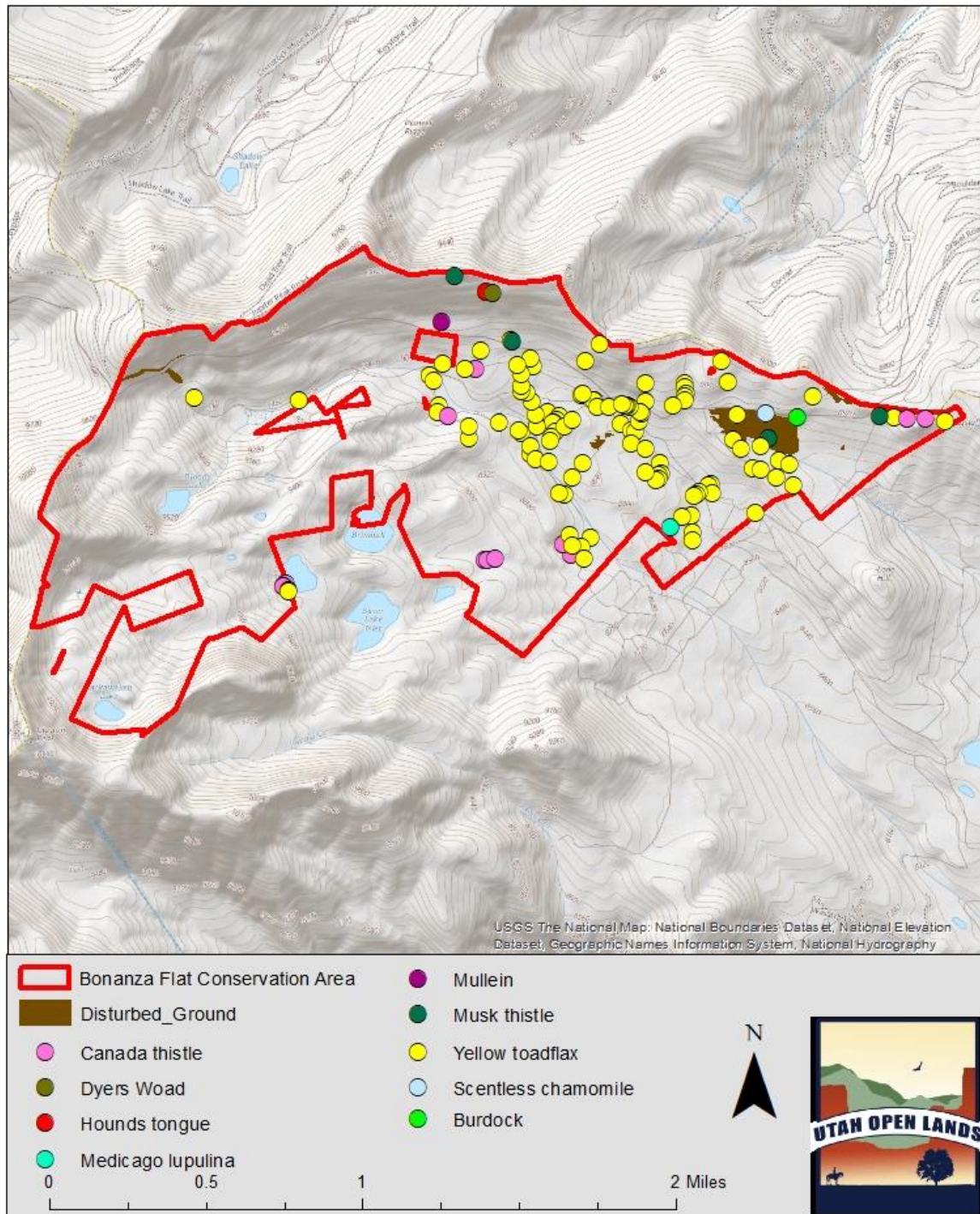
Nearby Conserved Lands Map Bonanza Flat Conservation Area



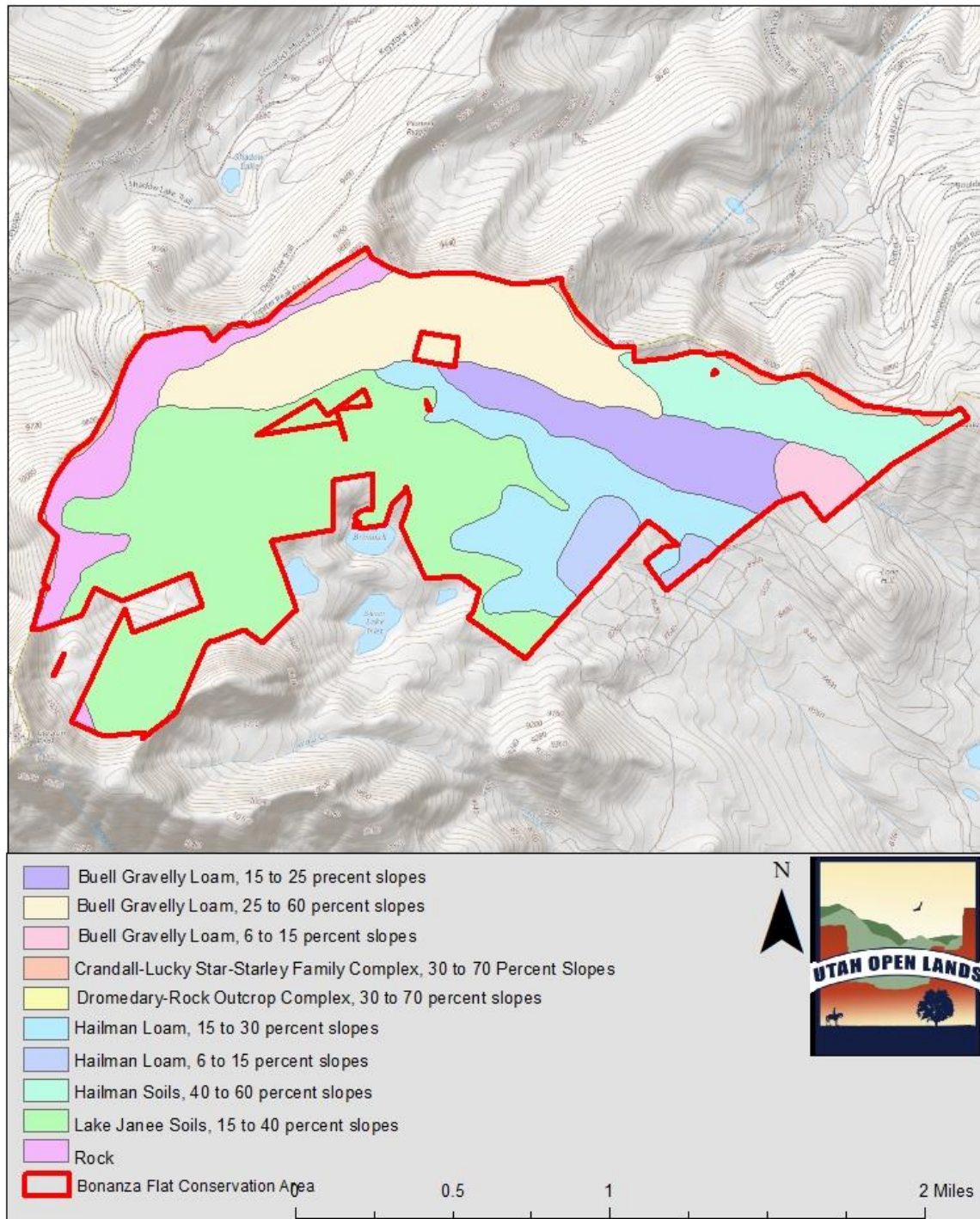
Landcover Map Bonanza Flat Conservation Area



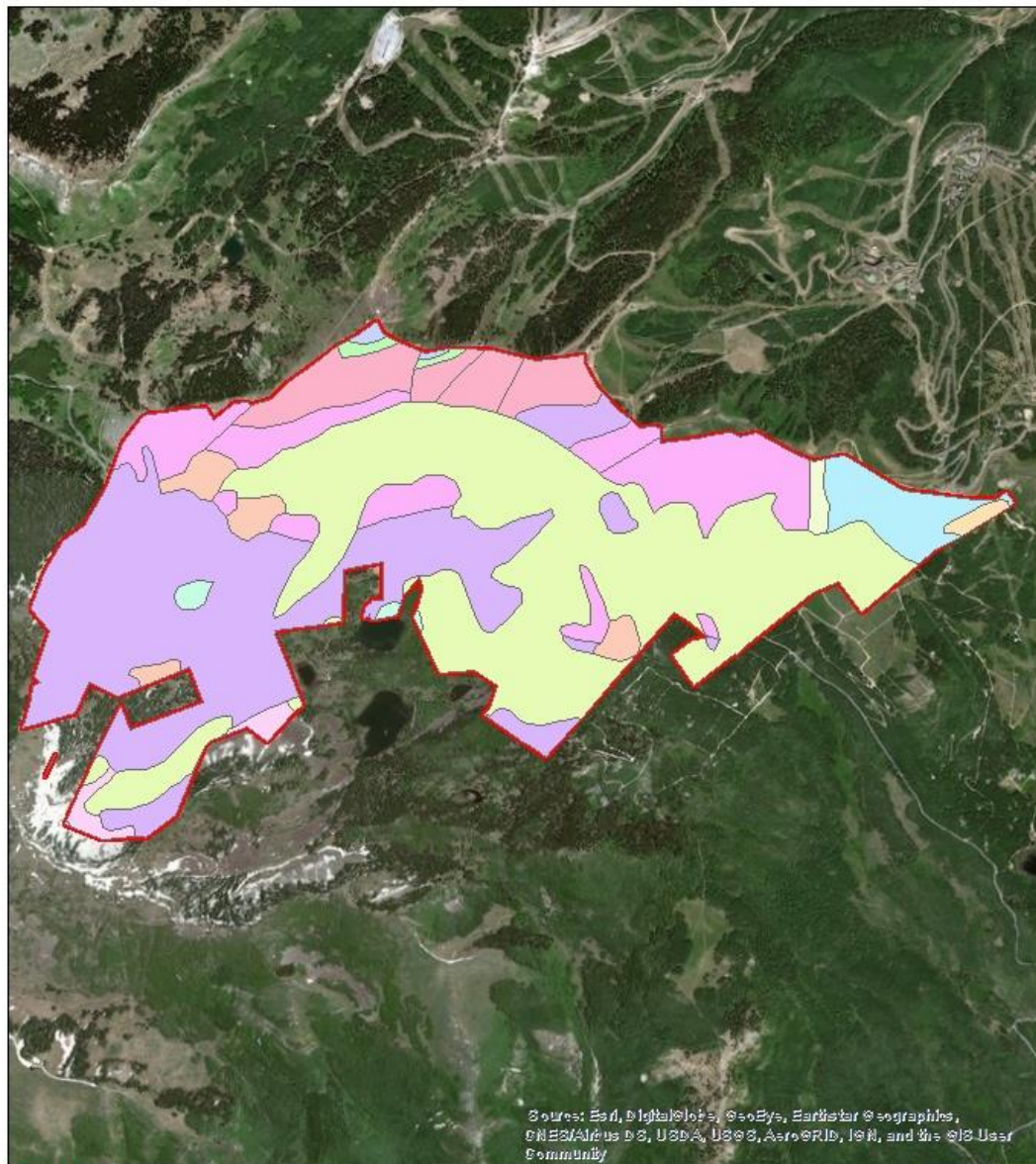
Invasive Plant Species Map Bonanza Flat Conservation Area



Soils Map Bonanza Flat Conservation Area



Geology Map Bonanza Flat Conservation Area



Bonanza Flat Conservation Area

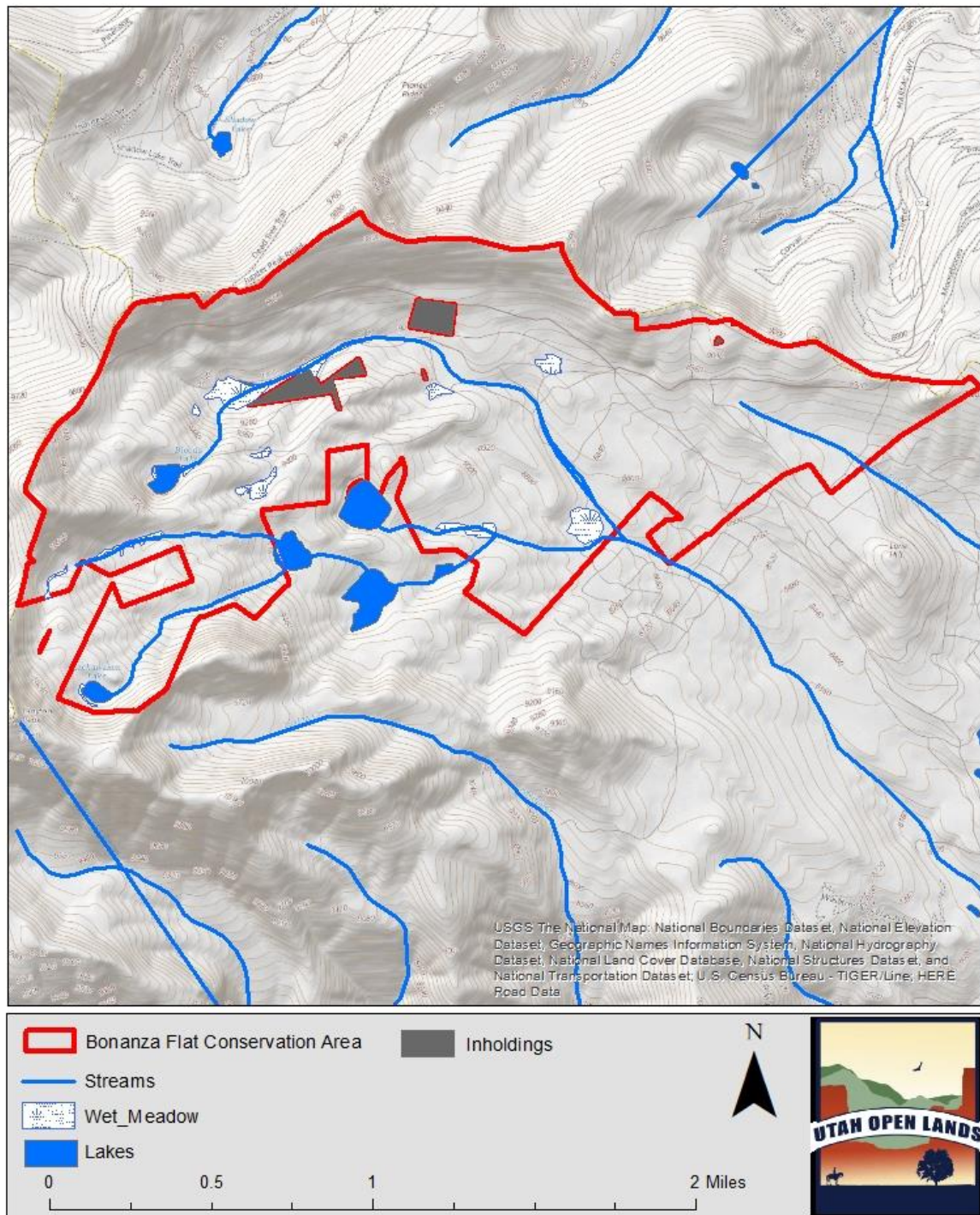
0 0.275 0.55 1.1 Miles

Geology Unit Name

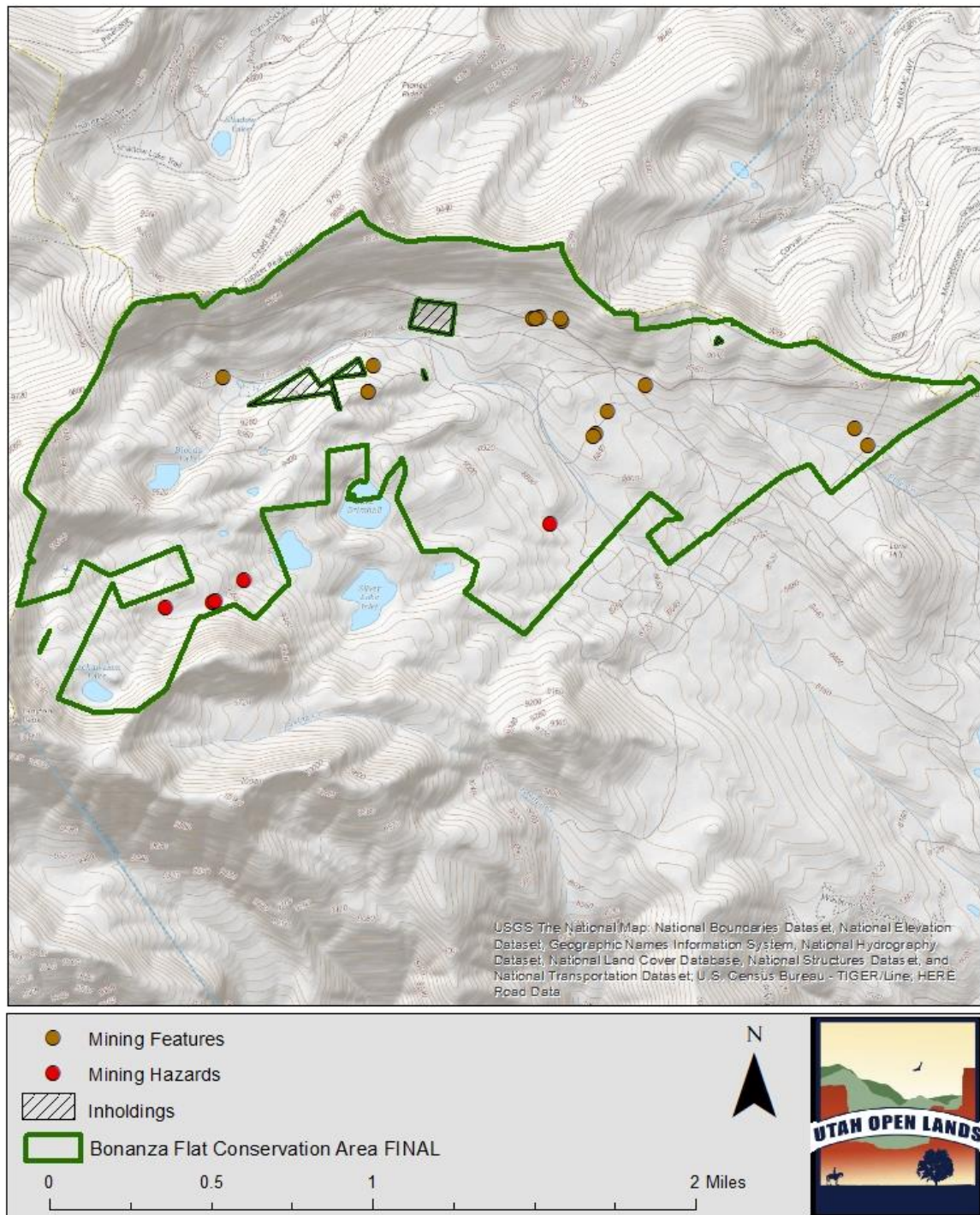
 Alluvium	 Thaynes Limestone
 Gartra Member of Ankareh Formation	 Till of Pinedale age
 Granodiorite porphyry	 Upper member of Ankareh Formation
 Mahogany Member of Ankareh Formation	 Water
 Monzonite	 Weber Sandstone
 Talus	 Woodside Formation

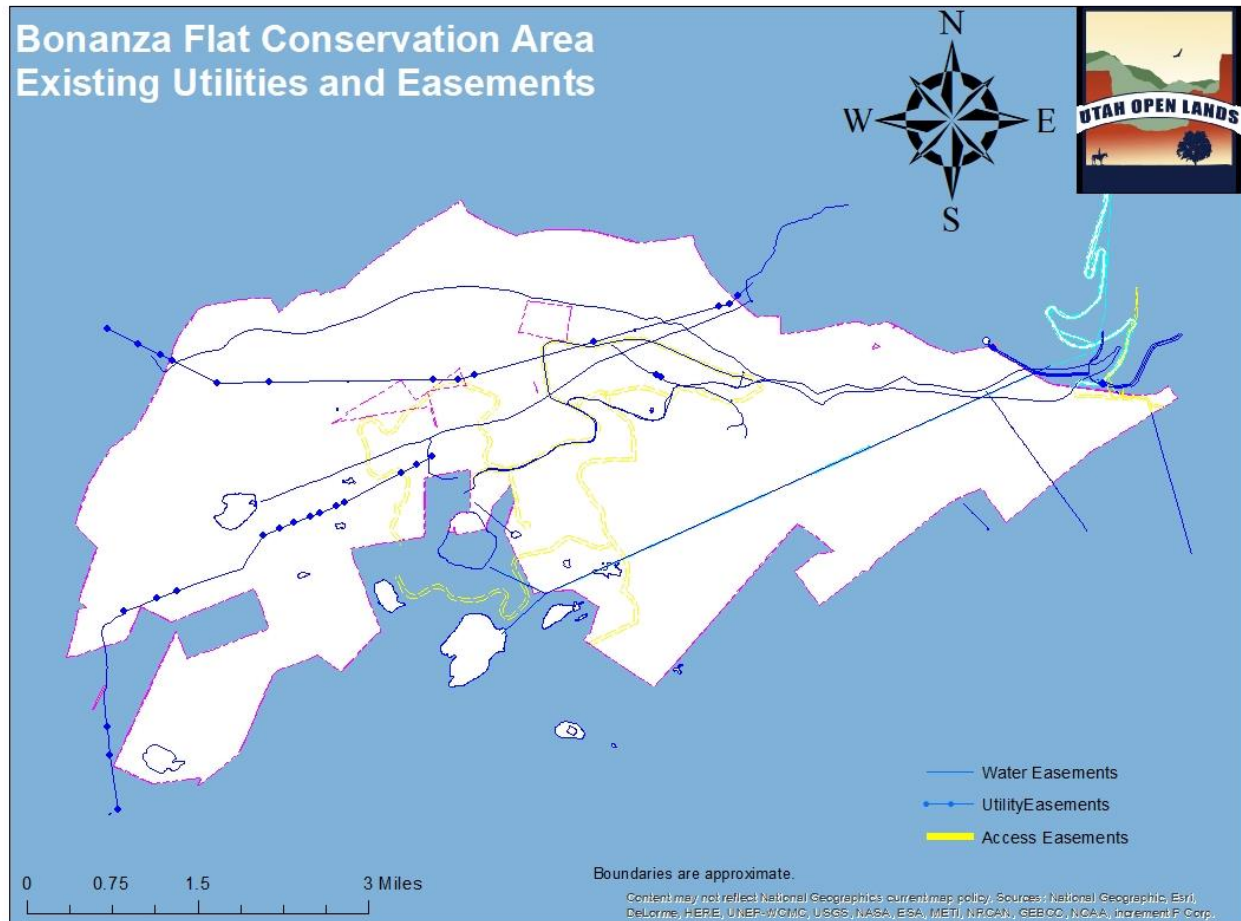


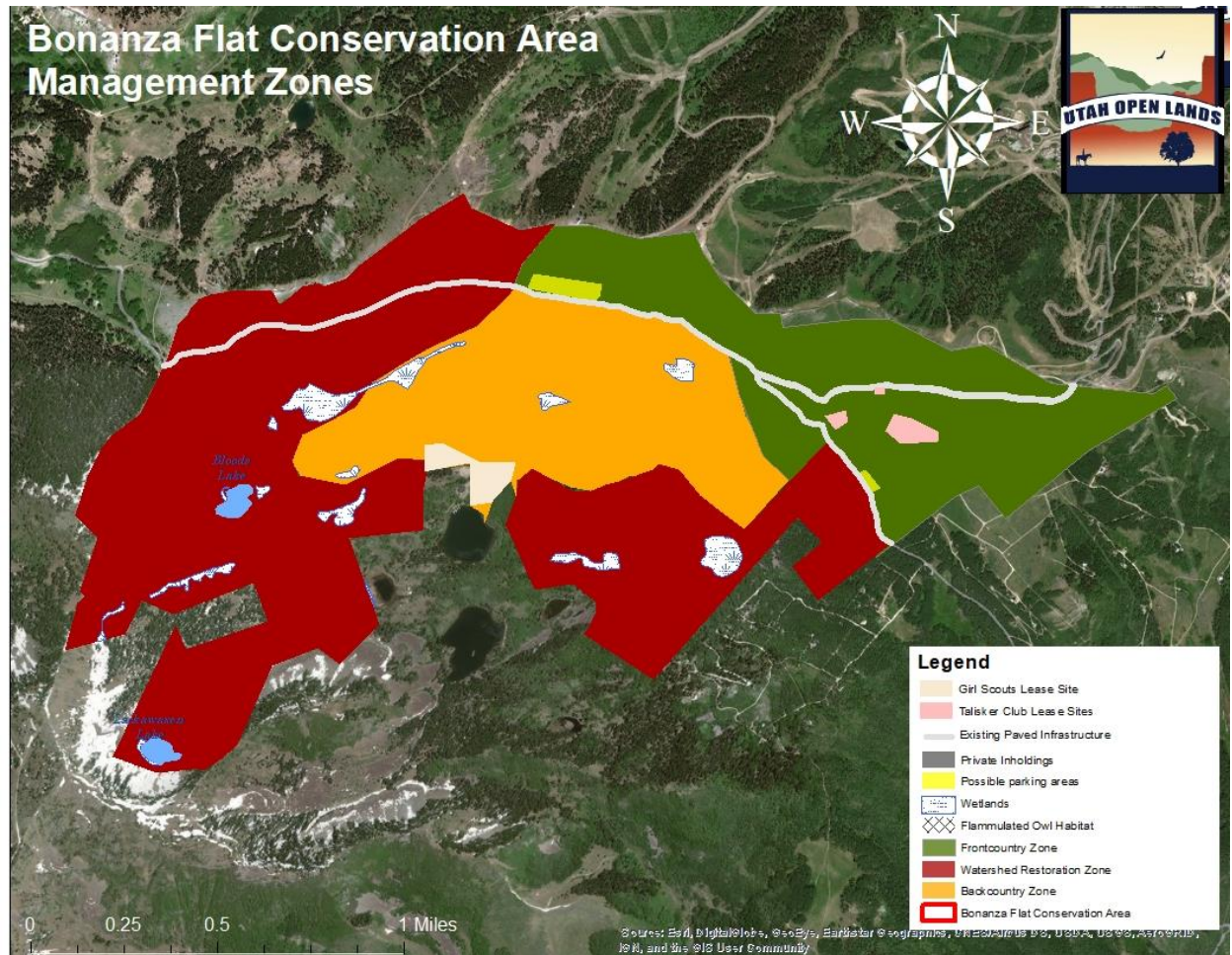
Water Resources Map Bonanza Flat Conservation Area



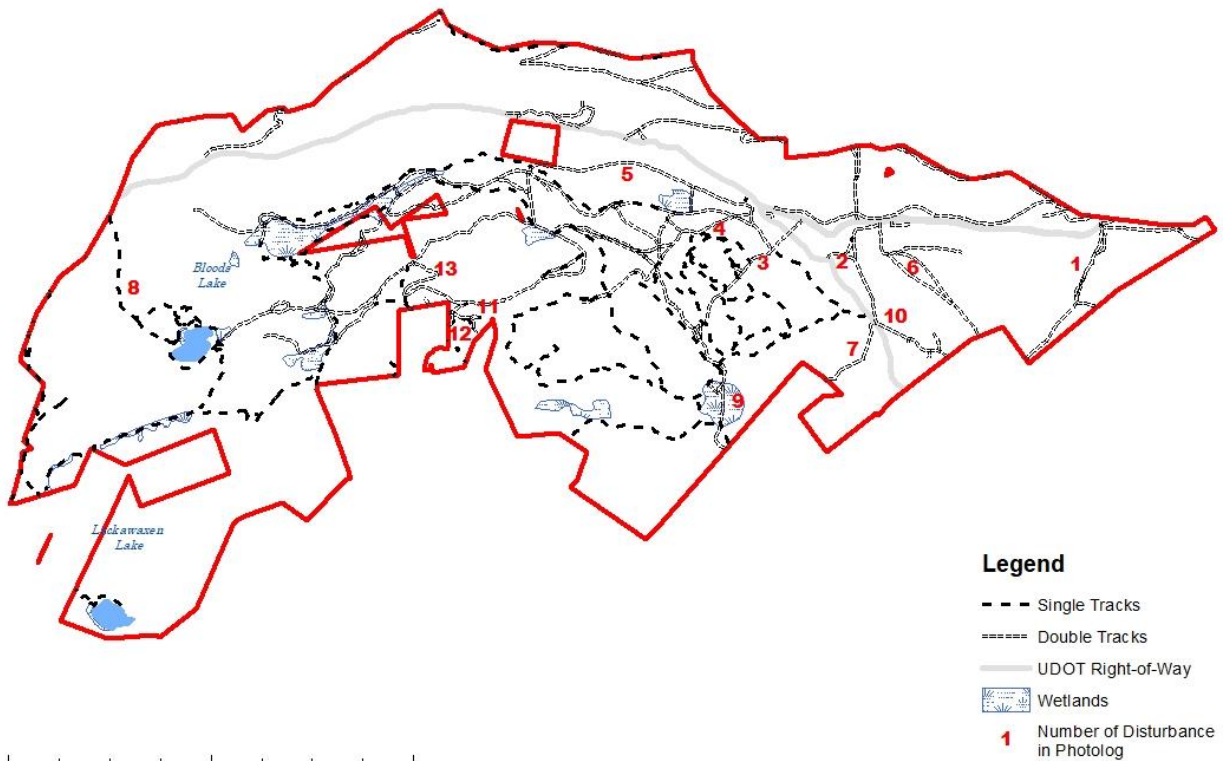
Bonanza Flat Conservation Area Mining Features and Hazards Map

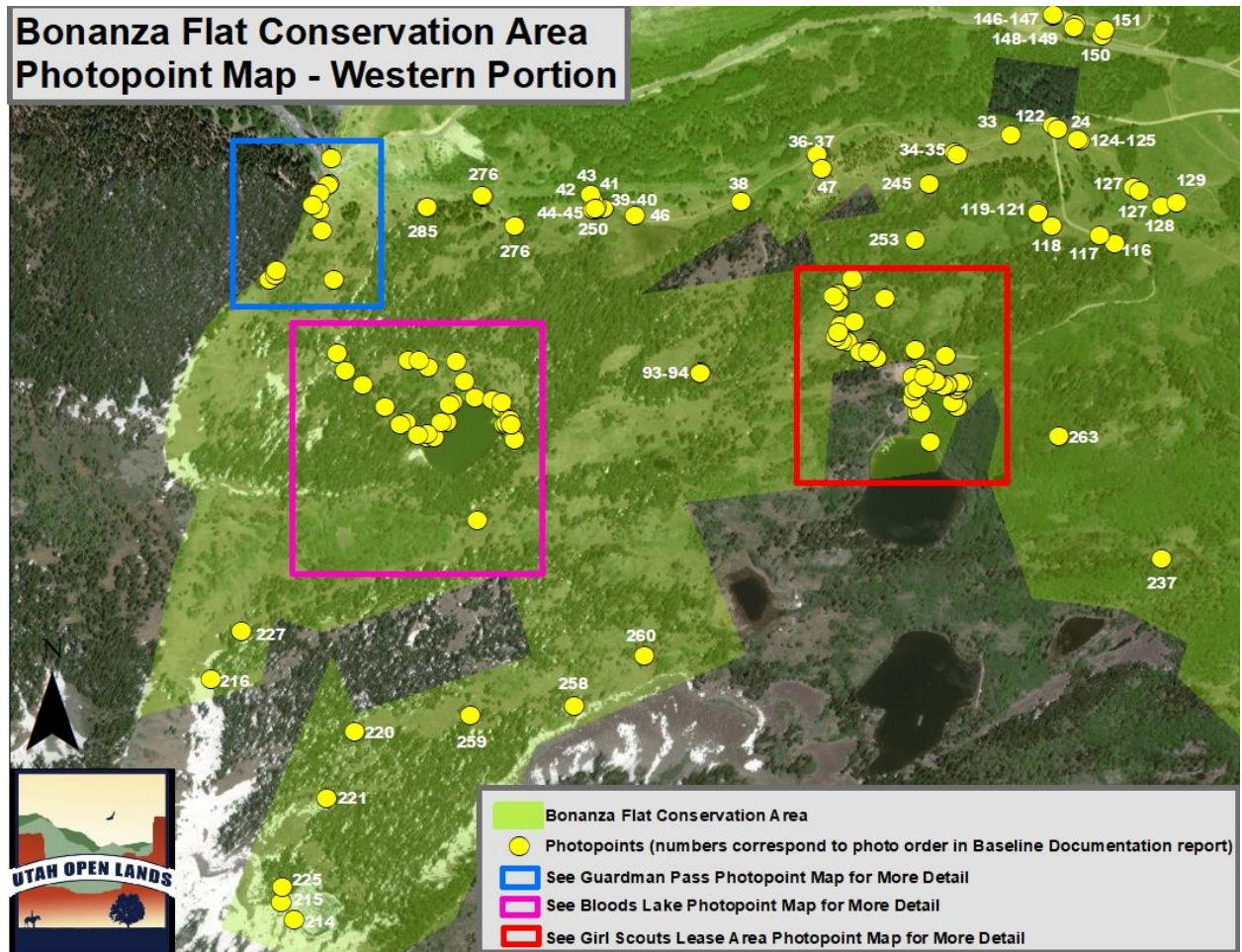


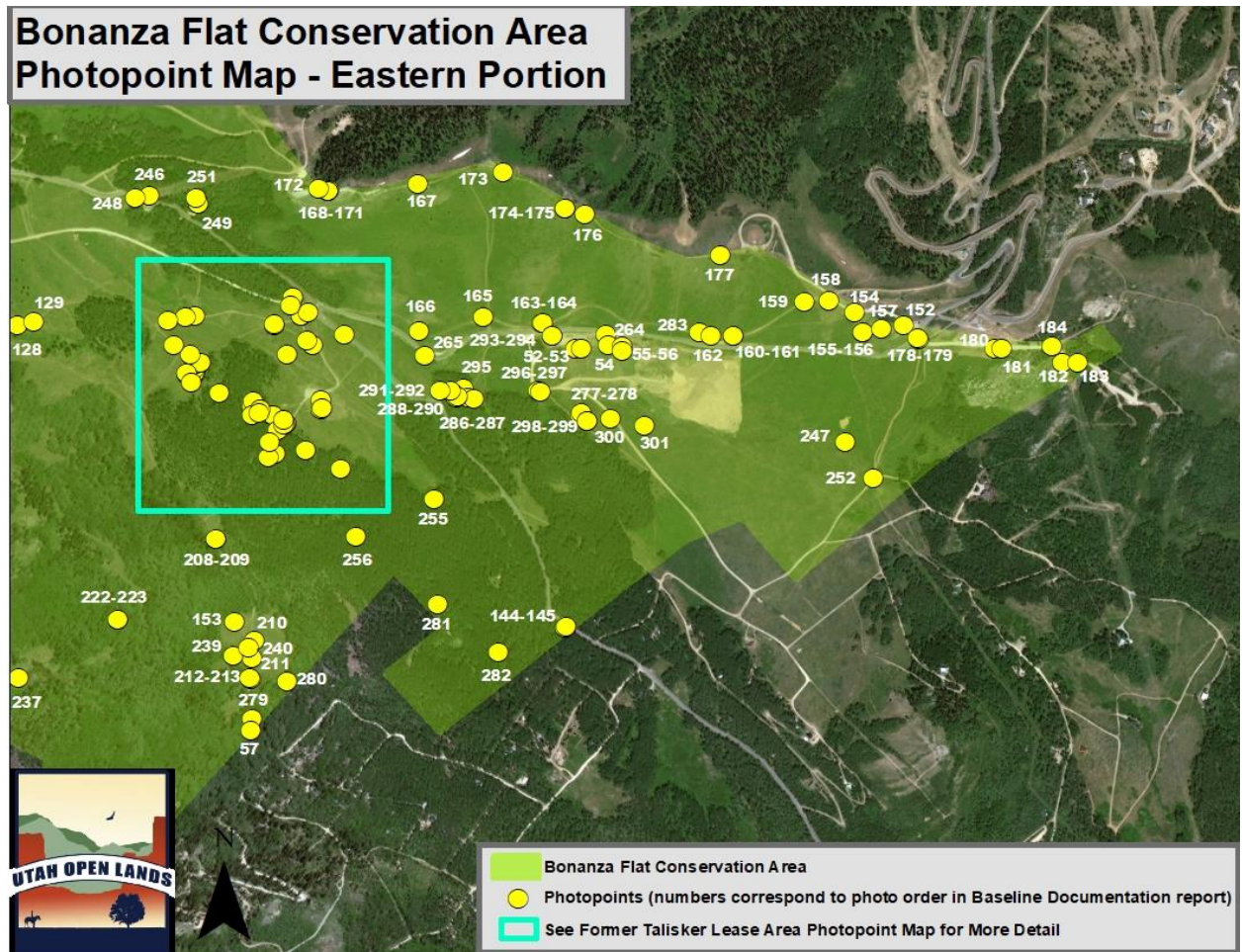


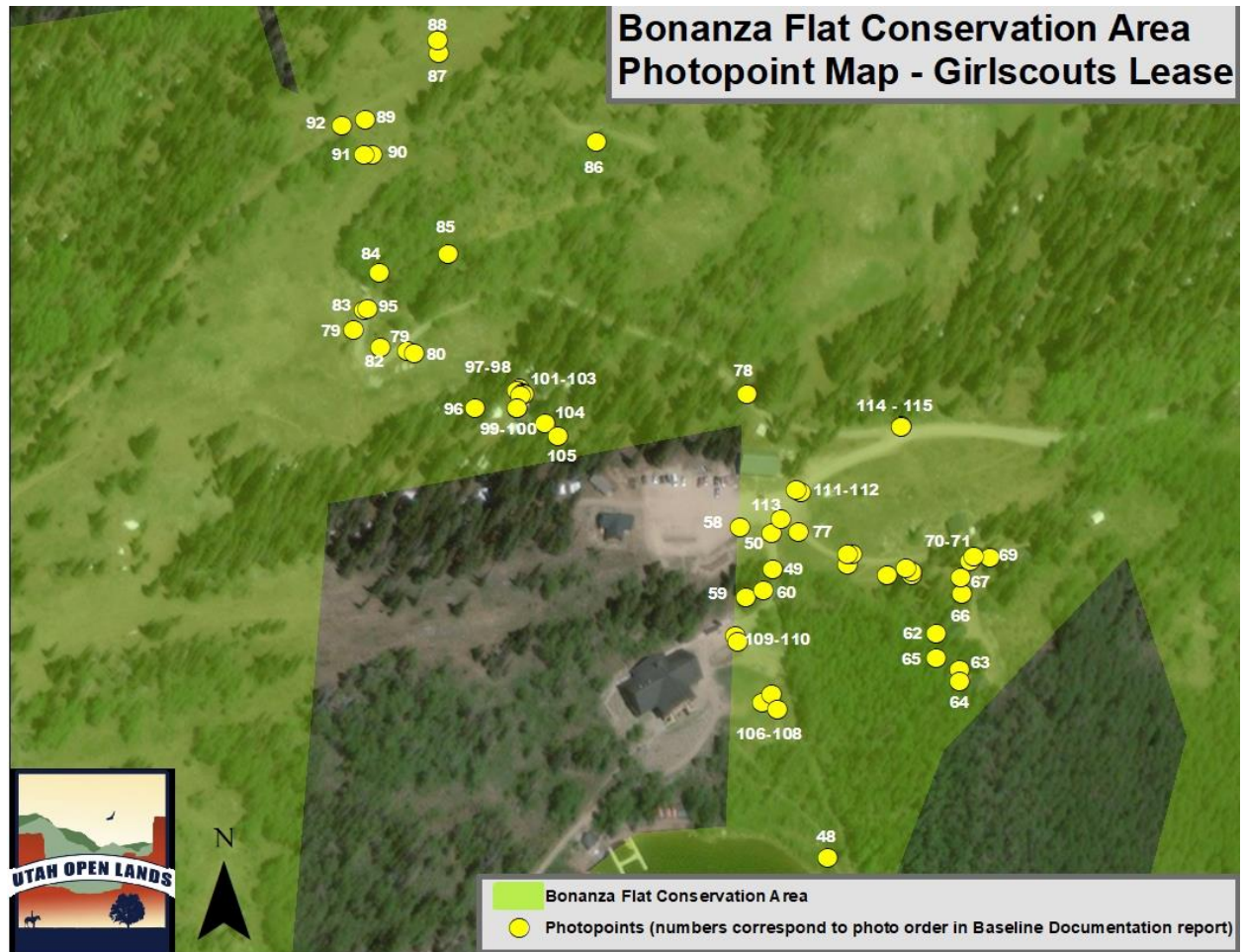


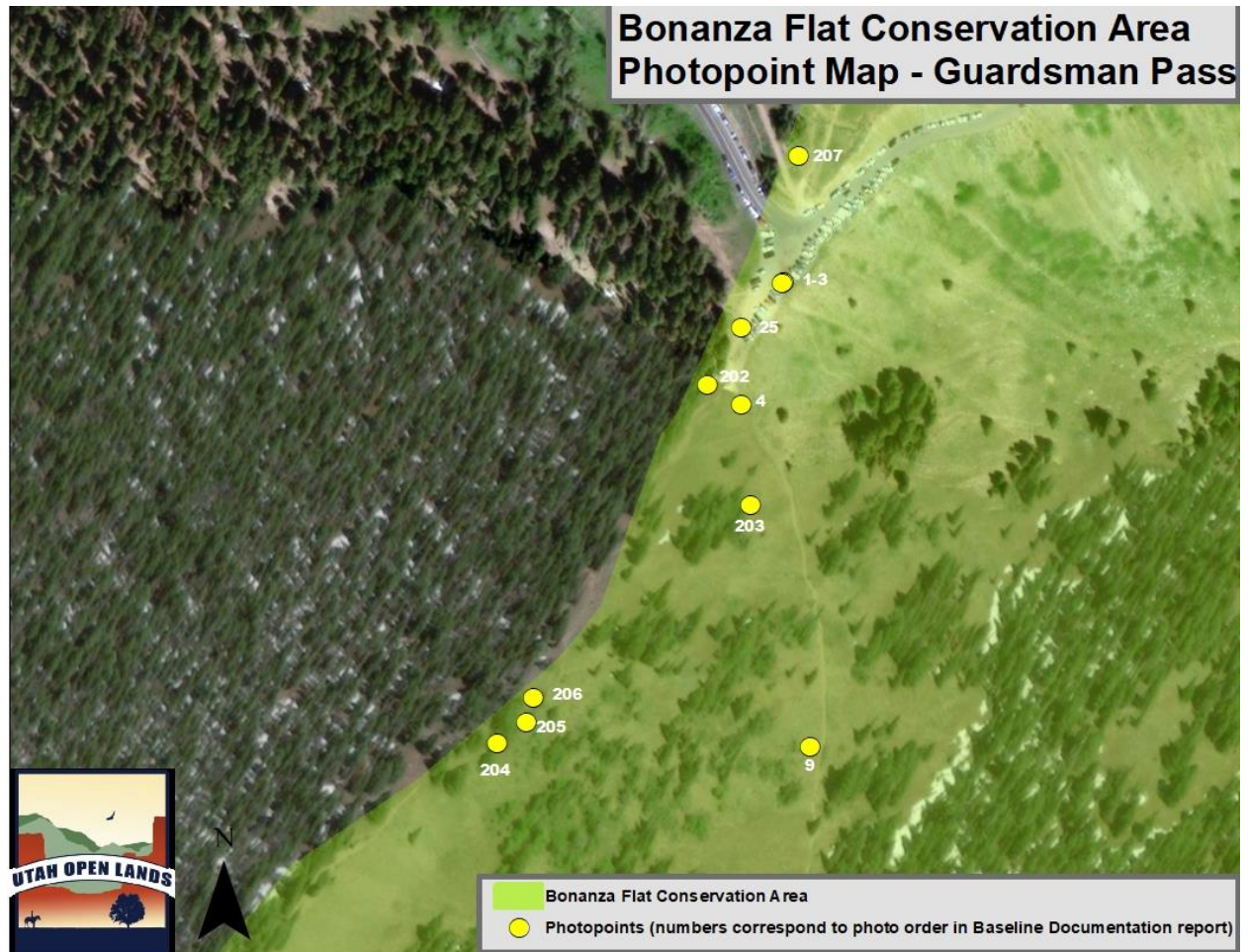
Bonanza Flat Conservation Area Man-Made Disturbance Single and Double Tracks

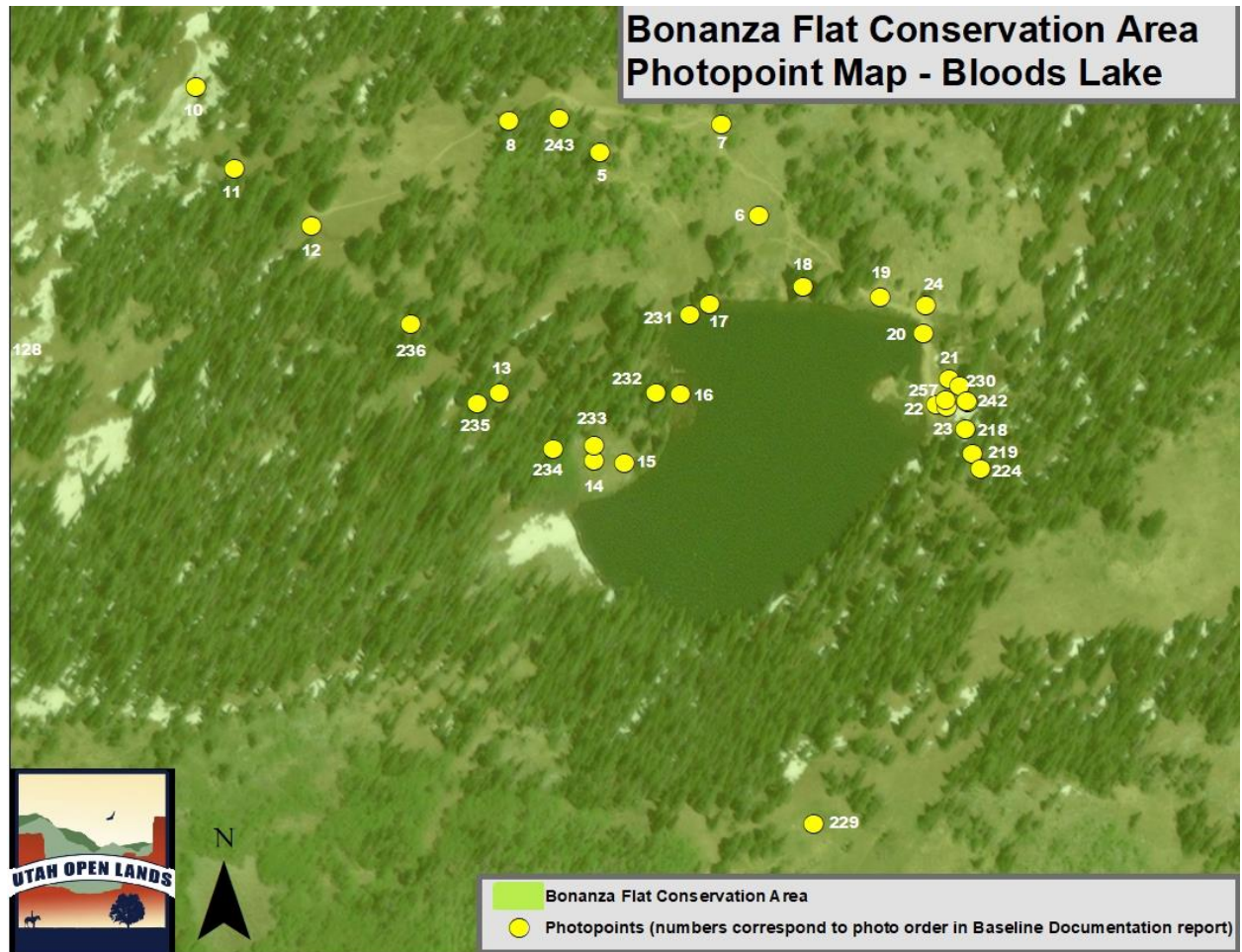


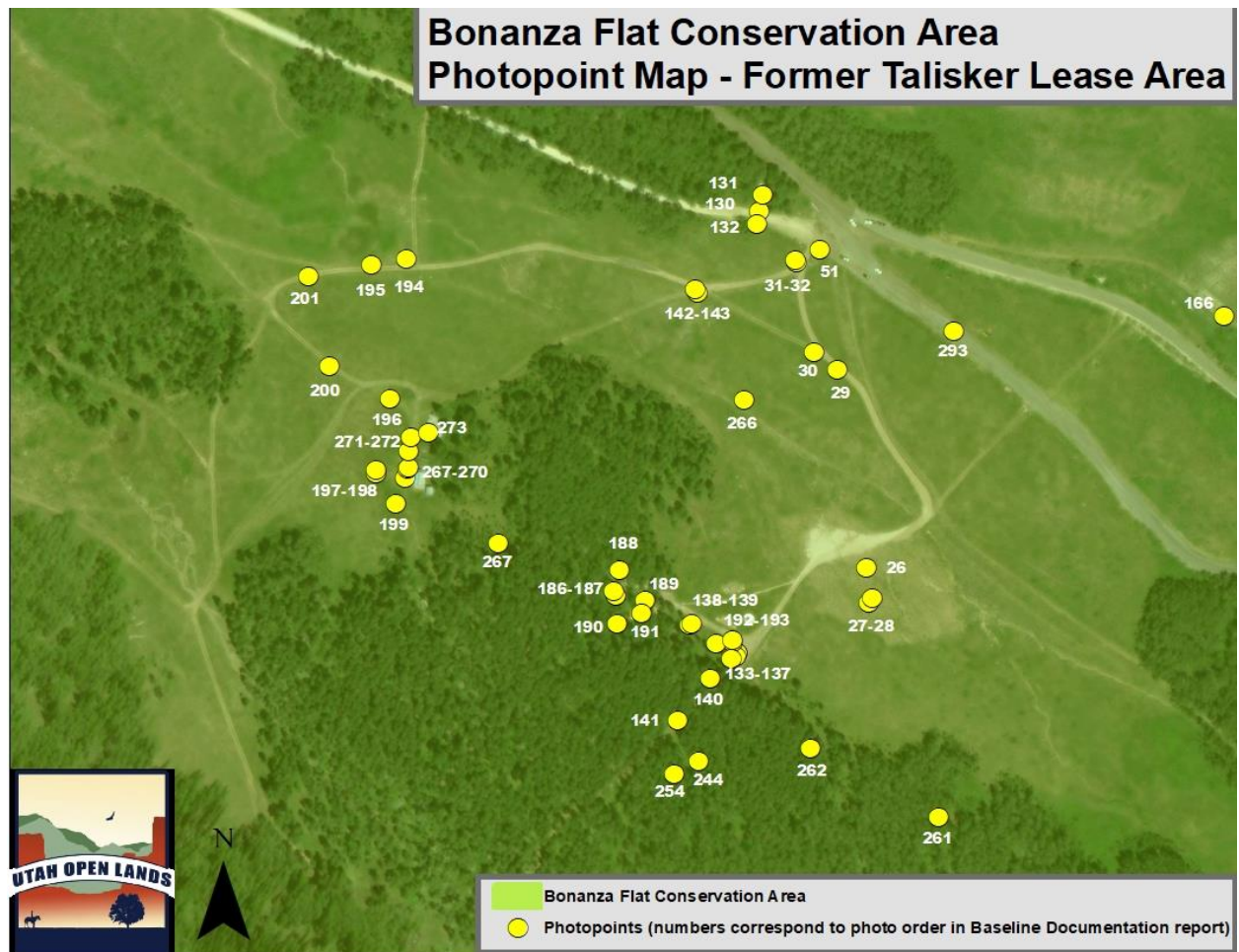












Photopoints (photos correspond with the Photolog which follows the photopoints):

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

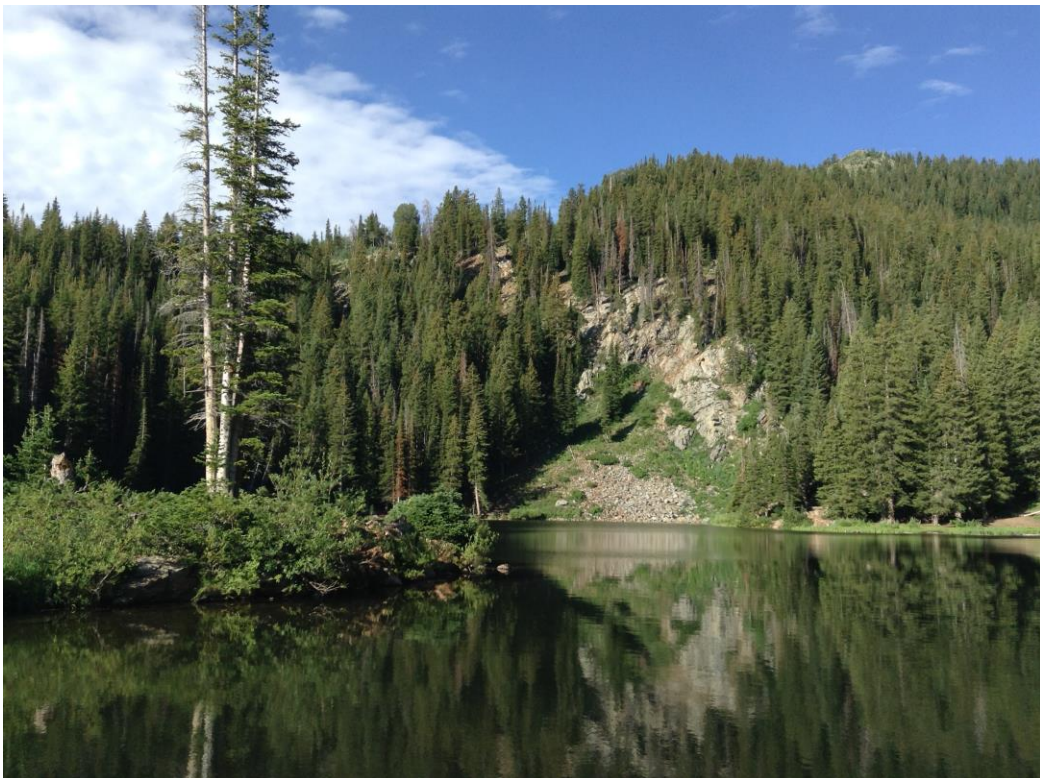


Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69

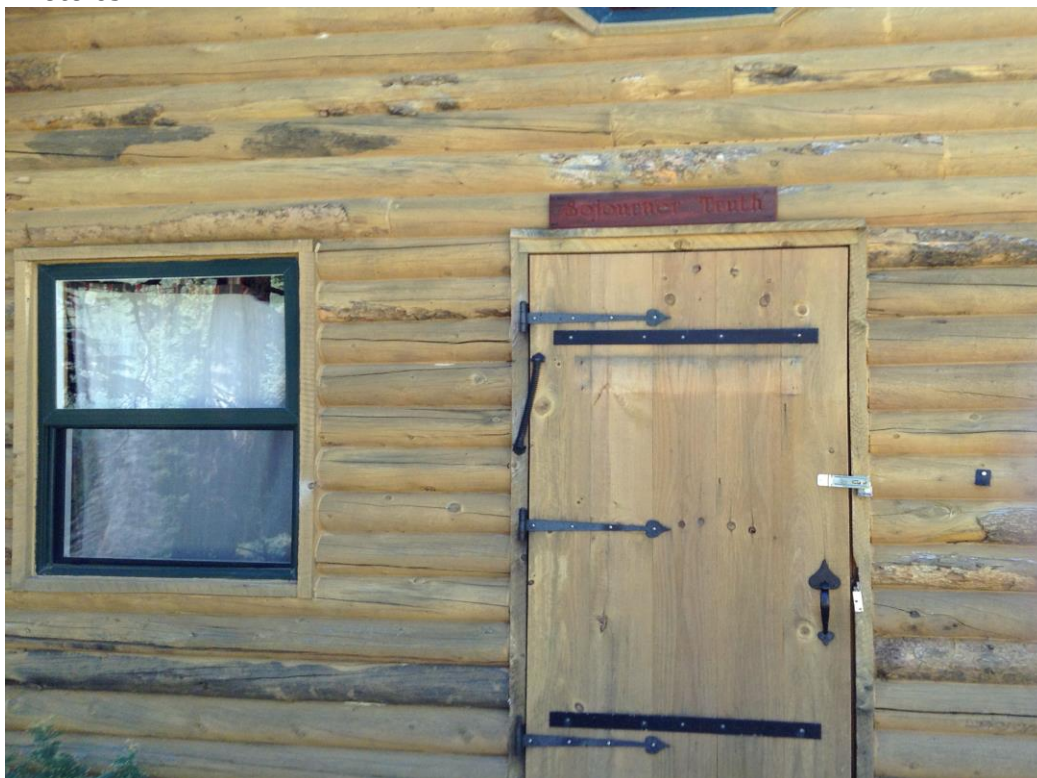


Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186



Photo 187



Photo 188



Photo 189



Photo 190



Photo 191



Photo 192



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208



Photo 209



Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215



Photo 216



Photo 217



Photo 218



Photo 219



Photo 220



Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226



Photo 227



Photo 228



Photo 229



Photo 230**Photo 231**

Photo 232**Photo 233**

Photo 234



Photo 235



Photo 236



Photo 237



Photo 238



Photo 239



Photo 240



Photo 241



Photo 242



Photo 243



Photo 244



Photo 245



Photo 246



Photo 247



Photo 248



Photo 249



Photo 250



Photo 251



Photo 252



Photo 253



Photo 254



Photo 255



Photo 256



Photo 257



Photo 258



Photo 259



Photo 260



Photo 261



Photo 262



Photo 263



Photo 264



Photo 265



Photo 266



Photo 267



Photo 268



Photo 269



Photo 270



Photo 271



Photo 272



Photo 273



Photo 274



Photo 275



Photo 276



Photo 277



Photo 278



Photo 279



Photo 280



Photo 281



Photo 282



Photo 283



Photo 284



Photo 285



Photo 286



Photo 287



Photo 288



Photo 289



Photo 290



Photo 291



Photo 292



Photo 293



Photo 294



Photo 295



Photo 296



Photo 297



Photo 298



Photo 299



Photo 300



Photo 301



Photolog:

Photo point #	Description	Image File Name	Photographer Name	Date Taken
1	View from Guardsman Pass parking lot	1	Michael Auger	June 29, 2017
2	View from Guardsman Pass parking lot	2	Michael Auger	June 29, 2017
3	View of Bloods Lake Trail in the distance	3	Michael Auger	June 29, 2017
4	Bloods Lake Trail	4	Michael Auger	June 29, 2017
5	View of Bloods Lake from trail	5	Michael Auger	June 29, 2017
6	Steep portion of Bloods Lake trail	6	Michael Auger	June 29, 2017
7	Bloods Lake	7	Michael Auger	June 29, 2017
8	Bloods Lake Trail	8	Michael Auger	June 29, 2017
9	Bloods Lake Trail on way back to Guardsman Pass parking lot	9	Michael Auger	June 29, 2017
10	Bloods Lake Trail	10	Michael Auger	August 10, 2017
11	Pipes and fire ring alongside Bloods Lake Trail.	11	Michael Auger	August 10, 2017
12	Spur trail to Bloods Lake off main Bloods Lake trail	12	Michael Auger	August 10, 2017
13	Spur trail to Bloods Lake off main Bloods Lake trail	13	Michael Auger	August 10, 2017
14	NW corner of Bloods Lake	14	Michael Auger	August 10, 2017
15	Heavily used area of Bloods Lake	15	Michael Auger	August 10, 2017
16	Cliffs along NW corner of Bloods Lake	16	Michael Auger	August 10, 2017

17	Fire ring along Bloods Lake	17	Michael Auger	August 10, 2017
18	Heavily used area along Bloods Lake	18	Michael Auger	August 10, 2017
19	Bloods Lake trail	19	Michael Auger	August 10, 2017
20	NE corner of Bloods Lake near small island	20	Michael Auger	August 10, 2017
21	Pipes	21	Michael Auger	August 10, 2017
22	Fire ring	22	Michael Auger	August 10, 2017
23	Pipe	23	Michael Auger	August 10, 2017
24	Steep slope to east of Bloods Lake	24	Michael Auger	August 10, 2017
25	Guardsman Pass parking lot	25	Michael Auger	August 10, 2017
26	Site of former Jones Shaft. Now filled in.	26	Michael Auger	August 18, 2017
27	Site of former Jones Shaft. Now filled in.	27	Michael Auger	August 18, 2017
28	Former Talisker camp area. Note the teepee is no longer here, but wooden fences are still present	28	Michael Auger	August 18, 2017
29	Main dirt access man-made disturbance	29	Michael Auger	August 18, 2017
30	Two track man-made disturbance	30	Michael Auger	August 18, 2017
31	Two track man-made disturbance	31	Michael Auger	August 18, 2017
32	The Outpost signage and man-made disturbance. Note teepee in background has been removed	32	Michael Auger	August 18, 2017

33	Two track man-made disturbance and power line corridor	33	Michael Auger	August 18, 2017
34	Two track man-made disturbance	34	Michael Auger	August 18, 2017
35	View along ridgeline	35	Michael Auger	August 18, 2017
36	Small wet meadow and power lines	36	Michael Auger	August 18, 2017
37	Two track man-made disturbance	37	Michael Auger	August 18, 2017
38	Post	38	Michael Auger	August 18, 2017
39	View across field	39	Michael Auger	August 18, 2017
40	Wet meadow	40	Michael Auger	August 18, 2017
41	View across wet meadow	41	Michael Auger	August 18, 2017
42	Kerry Gee on debris pile	42	Michael Auger	August 18, 2017
43	Filled in debris area	43	Michael Auger	August 18, 2017
44	Wet meadow	44	Michael Auger	August 18, 2017
45	Two track man-made disturbance through edge of wet meadow	45	Michael Auger	August 18, 2017
46	Two track man-made disturbance	46	Michael Auger	August 18, 2017
47	Two track man-made disturbance	47	Michael Auger	August 18, 2017
48	Camp Clouddrim on Lake Brimhall. Note the docks in the lake fall within the Bonanza Flat CE, but the building along the shore does not.	48	Michael Auger	August 18, 2017
49	Camp Clouddrim Ranger Cabin. Note the Bonanza	49	Michael Auger	August 18, 2017

	Flat property boundary runs roughly through the cabin. This building and all of the cabins to the east on the Bonanza Flat property are within the lease between Park City and the Girl Scouts			
50	Vehicles, structures and an access man-made disturbance within the Bonanza Flat Girl Scouts leased area	50	Michael Auger	August 18, 2017
51	Utility box and old trailer along Pine Canyon Drive	51	Michael Auger	August 18, 2017
52	Two track man-made disturbance in disturbed area near old West Quincy Shaft area	52	Michael Auger	August 18, 2017
53	Disturbed area near old West Quincy Shaft area	53	Michael Auger	August 18, 2017
54	Two track man-made disturbance in disturbed area near old West Quincy Shaft area	54	Michael Auger	August 18, 2017
55	Invasive thistles in disturbed area near old West Quincy Shaft area	55	Michael Auger	August 18, 2017
56	More disturbed ground near old West Quincy Shaft area	56	Michael Auger	August 18, 2017
57	Main dirt man-made disturbance	57	Michael Auger	August 29, 2017

	used to access Bonanza Flat from Brighton Estates. This was taken roughly on the boundary			
58	Girl Scout's Camp Cloudrim Ranger Cabin. Note property line goes roughly through the cabin	58	Michael Auger	August 29, 2017
59	Approximate boundary line	59	Michael Auger	August 29, 2017
60	Stairs leading to girl scouts cabins on the leased portion of Bonanza Flat	60	Michael Auger	August 29, 2017
61	Girl Scout cabin	61	Michael Auger	August 29, 2017
62	Girl Scout Cabin	62	Michael Auger	August 29, 2017
63	Fire ring next to Girl Scout Cabin	63	Michael Auger	August 29, 2017
64	Girl Scout Cabin	64	Michael Auger	August 29, 2017
65	Girl Scout Cabin	65	Michael Auger	August 29, 2017
66	Fire ring next to Girl Scout Cabin	66	Michael Auger	August 29, 2017
67	Girl Scout Cabin	67	Michael Auger	August 29, 2017
68	Girl Scout Cabin	68	Michael Auger	August 29, 2017
69	Closeup of Sojourner Truth Girl Scout Cabin	69	Michael Auger	August 29, 2017
70	Girl Scout Cabin	70	Michael Auger	August 29, 2017
71	Girl Scout Cabin	71	Michael Auger	August 29, 2017
72	Water faucet	72	Michael Auger	August 29, 2017
73	Utility structure	73	Michael Auger	August 29, 2017

74	Utility structure	74	Michael Auger	August 29, 2017
75	Man-made disturbance leaving from cabins	75	Michael Auger	August 29, 2017
76	Girl Scout cabin and access man-made disturbance	76	Michael Auger	August 29, 2017
77	Ranger Cabin	77	Michael Auger	August 29, 2017
78	Back of Ranger Cabin and propane tanks	78	Michael Auger	August 29, 2017
79	Old rusted wire	79	Michael Auger	August 29, 2017
80	Trailers and other various material	80	Michael Auger	August 29, 2017
81	Access man-made disturbance	81	Michael Auger	August 29, 2017
82	Utility building and pole	82	Michael Auger	August 29, 2017
83	Close-up of utility building	83	Michael Auger	August 29, 2017
84	Two track man-made disturbance	84	Michael Auger	August 29, 2017
85	Old metal pipe along edge of two track man-made disturbance	85	Michael Auger	August 29, 2017
86	Slightly improved section of two track man-made disturbance and old gate	86	Michael Auger	August 29, 2017
87	Two track man-made disturbance as it goes through conifer and shrub-forb-grass communities	87	Michael Auger	August 29, 2017
88	Old pipe near two track man-made disturbance	88	Michael Auger	August 29, 2017
89	Metal post along two track man-made disturbance	89	Michael Auger	August 29, 2017

90	Well structures	90	Michael Auger	August 29, 2017
91	Unidentified wooden structure	91	Michael Auger	August 29, 2017
92	Possible sewer structure	92	Michael Auger	August 29, 2017
93	View of property from two track	93	Michael Auger	August 29, 2017
94	Two track	94	Michael Auger	August 29, 2017
95	Utility corridor	95	Michael Auger	August 29, 2017
96	Girl scout tent platform	96	Michael Auger	August 29, 2017
97	Girl scout tent platforms	97	Michael Auger	August 29, 2017
98	Girl scout tent platform	98	Michael Auger	August 29, 2017
99	Girl scout tent platform	99	Michael Auger	August 29, 2017
100	Girl scout tent platform	100	Michael Auger	August 29, 2017
101	Girl scout tent platform	101	Michael Auger	August 29, 2017
102	Girl scout tent platform	102	Michael Auger	August 29, 2017
103	Covered picnic area structure	103	Michael Auger	August 29, 2017
104	Girl scout tent platform	104	Michael Auger	August 29, 2017
105	Stairs leading from the tent platform area to the Girl Scouts property	105	Michael Auger	August 29, 2017
106	Bleacher style seating, picnic area and small shed-like structure	106	Michael Auger	August 29, 2017
107	Close-up of bleacher style seating, picnic area and small shed-like structure	107	Michael Auger	August 29, 2017

108	Sandbox style structure	108	Michael Auger	August 29, 2017
109	Approximate boundary line between Girl Scouts property and the Bonanza Flat leased property	109	Michael Auger	August 29, 2017
110	View towards approximate boundary line between Girl Scouts property and the Bonanza Flat leased property	110	Michael Auger	August 29, 2017
111	Ranger cabin	111	Michael Auger	August 29, 2017
112	Water storage tank next to ranger cabin	112	Michael Auger	August 29, 2017
113	Two track man-made disturbance , vehicles and cabin on leased portion of Bonanza Flat	113	Michael Auger	August 29, 2017
114	Beginning of two track behind ranger cabin	114	Michael Auger	August 29, 2017
115	Access to Camp Cloudrim	115	Michael Auger	August 29, 2017
116	Camp Cloudrim gate and access man-made disturbance	116	Michael Auger	August 29, 2017
117	Utility box along Camp Cloudrim access man-made disturbance	117	Michael Auger	August 29, 2017
118	Old telephone pole like structure in the background of photo	118	Michael Auger	August 29, 2017

119	Unidentified pole like structures in the ground	119	Michael Auger	August 29, 2017
120	View of transition between conifer and aspen forests	120	Michael Auger	August 29, 2017
121	View of Daderko inholding	121	Michael Auger	August 29, 2017
122	Two track	122	Michael Auger	August 29, 2017
123	Two track	123	Michael Auger	August 29, 2017
124	Utility corridor	124	Michael Auger	August 29, 2017
125	Two track	125	Michael Auger	August 29, 2017
126	Transition between conifer forest and shrub-forbs-grass communities	126	Michael Auger	August 29, 2017
127	Two track	127	Michael Auger	August 29, 2017
128	Transition between conifer forest and shrub-forbs-grass communities. Note two track in background.	128	Michael Auger	August 29, 2017
129	Two track	129	Michael Auger	August 29, 2017
130	Gate to Girl Scouts Camp Cloudrim access man-made disturbance off Guardsman Pass Road	130	Michael Auger	August 29, 2017
131	Utility structure next to gate shown in photo 130	131	Michael Auger	August 29, 2017
132	Fence along man-made disturbance near where the girl scout's access	132	Michael Auger	August 29, 2017

	man-made disturbance and gate are.			
133	Fencing in the former Talisker lease area	133	Michael Auger	August 29, 2017
134	Fencing in the former Talisker lease area	134	Michael Auger	August 29, 2017
135	Two track man-made disturbance through aspen forest next to former Talisker leased area	135	Michael Auger	August 29, 2017
136	Seating area in former Talisker leased area	136	Michael Auger	August 29, 2017
137	Wooden structures along access man-made disturbance leading to former Talisker leased area	137	Michael Auger	August 29, 2017
138	Talisker yurt in former leased area	138	Michael Auger	August 29, 2017
139	Archery targets in former Talisker leased area	139	Michael Auger	August 29, 2017
140	Trail in former Talisker leased area	140	Michael Auger	August 29, 2017
141	Two track through aspen forest	141	Michael Auger	August 29, 2017
142	Two track	142	Michael Auger	August 29, 2017
143	Two track	143	Michael Auger	August 29, 2017
144	Boundary line between Bonanza Flat and Brighton Estates subdivision	144	Michael Auger	August 29, 2017

145	Boundary line (note wooden stake laying on ground) between Bonanza Flat and Brighton Estates subdivision	145	Michael Auger	August 29, 2017
146	Hillside erosion near old quarry area	146	Michael Auger	August 29, 2017
147	Fire ring in old quarry area	147	Michael Auger	August 29, 2017
148	Erosion from vehicular use in old quarry area	148	Michael Auger	August 29, 2017
149	Fire ring and informal camping area in old quarry area	149	Michael Auger	August 29, 2017
150	Two track in old quarry area	150	Michael Auger	August 29, 2017
151	Fire ring in old quarry area	151	Michael Auger	August 29, 2017
152	Parking area at Empire Pass	152	Michael Auger	September 20, 2017
153	Capped well in the wet meadow near Brighton Estates. This was a water exploration well that United Park drilled in 2007. No significant water was located.	153	Logan Jones	September 2017
154	Informal outdoor classroom area	154	Michael Auger	September 20, 2017
155	View showing various man-made disturbances in the northeastern most tip of property	155	Michael Auger	September 20, 2017

156	View of Guardsman Pass Road and mountain brush natural community	156	Michael Auger	September 20, 2017
157	Two track man-made disturbance looking towards Empire Pass parking area	157	Michael Auger	September 20, 2017
158	Two track man-made disturbance	158	Michael Auger	September 20, 2017
159	Two track man-made disturbance	159	Michael Auger	September 20, 2017
160	Looking towards former West Quincy Shaft area	160	Michael Auger	September 20, 2017
161	Looking towards former West Quincy Shaft area from Route 224	161	Michael Auger	September 20, 2017
162	Two track man-made disturbance	162	Michael Auger	September 20, 2017
163	Disturbed area near the former West Quincy Shaft area	163	Michael Auger	September 20, 2017
164	Disturbed area near the former West Quincy Shaft area	164	Michael Auger	September 20, 2017
165	Two track man-made disturbance	165	Michael Auger	September 20, 2017
166	Two track man-made disturbance leading down to intersection of Route 224, Pine Canyon Road and Guardsman Pass Road	166	Michael Auger	September 20, 2017
167	Two track man-made disturbance	167	Michael Auger	September 20, 2017
168	Two track man-made disturbance looking towards	168	Michael Auger	September 20, 2017

	Guardsman Pass Road, power utility corridor and other two track man-made disturbances			
169	View to the south showing conifer and aspen forests in the higher elevations	169	Michael Auger	September 20, 2017
170	Looking towards the southeast showing numerous two track man-made disturbances	170	Michael Auger	September 20, 2017
171	Looking towards the east showing numerous two track man-made disturbances	171	Michael Auger	September 20, 2017
172	Looking towards the southwest showing Guardsman Pass Road and the Wasatch Mtns	172	Michael Auger	September 20, 2017
173	Two track man-made disturbance along northern boundary of property	173	Michael Auger	September 20, 2017
174	Two track man-made disturbance along northern boundary of property	174	Michael Auger	September 20, 2017
175	Mountain brush natural community	175	Michael Auger	September 20, 2017
176	Two track man-made disturbance	176	Michael Auger	September 20, 2017
177	Two track man-made disturbance	177	Michael Auger	September 20, 2017
178	Gravel man-made disturbance	178	Michael Auger	September 20, 2017

	across Route 224 from the Empire Pass parking lot			
179	Gated gravel man-made disturbance to the east of Route 224	179	Michael Auger	September 20, 2017
180	Looking south	180	Michael Auger	September 20, 2017
181	Grave man-made disturbance. Note invasive thistle species	181	Michael Auger	September 20, 2017
182	Utility corridor	182	Michael Auger	September 20, 2017
183	Gravel man-made disturbance	183	Michael Auger	September 20, 2017
184	Gravel man-made disturbance	184	Michael Auger	September 20, 2017

185	Empire Pass	185	Michael Auger	September 20, 2017
186	Yurt in former Talisker lease area	186	Michael Auger	September 20, 2017
187	Yurt in former Talisker lease area	187	Michael Auger	September 20, 2017
188	Yurt outhouse in former Talisker lease area	188	Michael Auger	September 20, 2017
189	Wood pile and wooden fence which shelters propane tank in former Talisker lease area	189	Michael Auger	September 20, 2017
190	Propane tank in former Talisker lease area	190	Michael Auger	September 20, 2017
191	Picnic tables in former Talisker lease area	191	Michael Auger	September 20, 2017
192	Fencing in the former Talisker lease area	192	Michael Auger	September 20, 2017
193	Fencing in the former Talisker lease area	193	Michael Auger	September 20, 2017
194	Two track man-made disturbance	194	Michael Auger	September 20, 2017
195	Shrub-forb-grass natural community	195	Michael Auger	September 20, 2017
196	Wooden "dance floor" in former Talisker lease area	196	Michael Auger	September 20, 2017
197	Shrub-forb-grass natural community	197	Michael Auger	September 20, 2017
198	Shrub-forb-grass natural community	198	Michael Auger	September 20, 2017
199	Unknown machinery part	199	Michael Auger	September 20, 2017

200	Two track man-made disturbance	200	Michael Auger	September 20, 2017
201	Two track man-made disturbance	201	Michael Auger	September 20, 2017
202	Sign near Guardsman Pass parking lot and Bloods Lake trail	202	Michael Auger	September 20, 2017
203	Looking back from trail at Guardsman Pass parking lot	203	Michael Auger	September 20, 2017
204	Conifer and aspen forest interface	204	Michael Auger	September 20, 2017
205	Trail	205	Michael Auger	September 20, 2017
206	View of conifer forest from trail	206	Michael Auger	September 20, 2017
207	Trail and utility corridor	207	Michael Auger	September 20, 2017
208	Man-made disturbance that is most often used by Brighton Estate residents to access Bonanza Flat	208	Michael Auger	November 14, 2017
209	Man-made disturbance that is most often used by Brighton Estate residents to access Bonanza Flat	209	Michael Auger	November 14, 2017
210	Man-made disturbance that is most often used by Brighton Estate residents to access Bonanza Flat as it goes through a wet meadow	210	Michael Auger	November 14, 2017
211	Man-made disturbance that is most often used by Brighton	211	Michael Auger	November 14, 2017

	Estate residents to access Bonanza Flat as it goes through a wet meadow			
212	Culvert and frozen stream in wet meadow	212	Michael Auger	November 14, 2017
213	Wet meadow near Brighton Estates property line	213	Michael Auger	November 14, 2017
214	Lackawaxen Lake	214	Jason Baker	July 9, 2017
215	Lackawaxen Lake	215	Jason Baker	July 9, 2017
216	Wet meadow natural community	216	Jason Baker	July 9, 2017
217	Wet meadow natural community	217	Jason Baker	July 9, 2017
218	Trail erosion near Bloods Lake	218	Jason Baker	July 9, 2017
219	Trail erosion near Bloods Lake	219	Jason Baker	July 9, 2017
220	Conifer natural community	220	Jason Baker	July 9, 2017
221	Boulder Field Below Lackawaxen Lake	221	Jason Baker	July 9, 2017
222	Aspen forest	222	Mindy Wheeler	September 10, 2017
223	Aspen forest	223	Mindy Wheeler	September 10, 2017
224	Trail erosion	224	Mindy Wheeler	September 10, 2017
225	Fire ring	225	Mindy Wheeler	September 10, 2017
226	Pipe along trail	226	Mindy Wheeler	September 10, 2017
227	Trail	227	Mindy Wheeler	September 10, 2017
228	Utility box	228	Mindy Wheeler	September 10, 2017
229	Fire ring	229	Mindy Wheeler	September 10, 2017
230	Fire ring	230	Mindy Wheeler	September 10, 2017

231	Fire ring	231	Mindy Wheeler	September 10, 2017
232	Fire ring	232	Mindy Wheeler	September 10, 2017
233	Fire ring	233	Mindy Wheeler	September 10, 2017
234	Fire ring	234	Mindy Wheeler	September 10, 2017
235	Trash	235	Mindy Wheeler	September 10, 2017
236	Trail erosion	236	Mindy Wheeler	September 10, 2017
237	Wet meadow	237	Mindy Wheeler	August 27, 2017
238	Talus slope	238	Mindy Wheeler	August 27, 2017
239	Invasive thistles	239	Mindy Wheeler	August 27, 2017
240	Invasive yellow toadflax	240	Mindy Wheeler	August 27, 2017
241	Trail	241	Mindy Wheeler	August 27, 2017
242	Erosion	242	Mindy Wheeler	August 27, 2017
243	Erosion	243	Mindy Wheeler	August 27, 2017
244	Mining feature	244	Kerry Gee	August 10, 2017
245	Mining feature in power line cut	245	Kerry Gee	August 23, 2017
246	Mining feature adjacent to Guardsman Pass Road	246	Kerry Gee	August 30, 2017
247	Small mining sand dump from a former tunnel. No opening and this is not a hazard.	247	Kerry Gee	August 23, 2017
248	Sand dump along Guardsman Pass Road	248	Kerry Gee	August 30, 2017
249	Mining feature	249	Kerry Gee	August 30, 2017
250	Mining feature in powerline cut	250	Kerry Gee	August 30, 2017
251	Mining feature	251	Kerry Gee	August 30, 2017

252	Mining feature on hillside	252	Kerry Gee	August 30, 2017
253	Mining feature on slope	253	Kerry Gee	August 30, 2017
254	Mining feature	254	Kerry Gee	August 30, 2017
255	Flange	255	Kerry Gee	August 23, 2017
256	Hanging gate	256	Kerry Gee	August 24, 2017
257	Tent along trail	257	Kerry Gee	August 24, 2017
258	Open mine shaft north of Lackawaxen Lake. NOTE: This has been filled in and closed by Park City.	258	Kerry Gee	August 26, 2017
259	Another open mine shaft north of Lackawaxen Lake. NOTE: This has also been filled in and closed by Park City.	259	Kerry Gee	August 26, 2017
260	Partially open mine shaft SW of Silver Lake. NOTE: This has also been filled in and closed by Park City.	260	Kerry Gee	August 26, 2017
261	Picnic area	261	Kerry Gee	August 31, 2017
262	Ropes and ladders	262	Kerry Gee	August 24, 2017
263	Tire	263	Ben Marolf	December 15, 2017
264	View of property in early winter	264	Ben Marolf	December 19, 2017
265	View of property in early winter	265	Ben Marolf	December 19, 2017
266	Yurt in the former Talisker lease area in the winter	266	Ben Marolf	December 19, 2017
267	Wooden and metal debris	267	Ben Marolf	December 19, 2017
268	Wooden debris	268	Ben Marolf	December 19, 2017
269	Wooden foundation and debris	269	Ben Marolf	December 19, 2017

270	Wooden foundation and debris	270	Ben Marolf	December 19, 2017
271	Dilapidated wooden stand	271	Ben Marolf	December 19, 2017
272	The wooden "dancefloor" in the area where the Talisker cabins used to be (old lease area)	272	Ben Marolf	December 19, 2017
273	The wooden "dancefloor" in the area where the Talisker cabins used to be (old lease area)	273	Ben Marolf	December 19, 2017
274	Snowmobile part	274	Ben Marolf	December 19, 2017
275	Tires	275	Ben Marolf	December 19, 2017
276	Abandoned snowmobile	276	Ben Marolf	December 19, 2017
277	Large Talisker cabin in new lease area	277	Ben Marolf	December 19, 2017
278	Small Talisker cabin in new lease area	278	Ben Marolf	December 19, 2017
279	Along the property line. Note: structures are NOT on Bonanza Flat, just very close	279	Ben Marolf	December 19, 2017
280	Aspen forest	280	Ben Marolf	December 19, 2017
281	Snow covered two track man-made disturbance	281	Ben Marolf	December 19, 2017
282	Snowmobile tracks through aspen forest	282	Ben Marolf	December 19, 2017
283	Large and small Talisker cabins as seen from a distance	283	Ben Marolf	December 19, 2017
284	Snowmobiles and vehicles parked on Bonanza Flat	284	Ben Marolf	December 19, 2017

285	Giant tire	285	Logan Jones	August 10, 2017
286	Talisker Club Lease Site. Appears to be future location of large and small cabins	286	Michael Auger	October 4, 2017
287	Talisker Club Lease Site. Appears to be future location of yurt and deck	287	Michael Auger	October 4, 2017
288	Cut trees within Talisker Club Lease Site.	288	Michael Auger	October 4, 2017
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290	Talisker Club Lease Site. Appears to be future location of yurt and deck	290	Michael Auger	October 4, 2017
291	New access man-made disturbance to Talisker Club Lease Site	291	Michael Auger	October 4, 2017
292	New access man-made disturbance to Talisker Club Lease Site at intersection of Pine Canyon Road	292	Michael Auger	October 4, 2017
293	Talisker Club Lease Site for parking	293	Ben Marolf	February 9, 2018
294	Talisker Club Lease Site for parking	294	Ben Marolf	February 9, 2018
295	Materials from the old Yurt Area now dumped on the Talisker Club Lease Site	295	Ben Marolf	February 9, 2018
296	Talisker Club Lease Site signage and fencing	296	Ben Marolf	February 9, 2018

297	Close-up of Talisker Club Lease Site signage	297	Ben Marolf	February 9, 2018
298	Talisker Club Lease Site rope fencing	298	Ben Marolf	February 9, 2018
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301	Talisker Club Lease Site rope fencing	301	Ben Marolf	February 9, 2018

Baseline Documentation Methods:

The field work for the Protected Property was accomplished by Utah Open Lands' Staff and contractors on June 29, July 9, August 10, August 23, August 29, September 10, September 20, October 4, November 14, November 29, December 5, December 15, December 19, 2017, January 5, January 18, January 25, February 9 and June 6, 2018. Michael Auger with assistance from Utah Open Lands Executive Director Wendy Fisher authored and prepared this Baseline Documentation Report which was completed on June 6, 2018.

Qualifications and Experience of Baseline Documentation Report Preparers:

Michael Auger has been Stewardship Director since June of 2016 where he oversees baseline documentation, monitoring, enforcement and landowner relations of conservation easements and fee title acquisitions held by Utah Open Lands.

Michael has been preparing baseline documentation reports for approximately 13 years both in his former role as Director of Land Protection and Stewardship with the Androscoggin Land Trust and prior as a self-employed Consulting Ecologist. Michael received his B.S. in Natural Resources with a concentration in Ecology and Natural History from the University of Maine, Orono, graduating in May 1995 with High Distinction.

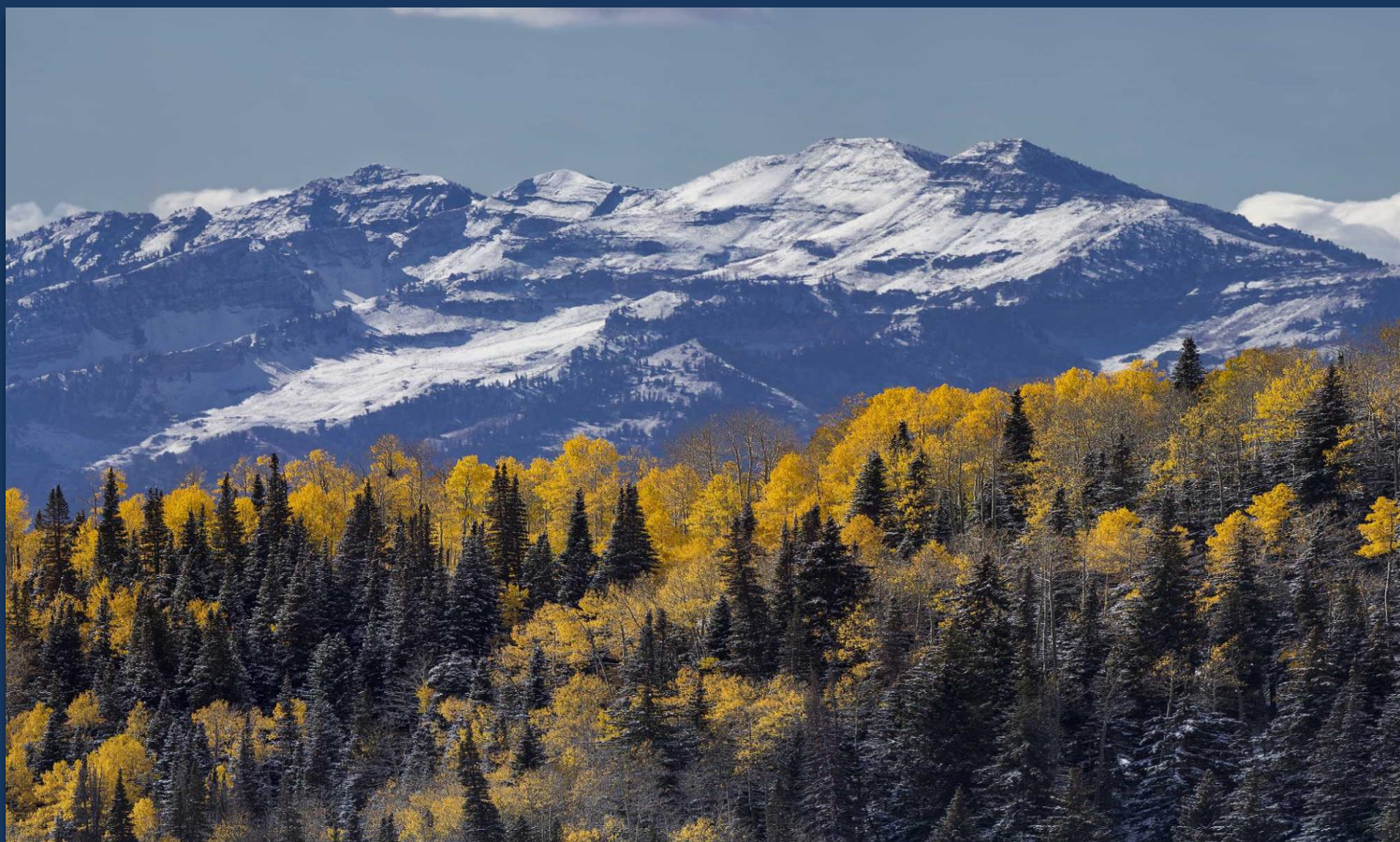
Michael continues to receive training in baseline documentation report preparation from annual workshops offered by the Land Trust Alliance. In addition to baseline documentation report preparation, Michael has conducted ecological surveys and crafted conservation and fire management plans, skills that were helpful in the update of this Baseline Documentation Report.

Wendy Fisher is the founder and Executive Director of Utah Open Lands. Over the past 27 years, she has facilitated the successful conservation of over 60,000 acres of open space throughout Utah. She has drafted countless conservation easements and baseline documentation reports while overseeing the stewardship of conservation easements and held in trust by Utah Open Lands, an Accredited Land Trust by the Land Trust Association.

Additional critical assistance was provided by

Jason Baker, Botanist and Plant Taxonomist Consultant
Heinrich Deters, Park City Trails & Open Space Program Manager
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Logan Jones, Park City Trails & Open Space Coordinator
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**UTAH
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BONANZA FLAT CONSERVATION AREA RESOURCE INVENTORY



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Introduction

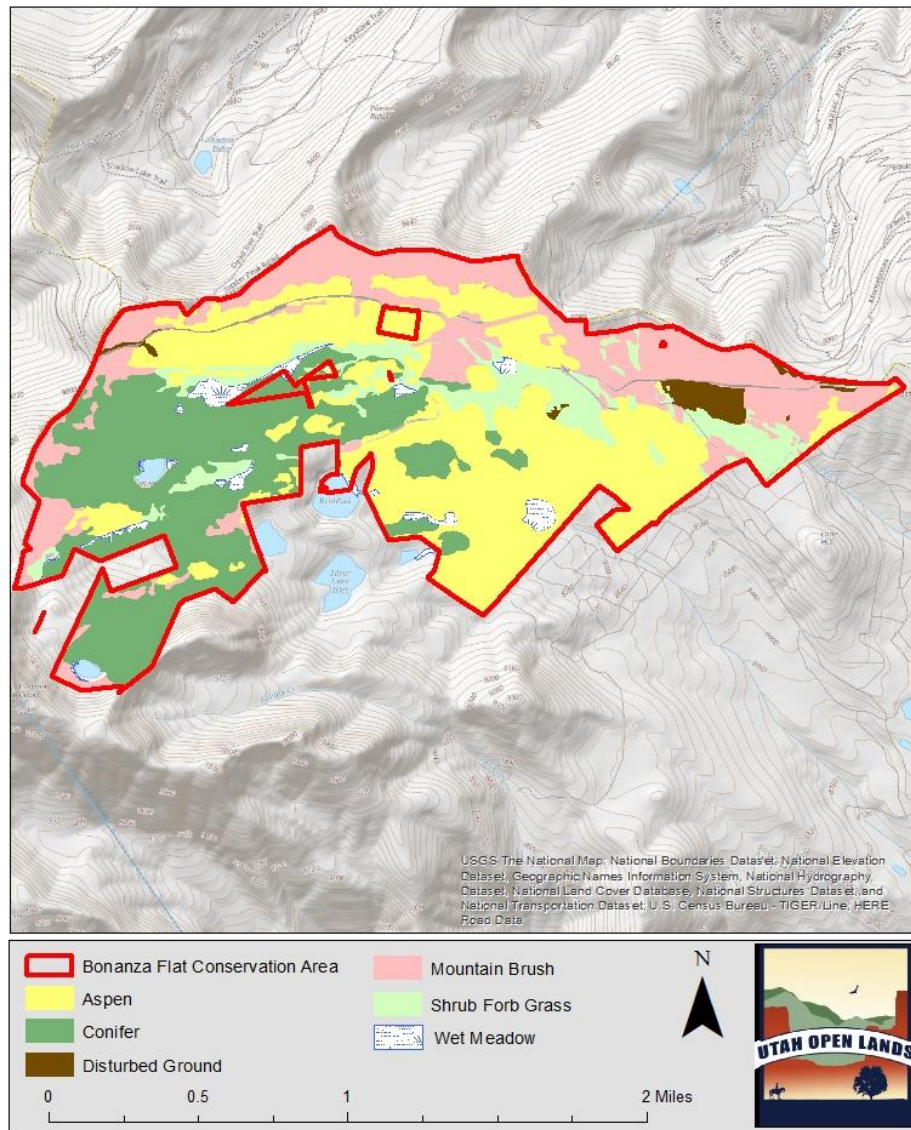
The Bonanza Flat Conservation Area Resource Inventory (Inventory) consists of 8 sections that provide information regarding current uses, historic uses, and scientific analysis of the conservation values found on Bonanza Flat. The Inventory provides sets of data which allow for a greater understanding of the current conditions on the property and the potential trajectory of the conservation values based on those conditions. Beyond aiding in establishing a baseline of data that can be utilized as applied to the baseline documentation that will accompany the conservation easement, the Inventory provides basic building blocks for decision making. The Inventory provides a rudimentary explanation of what is taking place on the property and the existing affects. Understanding the effects is a critical component of determining permitted and restricted uses for the conservation easement and guidance for the adaptive management plan and its eventual framework. Its function is to aid the City Council, staff and identified stakeholders in making the aforementioned decisions.

Bonanza Flat Conservation Area is already a beloved landscape as evidenced by the fundraising effort that brought communities and jurisdictional entities together. As much as it is beloved, it is in danger of becoming overly loved. Achieving parity on balance of the conservation values may be more a function of identifying distinct resource areas rather than ensuring that all uses, and all conditions remain constant for all areas. An overarching value of Bonanza Flat is its unique characterization as a watershed area. It is a locally significant value. The ability to store snowpack and the flat nature of the property allows for natural ponding and both intermittent and perennial water features. From this fact stems an initial conservation value conflict. Certain recreational uses will be in conflict with watershed protection. Determining whether certain recreational uses should be restricted where resource protection would be impaired by allowing these uses to occur or occur in the same unregulated manner will be an important component of conservation easement planning and adaptive management plan decisions. Solution based decisions like shifting recreational access points and providing increased recreational infrastructure (i.e. trailhead facilities) will accommodate recreational uses through a higher level of management and will ensure that cumulative impacts and increasing conflicts with other conservation values will be lessened. Fundamentally, together with PC staff, UOL and the identified stakeholders the City will need to determine the degree of use beyond simply the type of use to sustain a healthy carrying capacity for Bonanza Flat and the protection of all conservation values.

Vegetative Analysis

The vegetation provides a basic value for each conservation value from recreation to scenic to heritage values. Although many smaller plant natural communities exist within the Property, five clearly distinguishable natural communities occur throughout the Property: Aspen, Conifer, Mountain Brush, Wet Meadow, and a mixture of Shrubs, Forbs, and Grasses, each containing its own unique species diversity. A large area of Disturbed Ground also exists on the eastern edge of the property. The vegetation on the property varies greatly due to the various substrate types, changes in elevation, slope, aspect and steepness, and available moisture.

**Landcover Map
Bonanza Flat Conservation Area**



Aspen Forest Natural Community

The Aspen (*Populus tremuloides*) Forest community is generally found bordering Mountain Brush and Conifer communities. Its understory generally consists of shrubs and forbs that thrive in the shade, such as Gooseberry Currant (*Ribes montigenum*), Sweetcicely (*Osmorhiza berteroi*), Aspen Bluebells (*Mertensia arizonica*), and Giant Red Indian Paintbrush (*Castilleja miniata*).



From left to right: Quaking Aspen (*Populus tremuloides*), Gooseberry Currant (*Ribes montigenum*), Giant Red Indian Paintbrush (*Castilleja miniata*).

Conifer Forest Natural Community

This community is easily distinguished from the rest of the property by a dominant over-story of Douglas fir (*Pseudotsuga menziesii*), Subalpine Fir (*Abies lasiocarpa*), and Engelmann Spruce (*Picea engelmannii*). The interior of the conifer community is mostly bare ground with a few small shrubs such as Creeping Oregon Grape (*Mahonia repens*) and Mountain-lover (*Pachystima myrsinites*), and fewer forbs due low light penetration. These forests exist in a climax successional state.



From left to right: Douglas Fir (*Pseudotsuga*) *menziesii*), Subalpine Fir (*Abies lasiocarpa*), Engelmann Spruce (*Picea engelmannii*), Oregon Grape (*Mahonia repens*).

Mountain Brush Natural Community

This diverse community is typically dominated by Mountain Big Sagebrush (*Artemisia tridentata* ssp. *vaseyana*) or Western Snowberry (*Symphoricarpos oreophilus*). The interspaces between shrubs is filled with various grasses and forbs.



From left to right: Mountain Big Sagebrush (*Artemisia tridentata* ssp. *vaseyana*) Western Snowberry (*Symphoricarpos oreophilus*).

Shrubs-Forbs-Grasses Natural Community

The low-lying, gradually sloping areas of the Property consists of areas dominated by low-growing shrubs such as Parsnipflower Buckwheat (*Eriogonum heracleoides*), Mountain Snowberry (*Symphoricarpos oreophilus*), forbs such as Sticky Geranium (*Geranium viscosissimum*), Manyflower Stickseed (*Hackelia floribunda*), and grasses such as Lettermann's Needlegrass (*Stipa lettermannii*), and Prairie Junegrass (*Koeleria macrantha*).



From left to right: Sticky Geranium (*Geranium viscosissimum*), Manyflower Stickseed (*Hackelia floribunda*), Whorled buckwheat (*Eriogonum heracleoides*).

Wet Meadow Natural Community

These areas are the moist or riparian areas that exist on the Property along the streams, surrounding the lakes and in areas where spring snowmelt accumulates into shallow ponds and wet meadows. Areas such as these rank with wetlands as the highest priority habitats for conservation. They are the areas that are sensitive to human activity and can be quickly and unintentionally altered or destroyed by regular visitation and especially by fragmentation. They are comprised of many species of Sedge (*Carex* spp.), forb species such as Marsh Violet (*Viola palustris*), Neckweed (*Veronica peregrina*) and Threeseal Lewisia (*Lewisia triphylla*), and various species of Willow (*Salix* spp.) and Currant (*Ribes* spp.).



From left to right: California False Hellebore (*Veratrum californicum*), Marsh violet (*Viola palustris*).

False Hellebore

False Hellebore, sometimes referred to as Wild Corn or Cow Cabbage, grows in damp areas on meadows and hillsides at high elevations and is present on the Bonanza Flat property. It emerges in the spring after snow melt and reaches a height of 1.5 to 2 meters. Leaves may measure 20 to 30 cm long and 7 to 15 cm broad. Cream-colored flowers grow in clusters at the top of a single unbranched stalk that resembles corn in July and August, followed by seed production in September. False hellebore is poisonous from the time it starts to grow until after it is killed by freezing, but toxicity decreases as plants mature. The roots are 5 to 10 times as poisonous as leaves or stems.

Although seen as a worthless invasive weed targeted for eradication by ranchers, the toxic roots of the native plant hold compounds that could help combat cancer. It is currently being tested for future use as a treatment for a highly malignant skin cancer called basal cell nevus syndrome, or Gorlin syndrome. As false hellebore is tough to grow in an agricultural setting, it is currently being obtained for testing from its wild environments.

Disturbed Ground & Invasive Weeds

The presence of invasive weeds though harmful to the native vegetation, competing for resources like moisture also allow for community engagement. Some weeds can be eradicated entirely from just a few seasons of pulling such as Musk Thistle (*Carduus nutans*), and Common Mullein (*Verbascum thapsus*), while others such as Canada Thistle (*Cirsium arvense*) and Butter and Eggs (*Linaria vulgaris*) will take a bit more effort which could include spraying before flowering and multiple pulls throughout the year.

Other invasive species are also scattered throughout especially in the lower elevations such as Common Mullein (*Verbascum thapsus*), Yellow Sweetclover (*Melilotus officinalis*), Sainfoin (*Onobrychis viciifolia*). Burdock (*Arctium lappa*), Dyers woad (*Isatis tinctoria*), Black medic ([*Medicago lupulina*](#)), hounds tongue (*Cynoglossum officinale*) and scentless chamomile (*Tripleurospermum inodorum*).

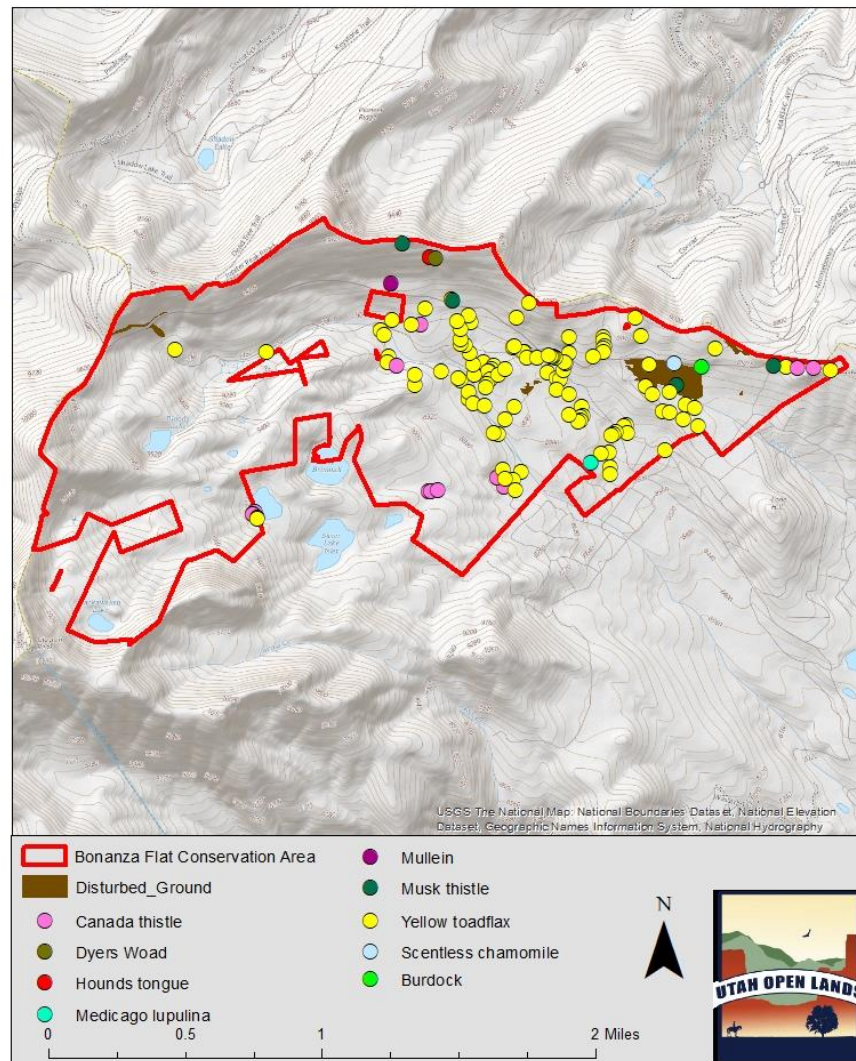
In areas directly affected by and those adjacent to human activity, many non-native species have integrated with native populations. Areas that are disturbed provide invasive species ample opportunity become established including the large area of disturbance where the West Quincy Shaft previously was, which was filled in and never properly seeded with native species. Roadsides and trails also often provide travel corridors for invasive species to infiltrate natural communities. Some invasive plant species have been found on the property including Yellow Toadflax (*Linaria vulgaris*), Musk thistle (*Carduus nutans*) and Canada thistle (*Cirsium arvense*) as being the most abundant.

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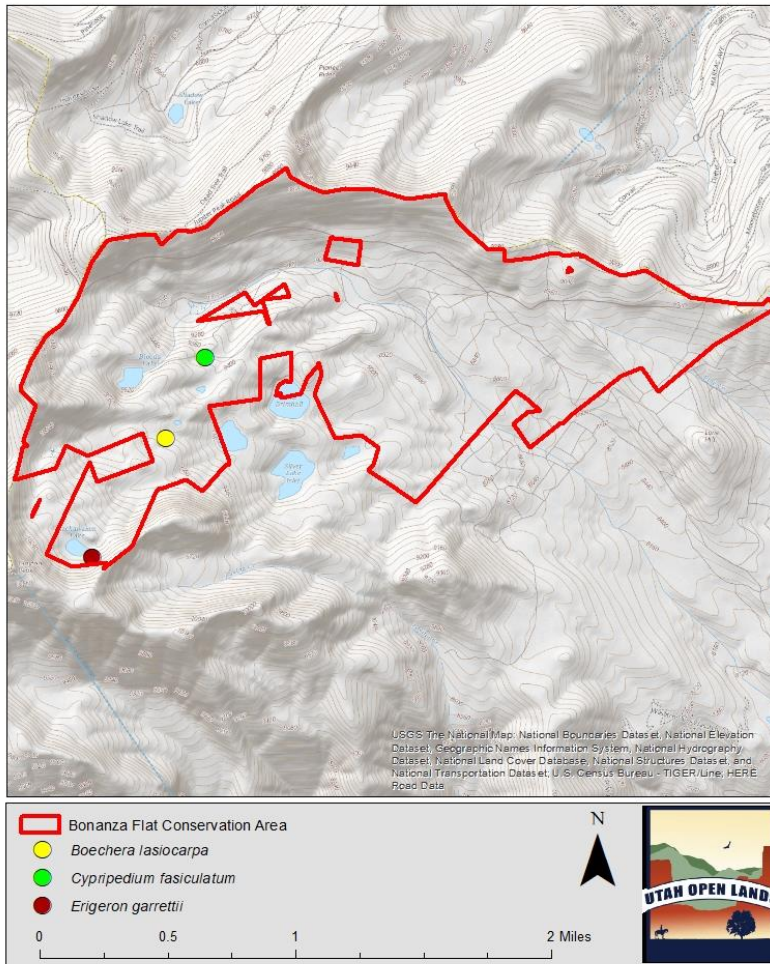
From left to right: Yellow toadflax (*Linaria vulgaris*), Musk thistle (*Carduus nutans*).

Invasive Plant Species Map Bonanza Flat Conservation Area



Rare Plants

**Rare/Uncommon Plant Species Map
Bonanza Flat Conservation Area**



Of significance in UOLs vegetative analysis three uncommon/rare species were noted: clustered ladyslipper (*Cypripedium fasciculatum*), Garrett's fleabane (*Erigeron garrettii*) and Wasatch rockcress (*Boechera lasiocarpa*).

For two of these species they exist in areas that are not likely to come into conflict with other conservation values. For the third species care should be taken when delineating trails or when doing restoration work to ensure its continued success. In particular, identifying a highly adaptive management strategy based on yearly monitoring will be a critical component in conservation easement planning for this species.



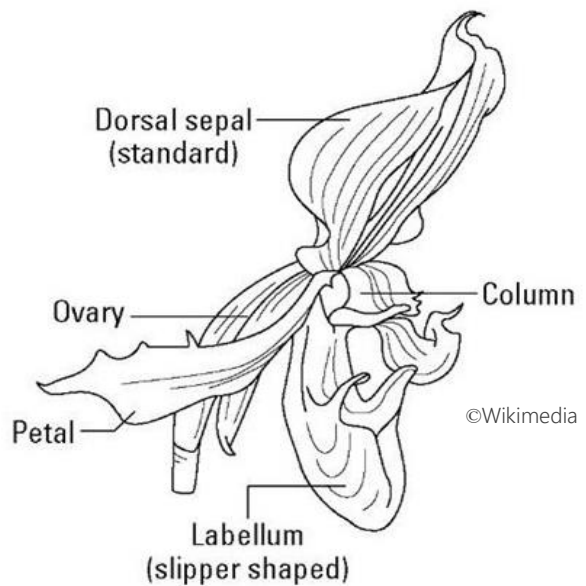
From left to right: Clustered Lady's Slipper (*Cypripedium fasciculatum*), Garrett's Fleabane (*Erigeron garrettii*), Wasatch Rockcress (*Boechera lasiocarpa*).

Clustered Lady's Slipper

The Clustered lady's slipper occurs in eight western states from the Pacific Northwest to California, north to Montana and east to Colorado and Wyoming.

Cypripedium fasciculatum is a small plant with two broad, opposing leaves. The flowering stem may bear one to nine flowers that droop. When the flower goes to seed a capsule forms and the stem becomes erect. The sepals are purple-green and the pouch yellow-green streaked with purple. The small flower is pollinated by a tiny wasp.

The Clustered lady's slipper is found near Conifer Forest.



Garrett's Fleabane

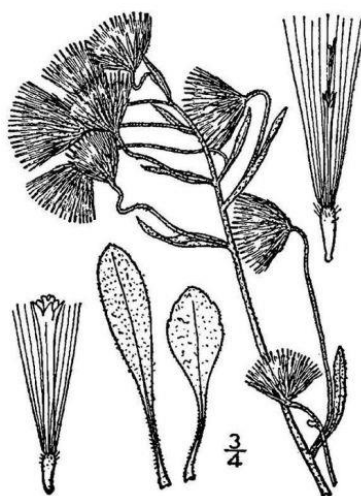
Erigeron garrettii is a rare North American species of flowering plants in the daisy family known by the common name Garrett's fleabane.

The most widely used common name, fleabane, is shared with related plants in several other genera. It is derived from the belief that the dried plants repelled fleas. The generic name *Erigeron* is derived from the Greek (*eri* = early; *geron* = old man), a reference to the appearance of the white hairs of the fruit soon after flowering.

Erigeron garrettii has been found only in the north-central part of the State of Utah in the western United States. It grows in cracks in cliff faces and in rocky soil between boulders. It grows up to 23 cm

(9 inches) tall, and produces a woody taproot. The plant produces only flower head per stem, the head containing golden yellow disc florets surrounded by as many as 25 white ray florets. Florets can sometimes appear pink or lavender in color (see *photographs, right*).

This plant blooms annually in the spring and reproduces by seed.



©USDA-NRCS

Wasatch Rockcress

Wasatch rockcress is endemic to north-central Utah, found in several mountain ranges including the Bear River Range, the northern and central Wasatch Range, and the Wellsville Mountains. This plant, belonging to the mustard family, has a current known range that appears to be approximately 10,000-20,000 square km.



©Blake Wellard

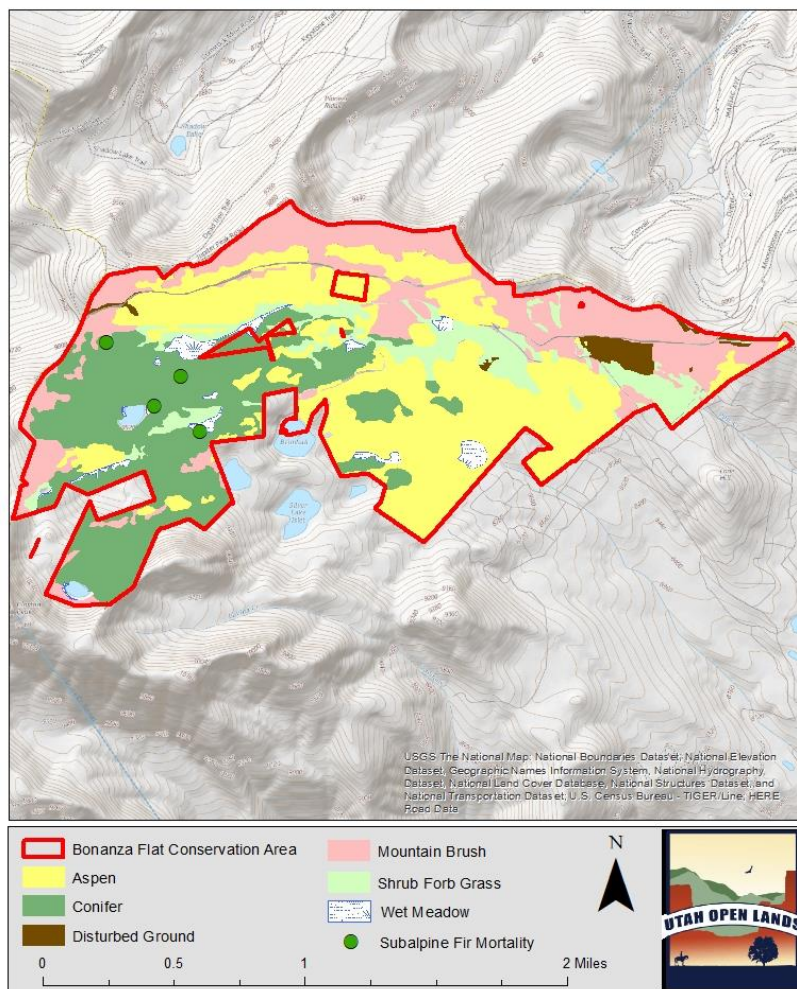
It is a long-lived perennial with tall branched elevated form woody caudex, often above the ground. The basal leaves are narrow, linear and erect, measuring approximately 2-4 cm long. In addition to this, siliques curve to straight upward pointing orientation and measure 2-5 cm long. The petals, lavender or purple in color, are the shortest part of Wasatch rockcress, 6-8mm in length.

This plant thrives in steep rocky hillsides as well as metamorphosed igneous chip-rock, whitish sedimentary rocks, quartzite sands, and exposed rocky areas. The optimal elevation for Wasatch rockcress are areas between 5,700 and 9,500 feet high, particularly throughout the months of mid-April through June.

This species is distinguished by its intricately branched aerial caudex with each branch terminated by a tuft of erect to linear-oblongate entire leaves.

Forest Health

**Landcover Map
Bonanza Flat Conservation Area**



Utah Open Lands contacted The U.S. Forest Service Forest Health Protection department for information regarding the status of forest health in the Bonanza Flat Conservation Area.

Based on draft 2017 Aerial Detection Survey data, biotic agents that impact tree health and persistence appear to be present within the boundaries of Bonanza Flat Conservation Area. Surveyors have mapped subalpine fir mortality complex affecting approximately 10-25 subalpine fir trees. This complex is often associated with a host of root disease fungi and secondary bark beetles.

Aerial detection surveyors also mapped Douglas-fir beetle, mountain pine beetle

(limber pine), fir engraver beetle (white fir), subalpine fir mortality complex, balsam wooly adelgid, Marssonina blight and aspen decline in surrounding stands. Given their proximity, it is likely that Bonanza Flat Conservation Area may be hosting some of these species as well.

In 2018, Forest Health Protection staff have agreed to do field surveys on the Bonanza Flat Conservation Area to better understand the current and long-term impact on forest health which biotic agents may be causing.

Vegetative Conservation Value Trajectory

In general, the forests and vegetation throughout Bonanza Flat are sustainable and in varying degrees of moderate to good health. Aspens for example demonstrate good recruitment and regeneration indicating that wildlife browse is not impacting these forests as much as has been seen in other areas. Overtime this factor will need close monitoring. The herbaceous layer is robust and water regimes which contribute to the Aspen health should not be fragmented to the extent possible to maintain those water regimes overtime. Similarly, the water regimes on the property provide for the wet meadows and intermittent streams which result in substantial habitat value and biodiversity. Permanent versus temporary habitat for moose is one result of the wet meadow, ponds and riparian habitat present on the property. Of significance in UOLs vegetative analysis three uncommon/rare species were noted: clustered ladyslipper (*Cypripedium fasciculatum*), Garrett's fleabane (*Erigeron garrettii*) and Wasatch rockcress (*Boechera lasiocarpa*).

For two of these species they exist in areas that are not likely to come into conflict with other conservation values. For the third species care should be taken when delineating trails or when doing restoration work to ensure its continued success. In particular, identifying a highly adaptive management strategy based on yearly monitoring will be a critical component in conservation easement planning for this species. In addition, monitoring forest health will be important and Utah Open Lands has sought additional resources through the US Forest service to identify fire classifications and overall potential future threats to be evaluated in monitoring protocols. Utah Open Lands has provided a plant list attached to this report.

Wildlife Analysis

The Bonanza Flat Conservation Area includes habitat for numerous species of concern and is considered high value habitat for Moose, Elk, Deer, Mountain Goat, Bear and Cougar.

Utah Division of Wildlife Resources has mapped habitat on the Property for nine key wildlife game species in Utah: Band-tailed Pigeon (*Patagioenas fasciata*), Black Bear (*Ursus americanus*), Blue Grouse (*Dendragapus obscurus*), Shiras Moose (*Alces alces shirasi*), Rocky Mountain Goat (*Oreamnos americanus*), Mule Deer (*Odocoileus hemionus*), Rocky Mountain Elk (*Cervus canadensis nelsoni*), Ruffed Grouse (*Bonasa umbellus*) and Snowshoe Hare (*Lepus americanus*).

The Utah Natural Heritage Program notes that several species on the Utah Sensitive Species List occur within a two-mile radius of the property including American three-toed woodpecker (*Picoides dorsalis*), Bonneville cutthroat trout (*Oncorhynchus clarki utah*), northern goshawk (*Accipiter gentilis*), Townsend's big-eared bat (*Corynorhinus townsendii*) with historical occurrences for

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ferruginous hawk (*Buteo regalis*) and western toad (*Bufo boreas*). UNHP data also notes Utah Sensitive Species List occurrences of Bald eagle (*Haliaeetus leucocephalus*), Lewis's woodpecker (*Melanerpes lewis*) and Short-eared owl (*Asio flammeus*) to be in the general location of Bonanza Flat as well.

In addition, within a two-mile radius there are recent records of occurrence for American pika (*Ochotona princeps*), evening grosbeak (*Coccothraustes vespertinus*), northern leopard frog (*Rana pipiens*) and Williamson's sapsucker (*Sphyrapicus thyroideus*) and historical records for American marten (*Martes americana*), merlin (*Falco columbarius*), northern flying squirrel (*Glaucomys sabrinus*), water vole (*Microtus richardsoni*) and western heather vole (*Phenacomys intermedius*).

Our field visits to Bonanza Flat documented evidence of American pika, Beaver (*Castor canadensis*), Mountain Lion (*Puma concolor*) on the property. All wet meadows/lakes had sign of beaver. The majority of the sign was old when beaver were more prevalent in the area. It is likely that most of the wet meadows on the property have been expanded due to beaver activity in the past. Beaver dams increase the expanse of wet meadows as the impeded water spreads across the landscape. This allows for greater water storage, which in turn can provide for greater habitat diversity and species diversity. Increased habitat interspersation within the property increases the availability of resources necessary to support a greater diversity of wildlife. Amphibians, song birds, wild ungulates, fish and many other species benefit from beaver habitation. Further beaver dams can reduce erosion as well as decrease the turbidity that can be a limiting factor for much aquatic life. Beaver dams can also improve water quality, by enhancing the breakdown of toxins and the retention of silt by beaver dams. The Utah Beaver Management Plan allows for relocation of "nuisance" beaver to areas that could benefit from beaver in the future – provided data is gathered to assure sufficient food stores for beaver are available.

Hawkwatch International provided us with habitat information for flammulated owl (*Psilosops flammeolus*) on a portion of the property as well. Invertebrate species noted during our vegetative surveys including the yellow-fronted bumble bee (*Bombus flavifrons*) and the wood tiger moth (*Parasemia plantaginis*). Additional field data provided specific information on numerous bird and wildlife species. Selected information is provided below.

Birds

Birds of prey potentially nesting or foraging in the area could include: northern goshawk, golden eagle and northern harrier. In addition, American Kestrel, Cooper's hawk, sharp-shinned hawk, red-tailed hawk, and Swainson's hawk could potentially occur in the area. Great horned, saw-whet and flammulated owls have been documented on site. The kestrel nests primarily in scattered trees or on rock ledges and hunts across open country while others species would be expected to nest in large trees and possibly on cliffs or stands of aspen or conifers.

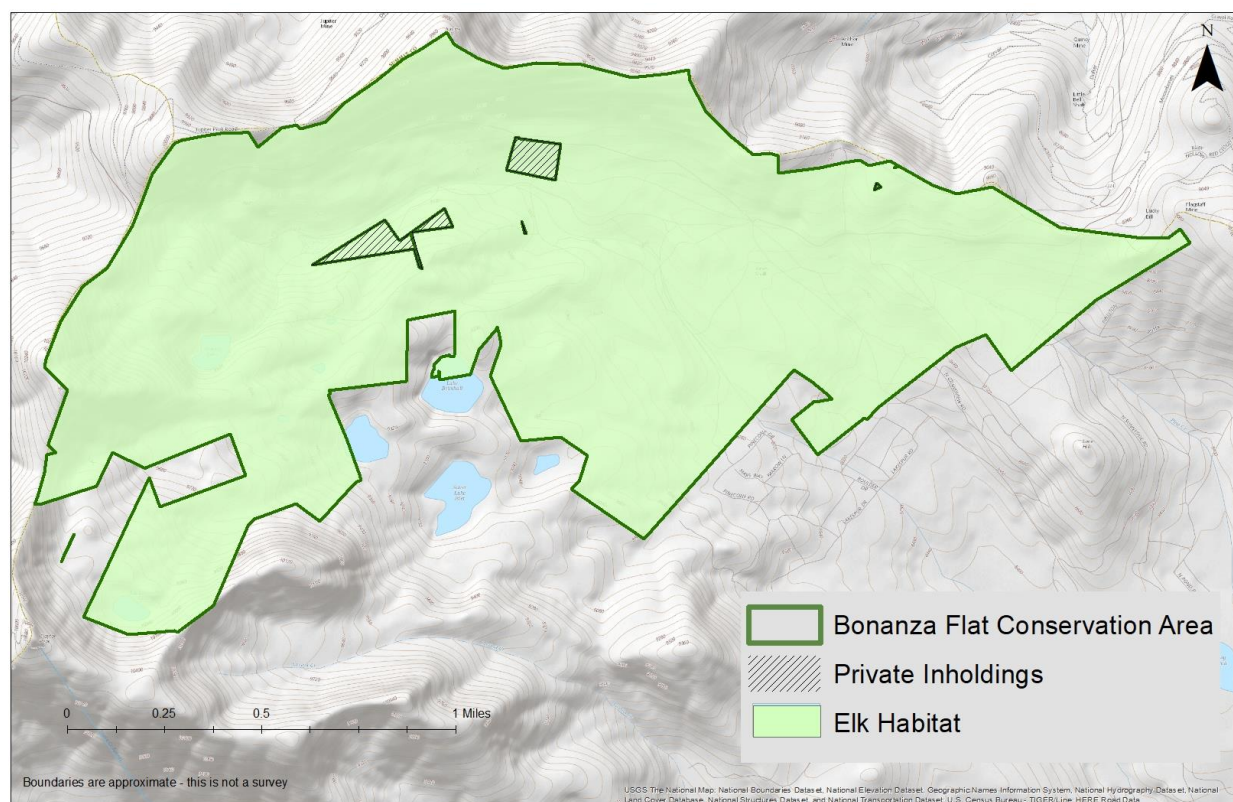
Other migratory birds potentially nesting or foraging in the area are listed below by habitat type.

Sagebrush Shrublands. In addition to the Brewer's sparrow, areas dominated by sagebrush support other birds such as the western meadowlark, vesper sparrow and lark sparrow. Turkeys have also been observed as users of this area. These areas also provide hunting areas for other species.

Montane Meadows. A variety of species associated with other habitats may use meadows and grasslands for forage for invertebrate prey and seeds or other plant parts. Birds of prey, song birds and even the American peregrine falcon may use these areas to hunt.

Aspen Woodlands. Patches of aspen throughout the area provide habitat for a variety of bird species. These include the broad-tailed humming bird, northern flicker, hairy woodpecker, downy woodpecker, red-naped sapsucker, western wood-pewee, cordilleran flycatcher, plumbeous vireo, warbling vireo, tree swallow, hermit thrush, violet-green swallow, mountain chickadee, white-breasted nuthatch, house wren, American robin, mountain bluebird, western bluebird, western tanager, chipping sparrow, and dark-eyed junco.

Coniferous forests. Cassin's finch nests and forages almost exclusively in montane and subalpine conifers, such as the scattered clumps of stands of Douglas-fir within Bonanza Flat. The brown-capped rosy finch, may occur in winter as flocks moving from alpine cliffs to lower elevations in search for milder conditions and more available foods. There are also a variety of species potentially occurring in these habitats previously listed above as occurring stands of quaking aspen. Additional species primarily associated with conifers are the Hammond's flycatcher, brown creeper, red-breasted nuthatch, yellow-rumped warbler and red crossbill. Additional species probably limited to the highest and largest conifer stands include the olive-sided flycatcher and Steller's jay.

Rocky Mountain Elk

Bonanza Flat is considered critical year round habitat for elk, which are commonly spotted throughout mountainous regions in Utah. Mountain meadows and forests provide the foraging grounds and shelter necessary for the elk to successfully withstand seasonal changes. Elk are grazers with their diet typically consisting of grasses, forbs, woody plants and mushrooms. Elk are gregarious animals and, as such, often gather into large nursery bands of cows and calves in early summer. During this time, it is common to see groups of several hundred elk.

Within a few weeks those nursery bands disperse into smaller groups across the summer range. Breeding season follows in the fall, during which time males emit loud vocalizations, called bugles, which keep females in a group and warn other males to stay away. Females go on to seek solitude in the spring months to look after the calves. Despite elk having been one of the most common game animals in Utah prior to

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settlement times unrestricted hunting had become a threat to them by 1900. Due to limits put in place, the elk population of Utah now rests at a healthy 81,000 statewide. However, new threats face the elk population. Uncontrolled use of ATV's can cause damage to elk habitat and disturbance to elk during critical phases of their life cycle. Shed antler gathering and the associated human disturbance on crucial winter ranges, especially with the use of ATV's and snowmobiles, can cause undue stress on elk during a time when they must conserve energy.

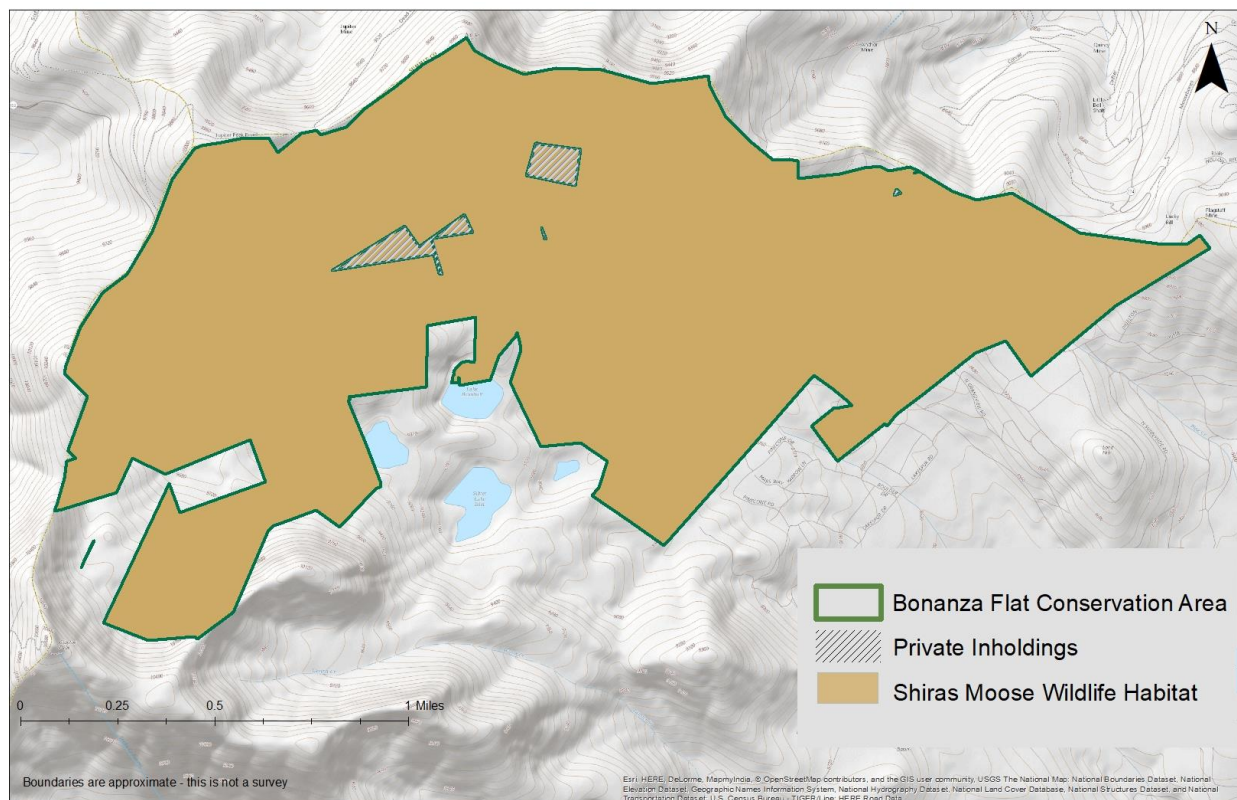
CONSERVATION VALUE THREATS

- Habitat Fragmentation
- Urbanization
- Invasive Weeds
- Fire Suppression
- Harassment through Human Pursuit:
 - Motorized Recreation
 - Hunting

HABITAT REQUIREMENTS

- Conifer Forests
- Aspen Forests
- Wet Meadows
- Mountain Brush
- Shrubs-Forms-Grasses Natural Communities

Shiras Moose





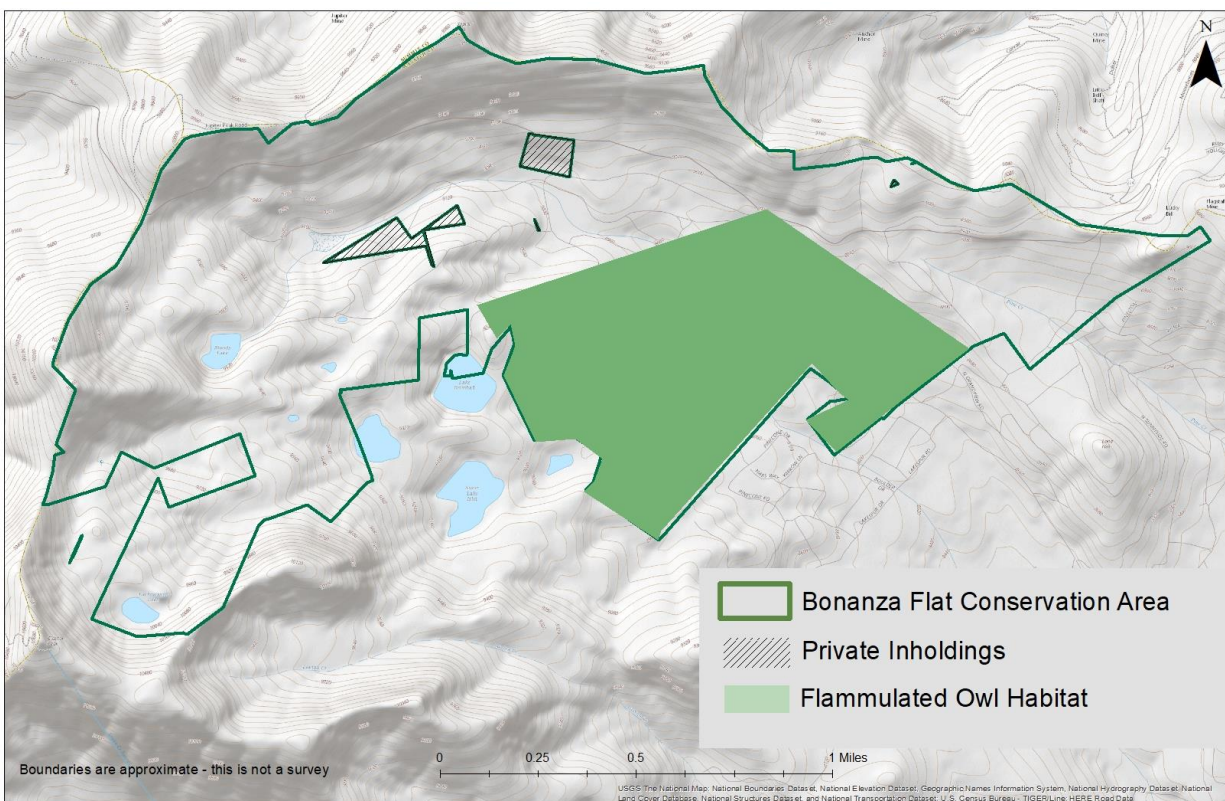
Bonanza Flat is considered critical year round habitat for the Shiras Moose, the subspecies of moose found in Utah. The primary limiting factor for moose in Utah and across their range is the availability of suitable habitat but the presence of ponds, wet meadows and riparian habitat found at Bonanza Flat is perfect for moose. Habitat fragmentation, the natural evolution of mid successional vegetative communities, and climate change present some of the greatest challenges to protecting this species in Utah. The diversity of vegetation

found on Bonanza due in part to the watershed and snow shed value it serves, provides for both transient and permanent habitat for moose.

Moose rely on woody deciduous vegetation for much of their diet, but plants like Mountain mahogany which remains green throughout the winter months also provide for foraging. They tend to be found in the same areas as mule deer, elk, and to a lesser extent, the mountain goat.

Although moose are susceptible to a wide variety of viral, bacterial and parasitic diseases, predators such as Black Bear and Mountain Lion in addition to auto collisions causing their death, are also a major problem. There are numerous issues involved in the proper protection of moose including habitat loss, competition, disease, poaching, predators, human interactions, wilderness management, transplants, and hunting.

HABITAT VALUES	CONSERVATION VALUE THREATS
- Wet Meadows & Ponds - Riparian Habitat - Conifer Forest, providing thermoregulation - Transient & Permanent Habitat - Critical Year Round	- Habitat Fragmentation - Climate Change and Successional Vegetative Changes - Harassment through Human Pursuit; • Dogs • Motorized Recreation

Flammulated Owl

Bonanza Flat is considered home to the flammulated Owl, a species whose population is declining in certain areas. These cavity nesters are migratory and insectivorous - a unique set of characteristics in a small forest owl, rendering its type sensitive to forest management and climate change impacts.

This species migrates from its wintering grounds in central Mexico, the highlands of Central America, and coastal California to its breeding grounds across western North America. Bonanza Flat is located in an area considered to be prime location for breeding of the flammulated owl, which are strictly nocturnal animals, due to its open pine forests in this mountainous region. This species

prefers cool and fairly dry zones and in some cases favors groves of aspen.

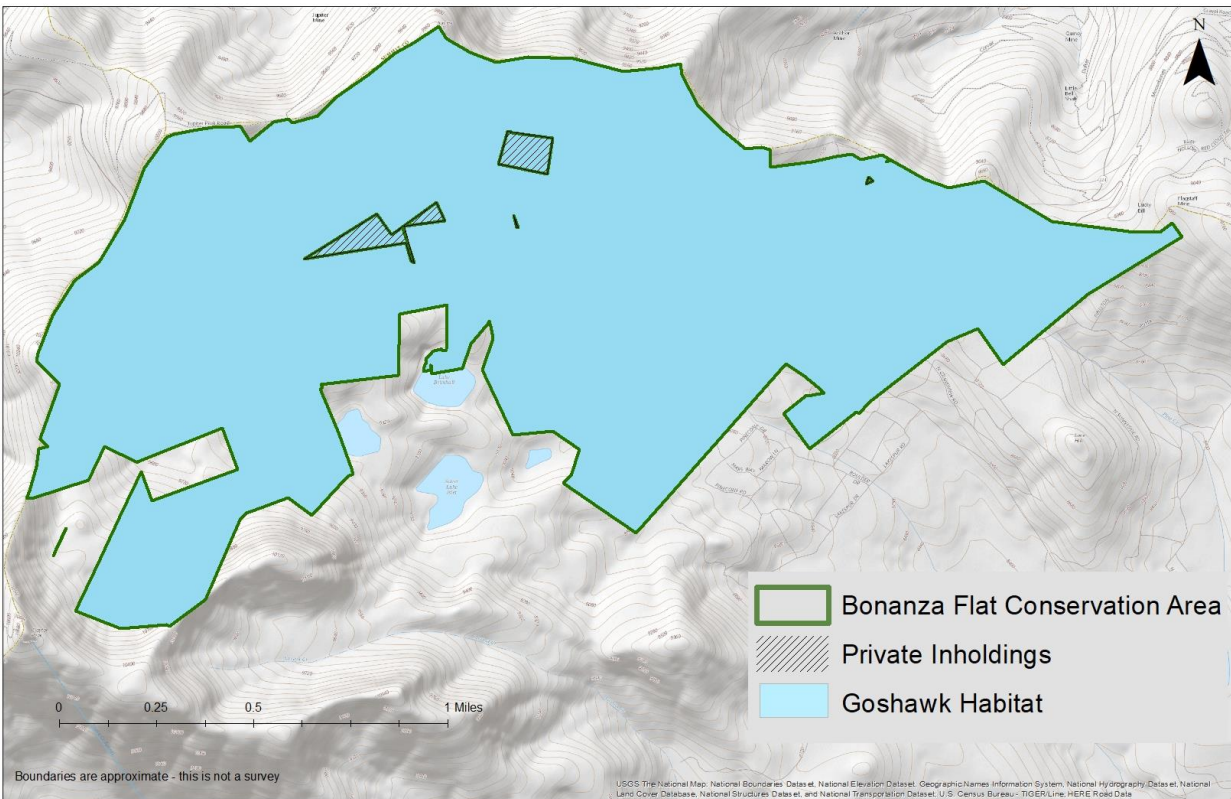
The flammulated owl feeds almost entirely on insects, especially moths, beetles, and crickets but also eats spiders, centipedes, scorpions, and other arthropods.

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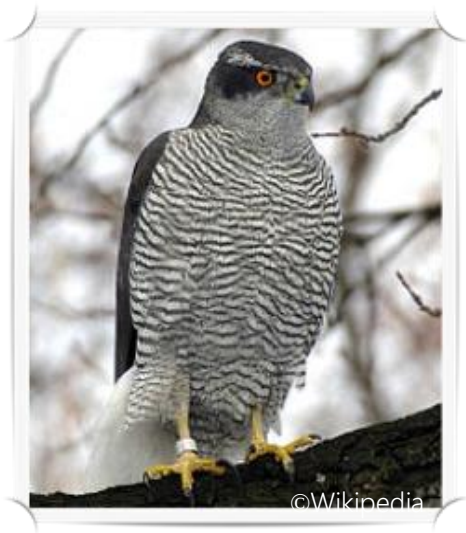
As virtually nothing is known about its range, habitat, or diet in winter, Bonanza Flat offers the opportunity to gain more of an insight into how the flammulated owl behaves.



Northern Goshawk



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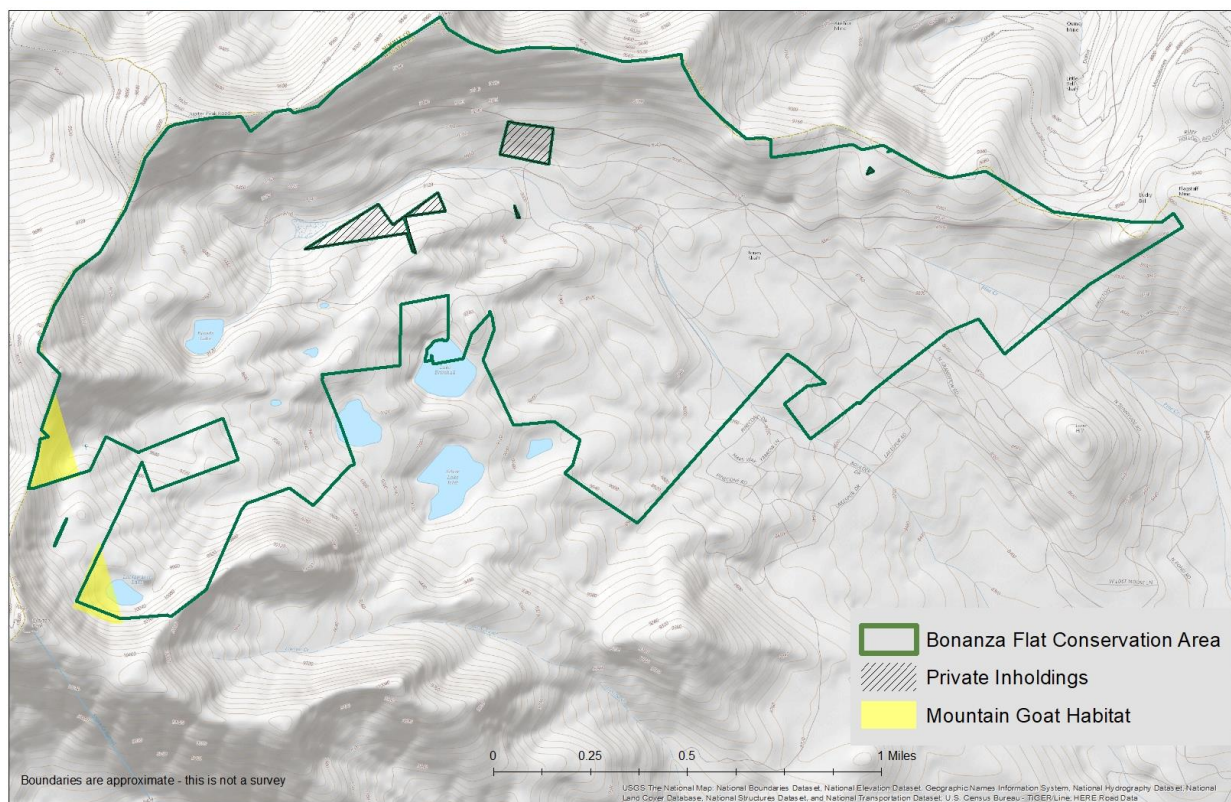
Bonanza Flat is considered critical year round habitat for the northern goshawk despite occasionally heading south in winter months.

Early records indicate that the northern goshawk was an uncommon permanent resident in Utah, primarily found in montane conifer and quaking aspen throughout the state. Although now a permanent resident throughout the state of Utah, the northern goshawk remains uncommon here. The species is classified as CS, meaning it is a species receiving special management under a Conservation Agreement in order to preclude the need for Federal listing.

The northern goshawk nests in a wide range of forested habitats and most of the 421 known nests located statewide occur in mid-elevation (6,000 ft.) to high-elevation (10,000 ft.) sites. Northern goshawks nest in mature to old forests with relatively large trees, high canopy closure, sparse ground cover and open understories. Nests are often located near the bottom of moderately steep slopes, close to water, and often adjacent to a canopy break.

Bonanza Flat provides prey for the northern goshawk as it cruises through low forest trees to hunt for rabbits, squirrels and birds such as woodpeckers, robins, grouse, or jays.

HABITAT VALUES	CONSERVATION VALUE THREATS
- Aspen Forest - Conifer Forest - Wet Meadows - Ponds	- Deforestation & Timber Harvest - Climate Change - Habitat Fragmentation - Fire Suppression - Insect & Disease Outbreak - Competition & Predation - History of Conservation Effort

Mountain Goat

The mountain goat was likely native to Utah in the past, but it did not occur in the state during recent times until the late 1960s, when the species was first re-introduced to the mouth of Little Cottonwood Canyon. Today, this species calls Bonanza Flat its home.



Mountain goats prefer extremely steep and rugged areas above the timberline, and are excellent rock climbers. They typically migrate to lower elevations in the winter, but can still be up to 12,000 feet - not too different to their preferred summer elevation of up to 13,000 feet.

In general, summer diets are typically dominated by succulent grasses and forbs. Like many

ungulates, mountain goats put on weight and fat reserves during the spring and summer months for use during winter when their diets may include a much higher browse or shrub component, and may even include Ponderosa pine, lodgepole pine, or alpine fir.

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Mountain goats are adapted to live in the highest, coldest, snowiest and most precipitous reaches of our classic western mountain ranges, which, Bonanza Flat offers throughout most seasons in Utah.

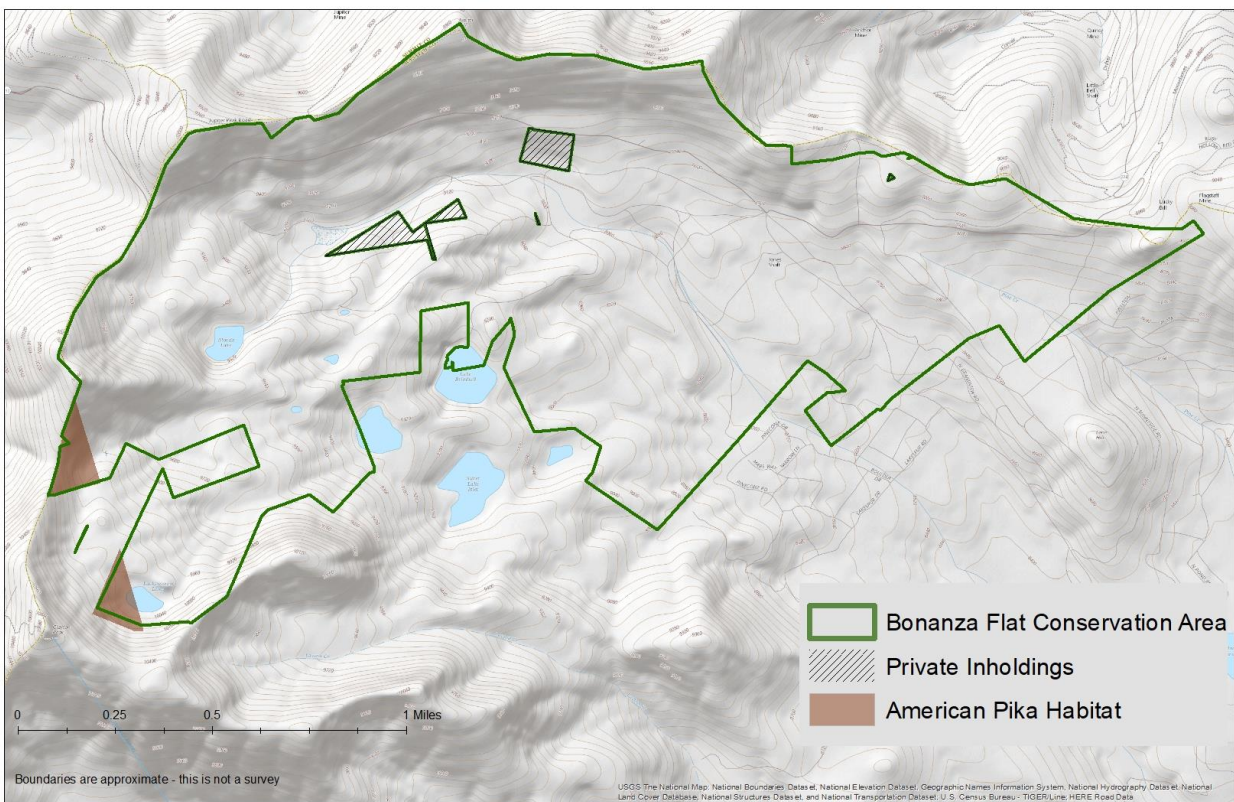
HABITAT VALUES

- High Elevation
- Alpine Environment
- Ridges & Cliffs
- Intermediate Slopes
- Mineral Licks

CONSERVATION VALUE THREATS

- Habitat Fragmentation
- Climate Change and Successional Vegetative Changes

American Pika

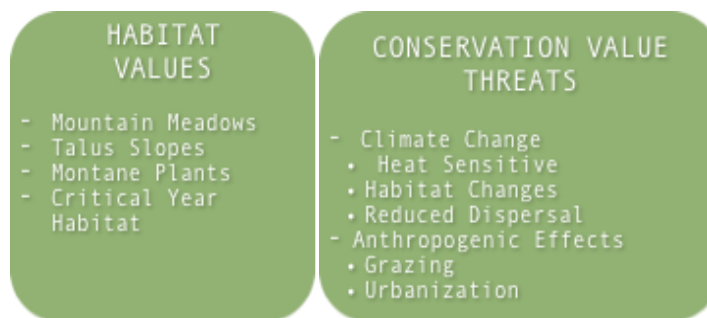




As a high mountainous area of Utah, Bonanza Flat provides home to the American Pika, where it prefers to remain above the tree line on rocky slopes. Pikas are active during the day throughout the year, but may remain under cover during hot days. Although it is primarily found in talus fields, the American pika is occasionally found in piles of broken rock and man-made substrate such as mine tailings or piles of scrap lumber.

The American pika is an herbivore that eats grasses, sedges, and other types of vegetation. Food is often gathered during the summer and fall and stored for the winter. They meet most of their water needs through consumed plant material, but also use available drinking water.

Global warming is one of the biggest threats that the American Pika faces today. Rising temperatures prevent the species from being able to inhabit certain areas, prevent them from midday foraging therefore precluding them from gaining sufficient body mass, diminishing their much loved snow packs, altering precipitin and therefore changing surrounding vegetation, affecting meadows, reducing permafrost and making the pika more susceptible to predators. In addition to climate change, livestock grazing in the meadows that surround pika habitat may cause negative impacts by trampling vegetation important for the species and by facilitating the invasion of exotic plant species.



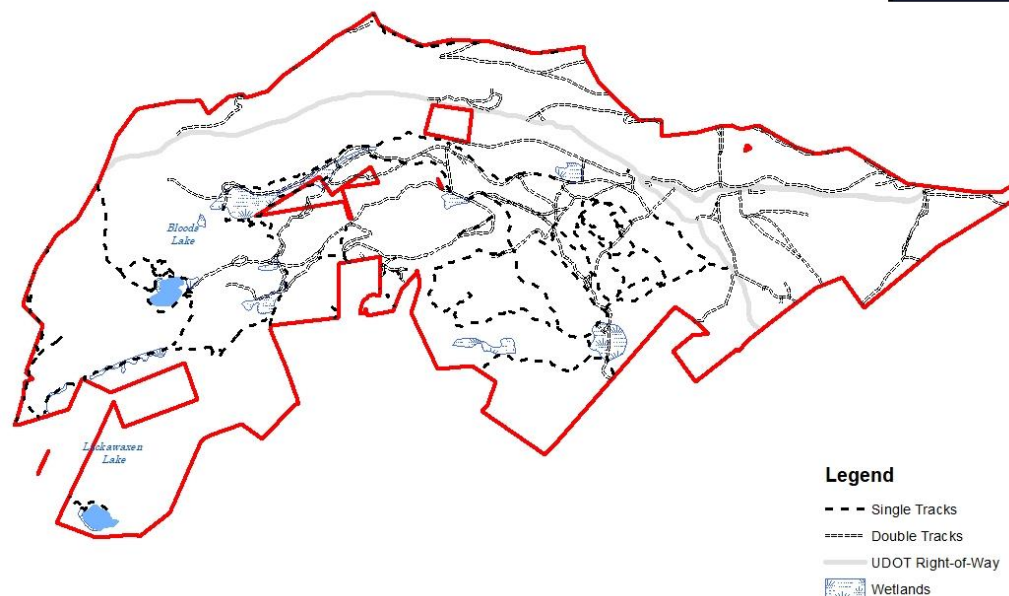
Wildlife Conservation Value Trajectory

Overall the Property likely provides resources for many other species of wildlife including songbirds and other migratory bird species and invertebrates. Invertebrates are important ecological elements on the Property as they support other wildlife species, interact with vegetation, link vegetation and wildlife, function in decomposition, and connect other ecological elements in nutrient cycles and energy transfers. In the Spring of 2018, Utah Open Lands will lead additional wildlife surveys of the Bonanza Flat area to continue further supplement ecological data collected on the property. Fracturing landscapes with additional roads or fragmenting the land through improper placement of trails and degrees of trail use and types of use will conflict with certain wildlife values. Providing long site lines for trails in areas of dense vegetation reduce human/wildlife conflicts.

Recreational Analysis

Empirical data collected on site demonstrates two high use areas and several lesser used areas as well as relatively pristine places on the property. In addition to empirical data, UOL also conducted a public survey. This public survey revealed supporting evidence with respect to uses and areas encountering the greatest density of use to the empirical data. High use areas are additionally impacted due to a lack of management, lack of adequate facilities, and un-functional, social single and double track trails. Continued use without management, adequate facilities and functional trail networks is unsustainable.

**Bonanza Flat Conservation Area
Man-Made Single and Double Tracks**



Hiking

According to survey responses, the land is primarily used for hiking, with over 82% of Bonanza Flat visitors using it currently for this purpose. Although a passive form of recreation, trails being established and utilized by the general public are not sustainably made and are plagued with erosion, such as those on the ridgeline leading up to peak 10,420.

Trails leading to Bloods' Lake are also continuing to widen due to large groups walking side by side. According to general observations performed by PCMC, webs of trails have become established from heavy use and new trails continue to spread out over the property due to high numbers in visitors throughout Summer 2017.

The recreation use most associated with Bonanza Flat is hiking. The hike to Bloods and Lackawaxen Lakes are popular with almost 300 visitors on any given day to Bloods Lake. The ability to access Clayton Peak and 10420 peak from Bonanza Flat is popular as well. All hiking trails to all destinations suffer from the social nature in which they were created and would benefit from trail design that is intentional. In some instances, cross jurisdictional planning will be necessary to create a hiking recreational experience to certain destinations, like Claytons Peak. Restroom facilities will be needed to accommodate this continued use without impacts to the watershed, recreational enjoyment and land health.

Times of visits ranged from an earliest recorded time of 4.35am and the latest recorded travel time on the road of 11.43pm.



ANSWER CHOICES	RESPONSES	
Hiking/Trail running	82.88%	1,026
Mountain biking	52.34%	648
Cross-country skiing	21.16%	262
Snowshoeing	19.14%	237
Camping	13.33%	165
Horseback riding	1.62%	20
Group events	5.01%	62
Hunting	3.88%	48
Riding motorized vehicles	9.77%	121
Dog walking	31.83%	394
Other (please specify)	21.81%	270
Total Respondents: 1,238		

Biking

Approximately 50% of survey participants noted that they used the area for mountain biking. Fox n' Rox bike shuttle company has made observed trips to Guardsman Pass frequently in addition to other shuttle companies and private parties of mountain bikers.

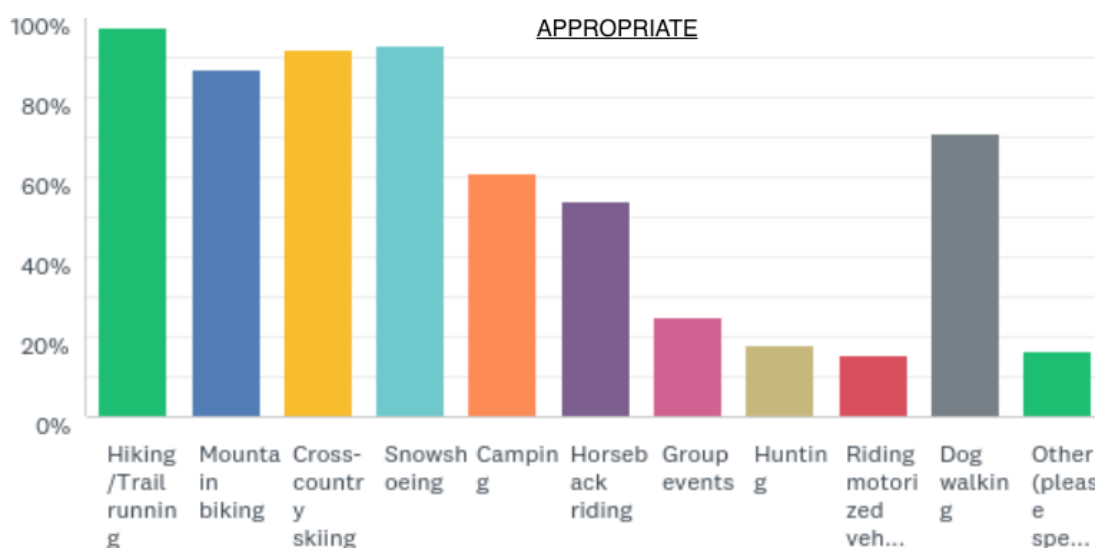
Mountain biking, though accessed primarily from Guardsman's Pass and Empire Pass

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is not found as extensively through the rest of the property and mountain biking use appears mainly as connection points though one area to another. There is an area with defined mountain biking trails on the east south east area of the property. Road biking is extremely popular, and this use too stems from connections off the property. Recreational access and in particular parking on road ways create significant safety issues for this recreational pursuit.

According to survey responses:

- Mountain biking was marked as an acceptable form of recreation on the land by 87% of survey participants
- Mountain biking also received some opposing comments on social media, such as, "By adding mountain biking to the list of uses you will be significantly disturbing the already stressed wild life."



Dog Walking

According to survey responses and empirical data;

With three trail counters installed by the edge of the property, by 10,420 and by Bloods Lake, weekday usage averaged;

- 282 visitors
- 37 dogs

Weekends increased by almost 40 visitors and dogs remaining the same.

Survey results show that approximately 32% of respondents use the land to walk their dog.

- 49.5% are residents from Park City
- 33.2% are residents from Salt Lake County
- 12.7% are residents from Wasatch County



Dog walking and dog swimming are also high use activities observed on the property. Bloods lake is far and away the highest use destination for this activity. The health of this recreational activity in particular is in jeopardy and care needs to be taken to educate and ensure best use practices. Dog waste is already at unsustainable levels and is not being properly removed. Signage encouraging proper waste removal has been vandalized. Domestic dogs pose threats to the conservation values of the Property. Both on and off leash, they have the potential to diminish the

natural value of the area. Dogs affect wild animals by flushing, chasing, trampling, killing, transmitting disease organisms, and reducing vegetation cover. They also make new trails and trample sensitive vegetation in wet meadows and riparian communities as well as the aquatic vegetation within ponds and streams. Designated areas for this popular recreational activity should be adopted and education regarding impacts from our canine friends is necessary, partnering with groups interested in maintaining access for dogs and especially off leash dogs to broaden educational outreach is critical.

Camping



We can see from the photograph below that even during the week, parking on Guardsman Pass indicates high numbers of people utilizing the land. On 8/5/17, the number of vehicles counted at Guardsman Pass were 46. Several cars parked in and around the area were observed to have set up camping chairs to enjoy the views. The Quarry area has also been noted to be an area of interest to campers, with evidence of cars spotted overnight and campfire pits having been constructed. Fire rings were not

only spotted at the Quarry and Bloods Lake but also a limited amount were also found at Lake Lackawaxen. The latter area had been well preserved according to PCMC, with little trash left behind, however, scrap and burnt wood were left behind in other areas. It is of vital importance to note the fire hazard that campfire rings present in terms of wild fire potential and wildlife and vegetation types found on the property that are heat sensitive.

Camping is occurring on the property. Camping, similar to popular hiking destinations and dog walking destinations, is occurring in high use areas thereby exacerbating waste removal issues. Insufficient facilities for human waste treatment combined with a lack of awareness and user groups not practicing leave no trace principles renders this recreational use untenable for the area without proper recreational infrastructure. It is already at unsustainable rates. If camping is an allowed use designation of actual sites with waste facilities will need to be provided. Camping adjacent to waterways impacts watershed, wildlife and other recreational uses. Fires in unregulated areas pose extreme fire danger and several campfire rings were observed near Bloods Lake.

Horseback Riding

Horseback riding occurs in limited ways on the property and emanates mainly from the Wasatch Mountain State Park area although a horse trailer was observed in the quarry area. Steep, winding access roads are a primary limiting factor for this recreational use. Ideally to reduce the spread of noxious weeds horse owners utilizing weed free hay prior to entering the area would represent the best stewardship. The degree of this use is not substantial enough to create dramatic conflicts, however, trail design taking into account this recreational use would be a valuable component of any trail design. Wildlife conflicts are less than other types of recreational uses, but conflicts with other recreational user groups is possible.

Snowshoeing & Backcountry Skiing



Similar to hiking this winter recreational use is popular at Bonanza Flat. As a winter-time human powered activity, this use encounters the least amount of conflicts with other conservation values including other recreational user groups.

Bonanza Flat is an access point for backcountry skiing and also serves as a destination from adjacent commercial ski areas. Brighton and Alta and Vail

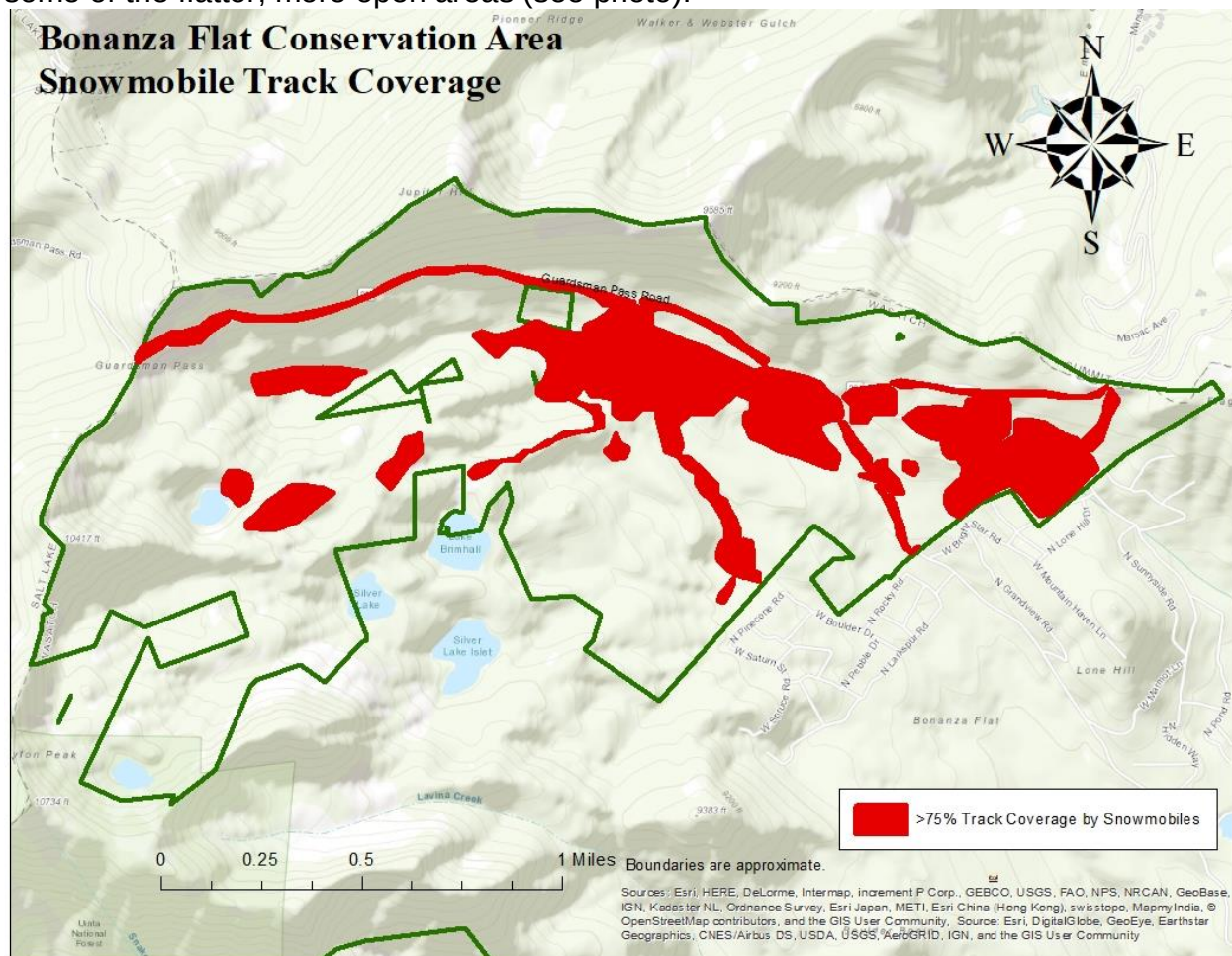
Resorts all have designated backcountry gates which inform users of risks associated with avalanche danger outside of formal ski area boundaries. This use provides little conflict with other recreational uses, though lack of waste facilities impact watershed values.

Paragliding & Hang Gliding

Jupiter Peak is a known, but not extremely used destination for paragliders and hang gliders. Wind currents fluctuate more unpredictably than in similar spots that are popular destinations for this recreational use like the Point of the Mountain in the Salt Lake valley. Due to infrequent use of this area and the relative expertise needed for this non-motorized recreational use it is not seen as dramatically impactful, however unpredictable landing and subsequent bush-whacking through sensitive vegetative areas is possible and should be monitored to ensure that damage to sensitive species is mitigated and this use should be adjusted accordingly.

Snowmobiling:

Snowmobile use on Bonanza Flat was documented as the most substantial wintertime human use on the property. While there are gates in place to restrict rubber tire access to Bonanza Flat from all directions, individuals obtain gate keys which then provide access. Centrally located for snowmobilers from all over the Wasatch Front and the Wasatch Back, there is parking of trailers and motor vehicles along the roadways at Bonanza Flat. As of February 2018, snowmobile tracks cover over 75% (see map) of some of the flatter, more open areas (see photo).



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Photo: Wet Meadow area with over 90% Snowmobile Track Cover



In some locations, there is effectively no untracked snow by snowmobiles after a single weekend of use.

Snowmobiling is the only use that has been observed in consistent quantity and density on all property visits by UOL. Each visit has yielded more snowmobiles left on site than the last, and documented usage has increased in tandem. This increase has been tied to an increase in snowfall and base snowpack during the season. While there is certainly snowmobile use strictly as a means of access (particularly towards adjacent land), there is clear snowmobile use that is entirely recreational. The “travel” use occurs in select areas, directly linking from the center of Bonanza, where many vehicles park. High travel areas spread multi-directionally from the center of Bonanza towards adjacent, privately and publicly owned properties and also towards adjacent private properties to the southeast of Bonanza Flat. Recreational use encompasses a vast majority of the property in an undefined and unregulated manner. UOL visits have documented snowmobiles running up and down hillsides, on and off of right of ways from the southeastern corner of the property near adjacent properties through the northwestern areas near Guardsman pass, down to the Bloods Lake, and spread throughout numerous parts of the property. A low estimation model ((average

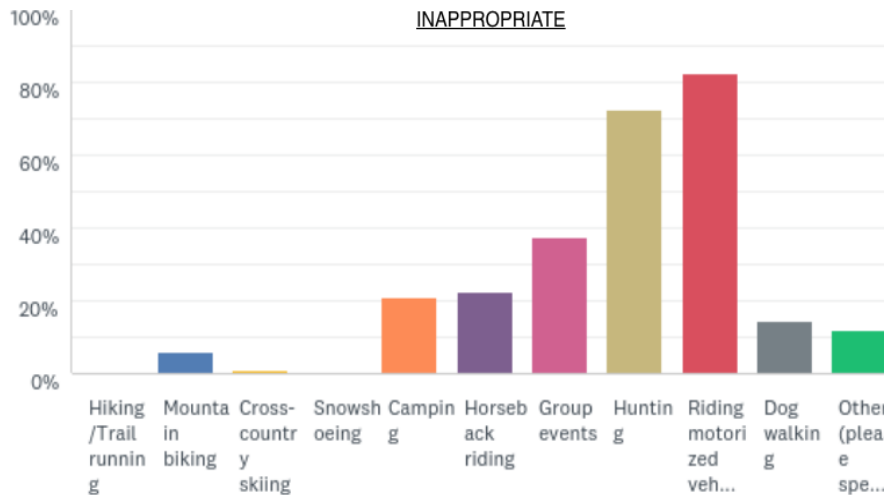
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snowmobiles recorded / weeks recorded) x weeks) of use predicts that there has been over 1800 cumulative days of recorded individual snowmobile use (1 day of use = 1 snowmobile using property within a 24-hour period) on Bonanza Flat from the beginning of UOL winter monitoring on November 29, 2017, through February 2018. This brings us to an average of over 26 snowmobiles using Bonanza each day.

Snowmobiling thruway access on Bonanza Flat takes two forms. Access to Pine Canyon, within the jurisdiction of Wasatch Mountain State Park, and Snake Creek Canyon, within Wasatch Mountain State Park, are destination areas for recreational snowmobiling. The private property nature of Bonanza Flat indicates that snowmobiling in Bonanza is a byproduct of a lack of access to both Pine Canyon and Snake Creek Canyon from the Wasatch County side. Snowmobiles seeking to access Pine Canyon or Snake Creek Canyon must be shuttled up Big Cottonwood Canyon or S.R. 224 on the Park City side up towards Empire Pass to then access Pine Canyon. Though recreational snowmobiling does occur on Bonanza Flat the majority concern provided to Utah Open Lands is for travel routes to adjacent private lands, Pine Canyon and Snake Creek Canyon. Degrees and types of use become an important refinement when dealing with this use. Designated corridors and existing public roadways will lessen conflicts with other recreational uses, reduce watershed impacts to open water, riparian areas and wet meadows and reduce waste which is generated from lost parts, stuck vehicles that aren't retrieved until summer and machine parts which are never removed and remain after the snow melts. Machines that are not in sound working order create additional impacts, especially to water quality and should be prohibited. Conflicts also exist between recreational user groups and values of solitude and wildlife. Designating access corridors and restricting snowmobile use to designated right of ways will provide UOL with the ability to monitor this use through the winter providing a broader understanding of conditions. UOL met with the Utah Snowmobile Association to better understand their needs and current use of Bonanza Flat and were told their main consideration is to have access through the property.

On top of snowmobile use on the property, snowmobile storage has exceeded 88 documented weeks of "individual snowmobile" storage, at a minimum. There have been 26 individual snowmobiles noted on site, and this does not include the number of snowmobiles that are likely being stored in the 10 snowmobile trailers that have also been left on site. This on-site storage has resulted in documented access conflicts between users and the landowner. On numerous occasions landowner gate locks were cut and chains removed. Also a regularly locked gate was left open to allow unfettered access.

Nothing in this report should be misconstrued to imply that generally snowmobiles have a greater impact than other uses, as all uses have impacts. Also, Utah Open Lands has been a strong supporter of snowmobiles and ensured it was included as a permitted use in the Snake Creek Canyon conservation easements. However, based on observations throughout the winter it is clear that at Bonanza Flat snowmobiles not only are having the most impact, some users are causing significant conflicts such as the above noted lock cutting, snowmobile storage on the property and leaving gates open.



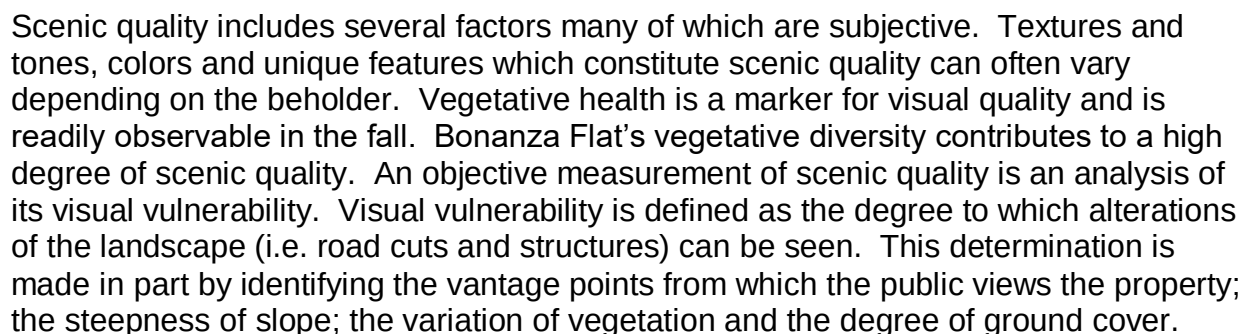
Recreational Conservation Value Trajectory

Some recreational users will have greater conflicts with other recreational users and other conservation values. Higher impact recreational uses include motorized use and dog walking. Mountain biking has the potential to affect wildlife and other user groups depending on trail design and designations. Trail connections to other jurisdictions and additional trailheads both on Bonanza Flat and on adjacent properties will aid significantly in increasing recreational values and experience. Overall, the sustainability for recreational uses is dependent upon moving the Guardsman pass and Empire pass social parking to a location, preferably the quarry area that is upgraded with restroom facilities and adequate parking. A comprehensive trail system which considers a relocation or rerouting of existing social paths that are currently functioning in a failed capacity will be necessary. Additionally, consideration should be given to wildlife viewing and scenic viewing as these passive recreational pursuits are particularly suited for Bonanza Flat.

Scenic Analysis

The expansive and unbroken views of the Property from designated state and local public roads are of high value. The property has a high degree of visual vulnerability due to the vegetative structure which includes wildflower meadows and aspen forests in close proximity to public roads. The Park City planning goals have long included the preservation of the City's entry corridors and this property is one of the more travelled scenic drives along the Wasatch front and back. These corridors serve to provide a sense of place and provide distinction for the mountain resort character.

The Property in its entirety is primarily viewed from travelers on S.R. 224 and S.R. 190 and Guardsman Pass. The property is also a primary viewshed from the adjacent Park City Mountain and Deer Valley Resorts. Views from various locations on the property itself provide unique mountain vista experiences that are unparalleled. A view of the Midway and Heber Valley and distant Deer Creek Reservoir is dramatic both at Empire Pass and the Quarry.



Scenic Conservation Value Trajectory

Bonanza Flat's scenic vulnerability determinations vary based on the aforementioned values. Additionally, disturbed ground, trail cuts on steep slopes or structures placed in highly visible areas detract from the scenic character of the property.

Mining Heritage & Hazard Analysis

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The lands in Bonanza Flat are mining lands which basically means that ownership of the land has its origin defined by mining claims. The Bonanza Flat Land consists of over 100 mining claims each of varying shapes and sizes. Generally, a mining claim consists of a rectangle 1,500 feet long and 600 feet wide. There is a place within the claim where a discovery has been made. This is the point at which any prudent man would spend money to further develop the claim to generate wealth. It is an improvement on the claim which helps solidify the ownership through the patent process with the federal government. These discovery points are generally what are now seen as mine features or hazards. They are generally shafts which are vertical “holes” in the ground of varying dimensions. There are also tunnels or declines into the ground. These are more or less horizontal features but serve the same purpose as discovery shafts.

Some of the claims were located and patented over 100 years ago. For the most part, due to the geology of the area there were no significant mining operations on or within the Bonanza Flat area. Two prominent historic features are located on Bonanza Flat. The Jones Shaft and the West Quincy Shaft.

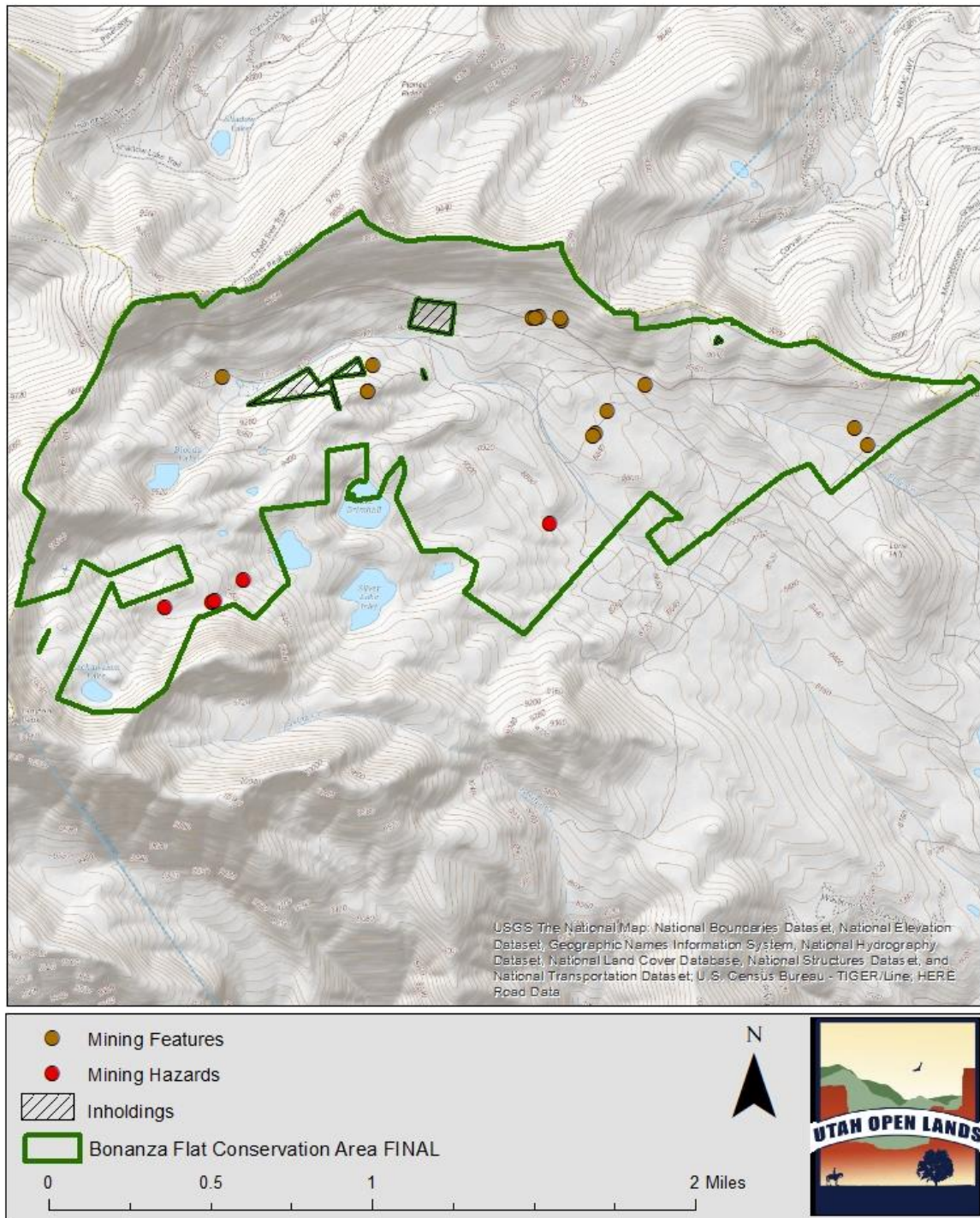
The Jones Shaft is located in the east-central and lower part of Bonanza Flat. The shaft was a prominent feature until about 2005 when it caved in. There was an open hole with vertical rock walls extending several hundred feet into the ground. It has been stated that the mineralization associated with this shaft was discovered during logging operations. A log became wedged against a rock and when freed from the rock revealed that the rock was solid galena. After caving it, the shaft was filled with the waste dump adjacent to the shaft. The site has since been developed into a recreation facility by the former owners. It should be noted that the area around the Jones Shaft, particularly downstream of the Jones Shaft has the potential to be contaminated with metal. This is due to the proximity of the metal bearing materials to the surface and the manner in which the shaft surface area was developed for use. There has not been a characterization study done on the area and no formal remediation efforts have been undertaken.

The West Quincy Shaft is located just over the ridge from Park City and close to the main highway 224. For decades it was nothing more than a mine dump. The shaft location was not noticeable. In about 2005, developers of the Flagstaff/Empire Pass Project in Park City needed a place to put their development waste. It was decided to use the already disturbed area around, over and adjacent to the West Quincy Shaft as a disposal area. It is not being used for this purpose at this time. It has undergone restoration work including re-contouring and revegetation. However, the efforts have fallen short of what would be required. Basically, what has been done is not adequate.

There are also other mining features on the property including dirt and debris piles, filled in tunnels and other disturbances.

Mining Hazards

**Bonanza Flat Conservation Area
Mining Features and Hazards Map**



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There were three known open shafts on the property that represent true mine hazards. Since these have been located Park City has been in the process of filling and closing them. There is another potential hazard near Guardsman's Pass road just up the road from the girl scout camp intersection. It appears to be an old mine shaft that has collapsed. The sides of the hole are steep. It is recommended that this be filled in. It could present a dangerous situation for someone that goes to the bottom of the hole and the added weight causes the shaft to cave in even more pulling the person into the ground.



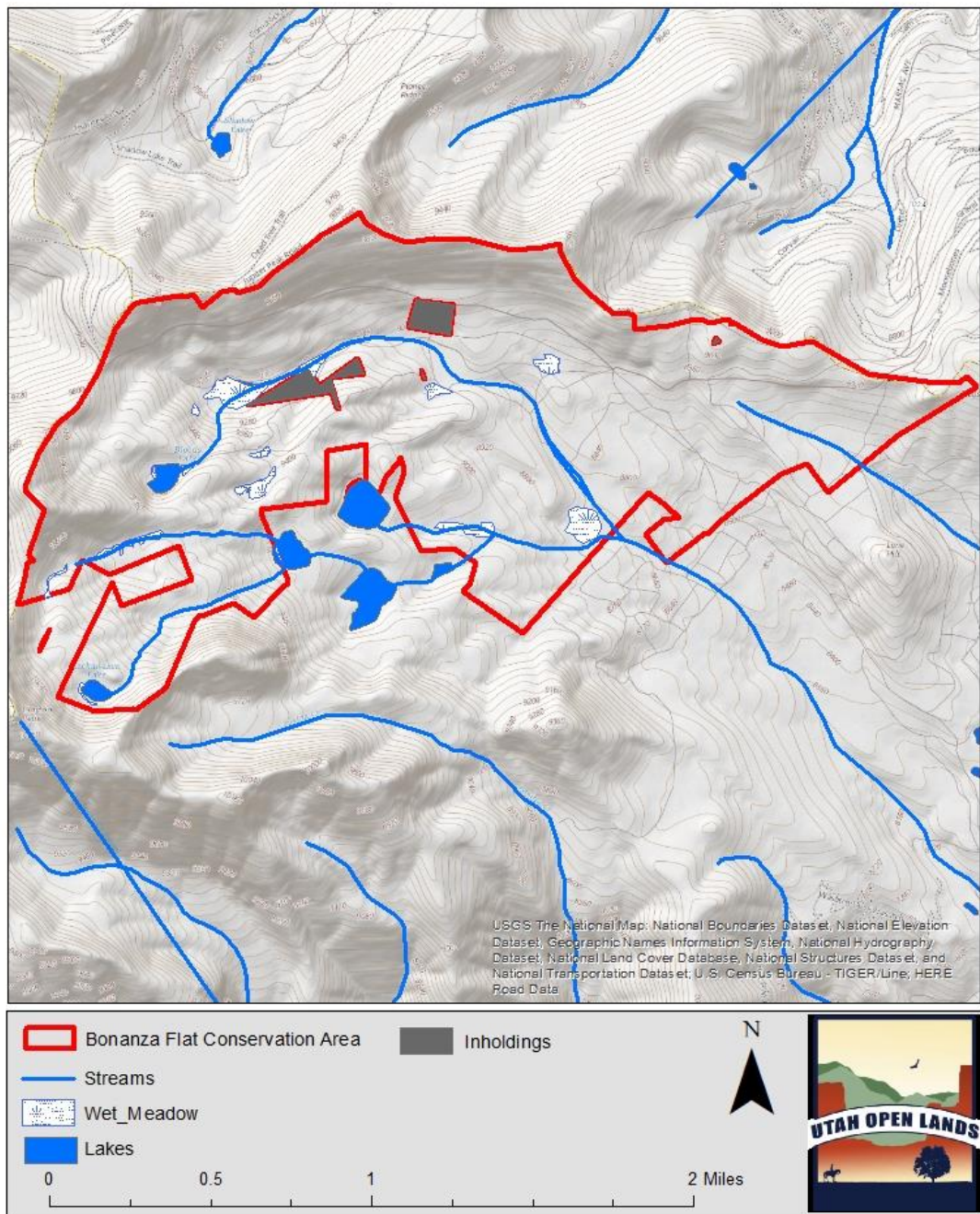
From left to right: Mining hazard, mining feature above and adjacent to Guardsman Pass Road and feature next to the former Jones Shaft.

Water Resources

Bonanza Flat has abundant water resources including several prominent lakes which are popular scenic destinations including Bloods Lake and Lake Lackawaxen, numerous perennial and intermittent streams and wetlands.

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Water Resources Map Bonanza Flat Conservation Area



The accumulation of snow on Bonanza Flat during the winter is profound. Snow accumulation has been measured at 9 feet in March in the meadow below Lake Brimhall. All of the lakes in Bonanza Flat are glacial lakes. They would exist whether or not improvements had been made to the natural embankment structures to increase storage. Establishment of the dam structures has complicated the use of the water flowing from the lakes and detracts from the natural setting of the lakes.

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There are no constructed waterways on Bonanza Flat. Water flows from every lake or wetland on Bonanza Flat in poorly defined channels or across the surface of the ground in features that lack definition. In the spring these features are abundantly full of water which rapidly decreases in flow and dissipates by mid-summer. Most of the water accumulates in a channel way along the south side of the property and flows through all the way to Midway.

A better study of the water flow on Bonanza may be made in the spring or as soon as access is possible. This may help define wetlands or wet areas that should be protected from hikers or mountain bikers.

Blood's Lake, formerly known as Judge's Lake, is located in the western edge of the property almost due west of Lake Brimhall. The lake has a dam in the drainage leading from the lake. For decades a pipeline has carried water from the lake to the Girl Scout camp, the Daly West and at times the Ontario mine on the Ontario mine bench. It currently only supplies water to the Girl Scout camp or the Talisker Club facility near the Jones Shaft. The pipeline travels down the drainage from the lake then along and down the ridge to the main road to the Girl Scout camp. In the road, there is a tee off of the pipeline with a small pipeline going to the Talisker Club facility near the Jones Shaft.

The pipe then travels along the road and up the ridge to the north through Anchor or Judge Gap. At this point it enters a cinder block structure that holds a small fiberglass basin where the piped water goes to atmospheric pressure. The water then flows into a pipeline where it then runs in the road adjacent to the Anchor mine dump then along the ridge south of the Daly West mine. At one time it filled small wooden tanks near Lady Morgan Lake which supplied water to the Daly West Mine. The pipeline left the Daly West area and travelled to a large wooden water tank behind the Ontario Mine which was the supply for that mine.

It is not known when the dam was constructed at Judge or Blood's lake. It is a low earthen structure with a small spillway. The pipeline is shallow and buried in the dam. The condition of this pipeline outlet structure is not known. The state of Utah considers this a low risk dam feature.

Lake Brimhall is located partially in the Bonanza Flat Conservation Area. There is a dam on this lake that was ordered to be breached in the late 1980's by the Dam Safety division of the State Engineers office. Water now fills the lake to the bottom of the dam and flows out the breached structure or through imperfections in the lower reaches of the dam. There is a pipeline from the lake (not operational) that runs through the dam. It is not known when the dam was constructed. It is believed to have been improved in the late 1920's or early 1930's by adding stacked rock on the upstream and downstream faces of the dam. The Mining Company had an arrangement with Midway Irrigation Company whereby the Mine Company would periodically release water from the dam on behalf of Midway Irrigation Company. This arrangement dates back to the early 1900's. The path the pipeline follows as it leaves Lake Brimhall is not known.

Bloods Lake

The accumulation of snow on Bonanza Flat during the winter is profound. Snow accumulation has been measured at 9 feet in March in the meadow below Lake Brimhall.

Due west from Brimhall you can locate Bloods Lake, another glacial lake, on the edge of the property. The lake has a dam in the drainage leading from the lake. For decades a



pipeline has carried water from the lake to the Girl Scout camp, the Daly West and at times the Ontario mine on the Ontario mine bench. It currently only supplies water to the Girl Scout camp or the Talisker Club facility near the Jones Shaft.

The preservation of Bonanza Flat from development demonstrates how beyond contributing to trails, wildlife and the quality of life we enjoy, open space preservation is reducing our water and carbon footprint in addition to protecting snowsheds, watersheds and a natural carbon sink.

With prior development plans having already been approved, we know that

between 200-300 different types of units could have depended on approximately 60,000,000 gallons of water and used a total annual energy use of up to 875,000 kWh, producing about 600 tons of CO₂ as a result.

Water Quality Resources

Utah Open Lands has conducted water quality testing to date on both Blood's Lake and Lake Lackawaxen and efforts will continue on an ongoing basis. Measurements taken include water condition, water surface conditions, water clarity, water color, water odor,

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presence of dead fish, dissolved oxygen, turbidity, algal bloom and the presence of E. coli bacteria.

Data sheets and photos from the most recent testing efforts are shown below. E. coli results from subsequent testing on both lakes on Oct 29 were negative.

UWW Tier I Lake Data Sheet

Utah State University
WATER QUALITY EXTENSION

certified monitor name(s) Brian Sedgwick Tracy Sedgwick UWW ID # _____

site name Lake Larkawaken UWW site # _____

sample date 10-25-2017 sample time 13:00 (HH:MM military format)

Field Observations: mostly frozen
 _____ water condition 1 - calm 2 - ripples 3 - waves 4 - white caps
 _____ water surface 1 - clear 2 - scummy 3 - foamy 4 - natural debris 5 - trash 6 - sheen/oily
 _____ water clarity 1 - clear 2 - cloudy/milky 3 - turbid
 _____ water color 1 - Normal 2 - Abnormal 3 - Clear 4 - Brownish 5 - Greenish 6 - Reddish 7 - Blue 8 - Orange
 _____ water odor 1 - none 2 - oil 3 - sewage 4 - rotten egg 5 - fishy 6 - musty 7 - chlorine
 _____ dead fish 1 - none 2 - 1 to 3 3 - 4 to 10 4 - >10
 _____ 24h weather 1 - clear 2 - cloudy 3 - overcast 4 - light rain 5 - heavy rain 6 - snow

Comments: DO = 6 mg/L

Sampling Location: ☒ inshore ☐ dock/ Pier ☐ boat

11.1 air temperature (°C) 3.0 water temperature (°C) 5.0 pH

turbidity: Secchi depth >1 = 0.6 m total depth >1 = 0.6 (m) easily see tube bottom

Users of turbidity tubes: be sure to convert to meters from centimeters by dividing by 100 e.g. 10cm = 0.10m

Community Fishing Information

species caught (#): bluegill ☐ carp ☐ catfish ☐ bass ☐ wiper (hybrid) ☐ rainbow trout ☐
 other _____ cormorants observed Y/N _____ number of fisherpeople _____ hours spent fishing _____

Harmful Algal Bloom Monitoring (bi-monthly when possible)

algae observed in lake: Y/N ☒ types observed: 1 filamentous, 2 water column, 3 floating scum

harmful algae bloom suspected? Y/N _____ UWW contacted? Y/N _____

comments, including areas surveyed just grassy vegetation in lake

E. coli bacteria – Coliscan Easygel Method – Once a month May through Sept.

reading #1: [100 mL divided by sample size _____ mL] X _____ (colonies counted) = _____ cfu/100mL

reading #2: [100 mL divided by sample size _____ mL] X _____ (colonies counted) = _____ cfu/100mL

_____ incubation start Time _____ total hours _____ incubation temp

_____ average E. coli cfu / 100mL (if greater than 400 contact UWW) iDEXX method used Y/N _____

_____ hours sampling and traveling _____ miles traveled _____ # of participants _____ decontamination

extension.usu.edu/utahwaterwatch

(435)797-2580

waterquality@usu.edu

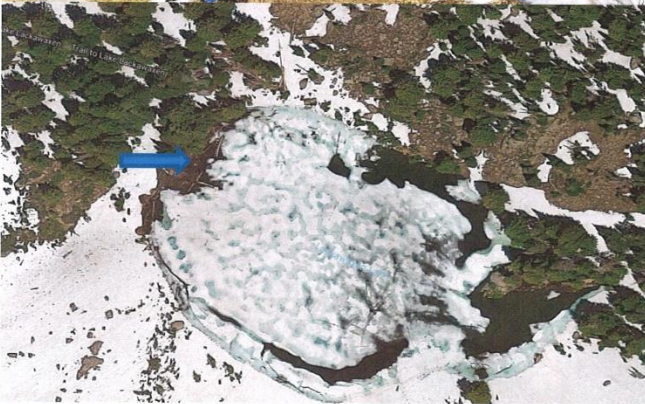
DRAFT



Sampling at Lackawaxen Lake on 10/29/2017. Lake frozen about 10 feet from shore



View from west side of Lackawaxen Lake looking east on 10/29/2017.



Blue arrow indicates approximate sample location at Lackawaxen Lake on 10/29/2017.

UWW Tier I Lake Data Sheet

Utah State University
WATER QUALITY EXTENSION

certified monitor name(s) Brian & Tracy Sedgwick UWW ID # _____
 site name Bloods Lake UWW site # _____
 sample date 10/25/17 sample time 14:00 (HH:MM military format)

Field Observations:

_____ water condition (1) calm 2 – ripples 3 – waves 4 – white caps
 _____ water surface (1) clear 2 – scummy 3 – foamy 4 – natural debris 5 – trash 6 – sheen/oily
 _____ water clarity (1) clear 2 – cloudy/milky 3 – turbid
 _____ water color 1 Normal _____ Abnormal 1 – Clear 2 – Brownish 3 – Greenish 4 – Reddish 5 – Blue 6 – Orange
 _____ water odor (1) none 2 – oil 3 – sewage 4 – rotten egg 5 – fishy 6 – musty 7 – chlorine
 _____ dead fish (1) none 2 – 1 to 3 3 – 4 to 10 4 – >10
 _____ Current Weather (1) clear 2 – cloudy 3 – overcast 4 – light rain 5 – heavy rain 6 – snow

Comments: DO = 6 mg/L

Sampling Location: ☒ inshore _____ dock/ Pier _____ boat

13.6 air temperature (°C) 4.9 water temperature (°C) 5.5 pH

turbidity: Secchi depth (3) = 0.6 m total depth (3) = 0.6 (m)

Users of turbidity tubes: be sure to convert to meters from centimeters by dividing by 100 e.g. 10cm = 0.10m

Community Fishing Information

N/A
 species caught (#): bluegill _____ carp _____ catfish _____ bass _____ wiper (hybrid) _____ rainbow trout _____
 other _____ cormorants observed Y/N _____ number of fisherpeople _____ hours spent fishing _____

Harmful Algal Bloom Monitoring (bi-monthly when possible)

algae observed in lake Y/N types observed: (1) filamentous, 2 water column, 3 floating scum

harmful algae bloom suspected? Y/N _____ UWW contacted? Y/N _____ @ bottom

comments, including areas surveyed _____

E. coli bacteria – Coliscan Easygel Method – Once a month May through Sept.

reading #1: [100 mL divided by sample size _____ mL] X _____ (colonies counted) = _____ cfu/100mL

reading #2: [100 mL divided by sample size _____ mL] X _____ (colonies counted) = _____ cfu/100mL

_____ incubation start Time _____ total hours _____ incubation temp

_____ average **E. coli** cfu / 100mL (if greater than 400 contact UWW) iDEXX method used Y/N

_____ hours sampling and traveling _____ miles traveled _____ # of participants _____ decontamination

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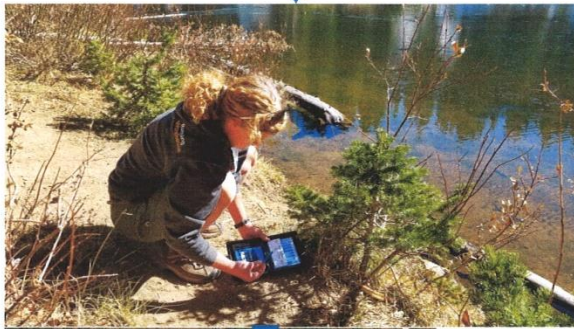
(435)797-2580

waterquality@usu.edu

DRAFT

View looking South from Bloods Lake
Sampling Location on 10/29/2017

Sample Location Bloods Lake – the
lake was frozen about 10 feet out
from sample location.



Blue arrow indicates sample location
for Bloods Lake. Much of the lake
was frozen.



View to Southwest of Bloods Lake
Sample Location

Jurisdictional Crossroads

Wildlife: Species found on Bonanza Flat truly know no property line distinctions and wildlife on Bonanza Flat benefit from the larger contiguous landscape that extends from adjacent protected lands in Big Cottonwood Canyon. In some instances, management practices on adjacent lands will affect the success of wildlife populations on Bonanza Flat. The typical range for Moose for example can range from 5 to 100 square miles, making connections with larger landscapes a valuable component to protecting this species. The abundant habitat and in particular the water resources on Bonanza Flat are high value targets for wildlife that both attract and sustain these populations. Ensuring protection of riparian areas, open water, intermittent and permanent streams on all adjacent properties will result in greater health for these species. Management practices ranging from invasive species removal, water quality protocols, limiting fragmentation of habitat are all critical inter-jurisdictional considerations as management on Bonanza Flat cannot occur in isolation.

Vegetation: The overall forest health of Bonanza Flat is good. There is a relatively low presence of invasive pests and the aspen forests are demonstrating good signs of recruitment and regeneration. How forests are managed on adjacent properties can have a dramatic impact on forest health. Data gathered in adjacent areas demonstrate that there is the potential for both garlic mustard and beetle infestation. To guard against these, proactive management from other jurisdictions, as well as constant monitoring of these threats, should aid in keeping them from infesting the Bonanza Flat property.

Recreation: In similar fashion to the wildlife, human visitors to Bonanza Flat do not recognize property line distinctions either. Inadequate recreational infrastructure, access points, parking, restrooms and limited allowed uses in adjacent jurisdictions and on adjacent public land cannot be accommodated on Bonanza Flat. Management practices ranging from better trail design, trailheads, parking and use related services are critical inter-jurisdictional considerations as management on Bonanza Flat cannot occur in isolation.

Human Welfare & Safety

Fire issues on Bonanza Flat are low in terms of the health of the vegetative communities and forests, but they are high when considering human caused fires. Even the healthiest ecosystem will be susceptible to campfires, target shooting, fireworks and any other manmade fire that gets out of control. Carelessness, wind, drought and other factors can exacerbate the danger of fire and it is recommended that fires be prohibited unless or until a designated camping area is established with appropriate fire ring infrastructure. Off road vehicle use has and will present safety issues as vehicles venture into areas of extreme terrain. Prohibition of these vehicles is recommended everywhere except on designated roads where local laws allow. The Guardsman Pass parking area is out of containment from a safety viewpoint and it is

recommended that this parking area be closed and provided for shuttle drop off-pick up only. This can only occur by providing parking elsewhere with appropriate facilities. Significantly Bonanza Flat carrying capacity is limited and it will be necessary to work with adjacent landowners and jurisdictions to increase recreational infrastructure in these areas.

Conclusion

In general Bonanza Flat is an area that can provide numerous values to the public in terms of conservation. Beyond taking into account issues provided in each of the sections under the Conservation Values Trajectory, recognizing that this landscape is dramatically connected to adjacent lands is critical to healthy management long term. Specific actions to restore disturbed areas, monitoring degrees of use and monitoring effects will be a critical component of the eventual adaptive management plan. These specific actions and monitoring protocols should accrue from the permitted and restricted uses ultimately determined through the conservation easement process. Further, consideration of delineating varied conservation areas within the Bonanza Flat Conservation Area and prioritizing conservation values within those areas can provide greater direction with in the conservation easement and for the management plan possible designations could include: high use, back country and resource protection conservation areas. Finally, existing encumbrances such as the Girl Scouts lease and Talisker club lease and associated structures will be incorporated as part of the Baseline Documentation, Conservation Easement and Adaptive Management plan.

Contributors

Contributors to this report included:

Wendy Fisher, Utah Open Lands
Michael Auger, Utah Open Lands
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Marie Lenihan-Clarke, Utah Open Lands
Logan Jones, Park City Municipal Corporation
Jason Baker, Botanical Consultant
Mindy Wheeler, Invasive Species Consultant
Kerry Gee, Mining Resources Consultant
Danielle Malesky, U.S. Forest Service Forest Health
Tracy and Brian Sedgewick, Water Quality Volunteers
Kezia Nakagawa, Water Quality Volunteer

DRAFT



OVERVIEW

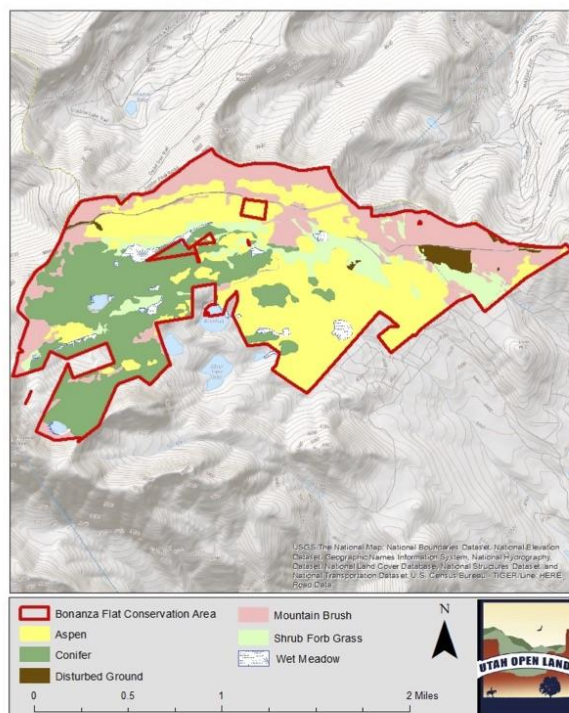
In certain areas of Utah, and many parts of the western U.S., Aspen is on the decline, but Bonanza Flat is home to a thriving community.

Aspen grows in a wide range of environmental and climate conditions. It is found in all mountain vegetational zones and therefore is associated with a diverse range of vegetation. Stable aspen communities are characterized by an uneven age structure, lack of successional change, and the absence of more shade tolerant trees.

The aspen forest type produces an abundance of forage, as much as many grasslands and more than 10 times that produced under associated conifers. Aspen is especially susceptible to gnawing or stripping of its bark by several species of mammals, such as elk, deer, rabbits and porcupines. Aspen buds provide an important winter food source for wildlife and their seedlings and saplings may also be trampled by livestock and large ungulates. Aspens may be effected by digging and feeding upon their roots by pocket gophers and other burrowing creatures.

Aspen reproduce primarily by sprouting from root systems, rather than spreading seeds. Each "clone" can live hundreds or even thousands of years. A stem may die, but beneath the soil, the root sends out fresh shoots, and the cycle begins again. Fire appears to be necessary for the continued well-being of aspen on most sites. Many aspen stands are replaced by grass, forbs, shrubs, or conifers in the absence of fire.

Landcover Map
Bonanza Flat Conservation Area



CONSERVATION VALUE THREATS

- Fire Suppression
- Disease Caused By Insects
- Climate Change Causing Extreme Weather Conditions

Facts:

- ✦ A healthy grove includes sprouts, saplings and mature trees
- ✦ Damaging the bark, such as an animal stripping it or carving in it allows infections to occur, just like a cut in your skin
- ✦ Aspen's inner bark can be peeled and eaten. It is often bitter but more palatable in the spring.



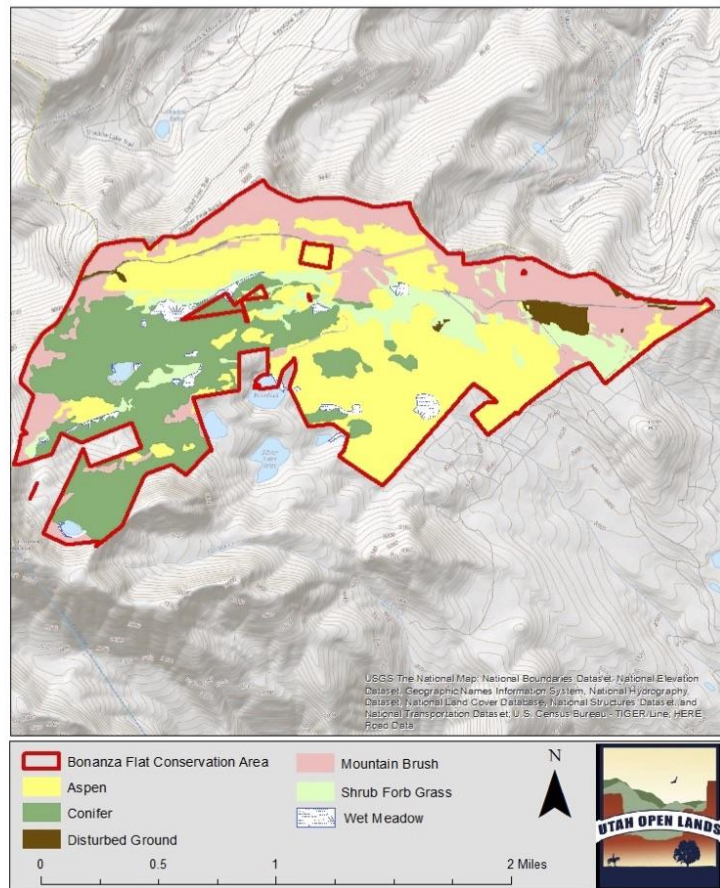
OVERVIEW

Wet Meadows are a type of wetland. Wetlands occupy a total of approximately 1% of the landscape in Utah and are relatively uncommon resources. Though wetlands constitute a minor component of the landscape, they provide diverse ecosystem services including flood attenuation, water-quality enhancement, sediment storage, and nutrient cycling, as well as providing critical habitat for wildlife and economic and aesthetic values for people.

The riparian zone found at Bonanza Flat, plays an imperative role for the quality of our watershed, filtering out pollution and silt from our drinking water.

Unlike a marsh or swamp, a wet meadow does not have standing water present except for brief to moderate periods during the growing season. Vegetation here usually includes a wide variety of herbaceous species including sedges, rushes, grasses and a wide diversity of other plant species. In areas with low frequencies of fire, or reduced water level fluctuations, plant diversity will decline.

**Landcover Map
Bonanza Flat Conservation Area**





OVERVIEW

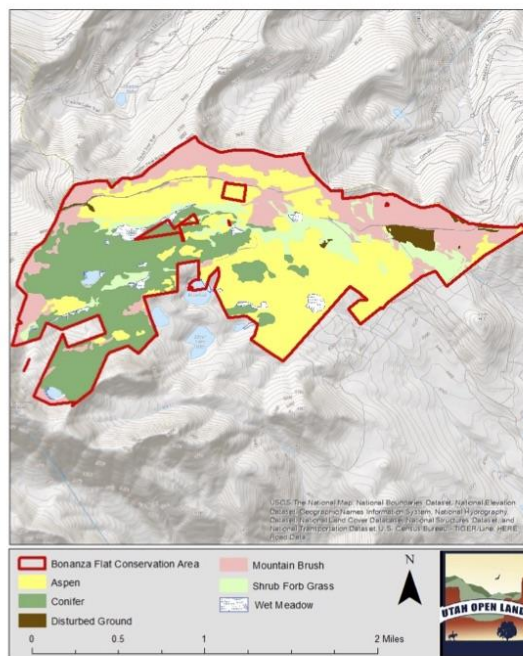
False Hellebore, sometimes referred to as Wild Corn or Cow Cabbage, grows in damp areas on meadows and hillsides at high elevations and is present on the Bonanza Flat property. It emerges in the spring after snow melt and reaches a height of 1.5 to 2 meters. Leaves may measure 20 to 30 cm long and 7 to 15 cm broad. Cream-colored flowers grow in clusters at the top of a single unbranched stalk that resembles corn in July and August, followed by seed production in September. False hellebore is poisonous from the time it starts to grow until after it is killed by freezing, but toxicity decreases as plants mature. The roots are 5 to 10 times as poisonous as leaves or stems.

Although seen as a worthless invasive weed targeted for eradication by ranchers, the toxic roots of the native plant holds compounds that could help combat cancer. It is currently being tested for future use as a treatment for a highly malignant skin cancer called basal cell nevus syndrome, or Gorlin syndrome. As false hellebore is tough to grow in an agricultural setting, it is currently being obtained for testing from its wild environments.

Right: False Hellebore would likely be found in the Wet Meadow regions displayed on the map.



Landcover Map
Bonanza Flat Conservation Area



Cultural History: Did You Know?

This plant was used by some tribes to elect a new leader. All the candidates would eat the root, and the last to start vomiting would become the new leader.

Signs of Poisoning:

- ✦ Excessive salivation with frothing
- ✦ Irregular gait
- ✦ Vomiting
- ✦ Fast, irregular heartbeat
- ✦ Slow, shallow breathing
- ✦ Coma
- ✦ Convulsions



OVERVIEW

The Clustered Lady's Slipper occurs in eight western states from the Pacific Northwest to California, north to Montana and east to Colorado and Wyoming.

Cypripedium fasciculatum is a small plant with two broad, opposing leaves. The flowering stem may bear one to nine flowers that droop. When the flower goes to seed a capsule forms and the stem becomes erect. The sepals are purple-green and the pouch yellow-green streaked with purple. The small flower is pollinated by a tiny wasp.

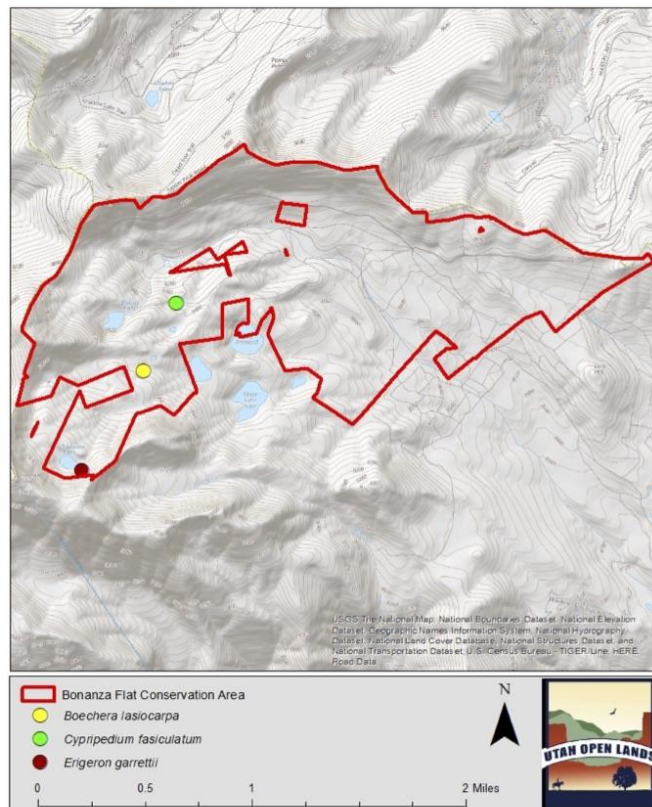
The vegetation on the Property provides a basic value for each conservation value from recreation to scenic to heritage values. Although many smaller natural plant communities exist within the Property over the various topography, five main, clearly distinguishable natural communities occur throughout: Aspen, Conifer, Mountain Brush, Wet Meadow, and a mixture of Shrubs, Forbs, and Grasses, each containing its own unique species diversity. The vegetation on the property varies greatly due to the various substrate types, changes in elevation, slope, aspect and steepness, and available moisture.

The Clustered lady's slipper is found near Conifer Forest.

Did You Know?

Cypripedium fasciculatum has a mushroom-like odor which is what attracts parasitoid wasps that parasitize fungus flies. Large hairy patches on the orchid's leaves resemble leaf mould infection and the flower releases a fungus-like odor.

Rare/Uncommon Plant Species Map
Bonanza Flat Conservation Area





OVERVIEW

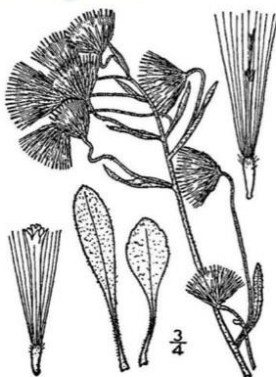
Erigeron garrettii is a rare North American species of flowering plants in the daisy family known by the common name Garrett's fleabane.

The most widely used common name, fleabane, is shared with related plants in several other genera. It is derived from the belief that the dried plants repelled fleas. The generic name *Erigeron* is derived from the Greek (*eri* = early; *geron* = old man), a reference to the appearance of the white hairs of the fruit soon after flowering.

Erigeron garrettii has been found only in the north-central part of the State of Utah in the western United States. It grows in cracks in cliff faces and in rocky soil between boulders. It grows up to 23 cm (9 inches) tall, and produces a woody taproot. The plant produces only flower head per stem, the head containing golden yellow disc florets surrounded by as many as 25 white ray florets. Florets can sometimes appear pink or lavender in color (see photographs, right).

This plant blooms annually in the spring and reproduces by seed.

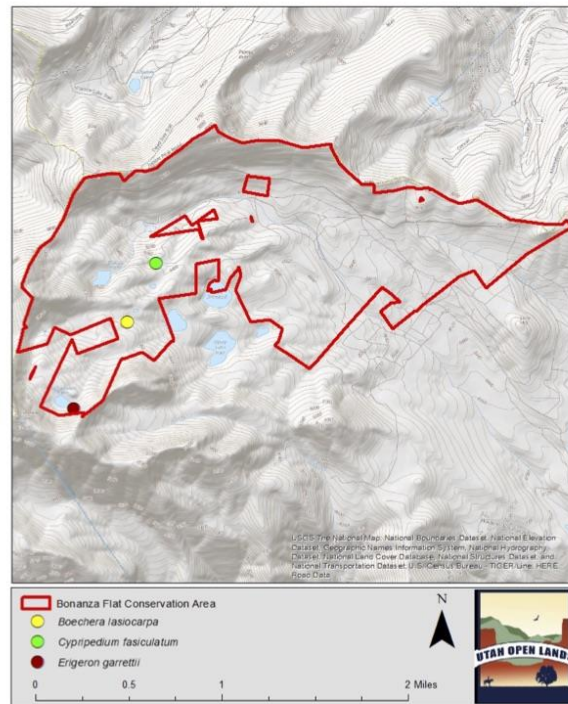
Diagram:



© USDA-NRCS



Rare/Uncommon Plant Species Map
Bonanza Flat Conservation Area





OVERVIEW

Wasatch rockcress is endemic to north-central Utah, found in several mountain ranges including the Bear River Range, the northern and central Wasatch Range, and the Wellsville Mountains. This plant, belonging to the mustard family, has a current known range that appears to be approximately 10,000-20,000 square km.

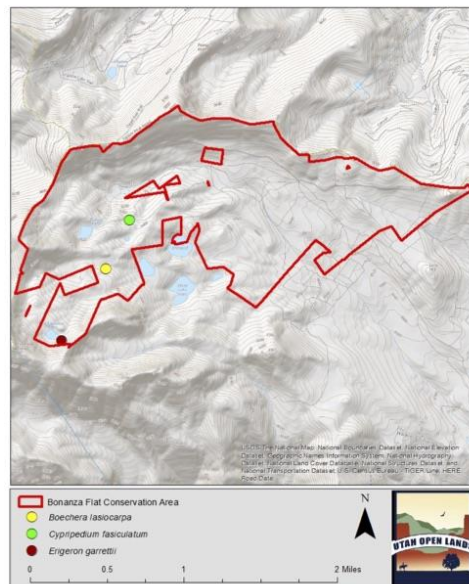
It is a long-lived perennial with tall branched elevated form woody caudex, often above the ground. The basal leaves are narrow, linear and erect, measuring approximately 2-4 cm long. In addition to this, siliques curve to straight upward pointing orientation and measure 2-5 cm long. The petals, lavender or purple in color, are the shortest part of Wasatch rockcress, 6-8mm in length.

This plant thrives in steep rocky hillsides as well as metamorphosed igneous chip-rock, whitish sedimentary rocks, quartzite sands, and exposed rocky areas. The optimal elevation for Wasatch rockcress are areas between 5,700 and 9,500 feet high, particularly throughout the months of mid-April through June.

This species is distinguished by its intricately branched aerial caudex with each branch terminated by a tuft of erect to linear-oblong entire leaves.



Rare/Uncommon Plant Species Map
Bonanza Flat Conservation Area



Breaking it down:

Every species can be broken down from Kingdom to Genus. See below for the breakdown of the *Boechera lasiocarpa*.

Rank	Scientific Name and Common Name
Kingdom	Plantae – Plants
Subkingdom	Tracheobionta – Vascular plants
Superdivision	Spermatophyta – Seed plants
Division	Magnoliophyta – Flowering plants
Class	Magnoliopsida – Dicotyledons
Subclass	Dilleniidae
Order	Capparales
Family	Brassicaceae / Cruciferae – Mustard family
Genus	Arabis L. – rockcress



Water Resources Map
Bonanza Flat Conservation Area

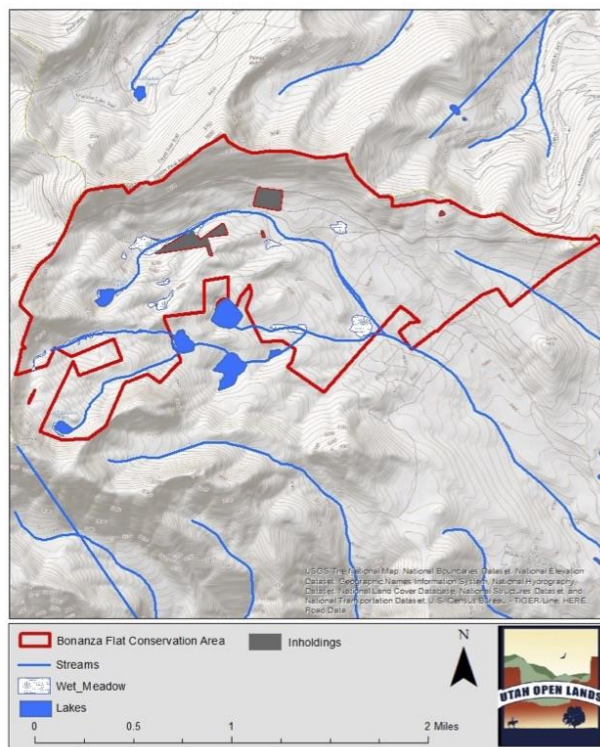
OVERVIEW

The accumulation of snow on Bonanza Flat during the winter is profound. Snow accumulation has been measured at 9 feet in March in the meadow below Lake Brimhall.

Due west from Brimhall you can locate Bloods Lake, another glacial lake, on the edge of the property. The lake has a dam in the drainage leading from the lake. For decades a pipeline has carried water from the lake to the Girl Scout camp, the Daly West and at times the Ontario mine on the Ontario mine bench. It currently only supplies water to the Girl Scout camp or the Talisker Club facility near the Jones Shaft.

The preservation of Bonanza Flat from development demonstrates how beyond contributing to trails, wildlife and the quality of life we enjoy, open space preservation is reducing our water and carbon footprint in addition to protecting snowsheds, watersheds and a natural carbon sink.

With prior development plans having already been approved, we know that between 200-300 different types of units could have depended on approximately 60,000,000 gallons of water and used a total annual energy use of up to 875,000 kWh, producing about 600 tons of CO₂ as a result.



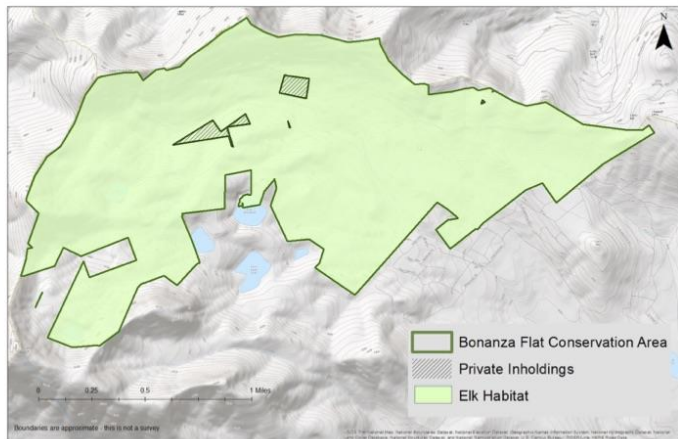


OVERVIEW

Bonanza Flat is considered critical year round habitat for elk, which are commonly spotted throughout mountainous regions in Utah. Mountain meadows and forests provide the foraging grounds and shelter necessary for the elk to successfully withstand seasonal changes. Elk are grazers with their diet typically consisting of grasses, forbs, woody plants and mushrooms.

Elk are gregarious animals and, as such, often gather into large nursery bands of cows and calves in early summer. During this time, it is common to see groups of several hundred elk. Within a few weeks those nursery bands disperse into smaller groups across the summer range. Breeding season follows in the fall, during which time males emit loud vocalizations, called bugles, which keep females in a group and warn other males to stay away. Females go on to seek solitude in the spring months to look after the calves.

Despite elk having been one of the most common game animals in Utah prior to settlement times, unrestricted hunting had become a threat to them by 1900. Due to limits put in place, the elk population of Utah now rests at a healthy 81,000 statewide. However, new threats face the elk population. Uncontrolled use of OHVs can cause damage to elk habitat and disturbance to elk during critical phases of their life cycle. Shed antler gathering and the associated human disturbance on crucial winter ranges, especially with the use of OHVs, can cause undue stress on elk during a time



Identification Tips:

- ♦ A bull can weight up to 700 lbs, measure 5ft tall and 8ft in length
- ♦ Coloring;
 - ♦ Summer: Copper Brown
 - ♦ Fall, Winter, Spring: Light Tan
 - ♦ Rump Patch: Light Beige
 - ♦ Legs and neck are often darker than body
- ♦ Antlers;
 - ♦ New antlers are covered in fuzzy skin, called velvet
 - ♦ Antlers harden by late summer and velvet peels away
 - ♦ By September, antlers are solid and weigh up to 40 pounds

HABITAT REQUIREMENTS

- Conifer Forests
- Aspen Forests
- Wet Meadows
- Mountain Brush
- Shrubs-Forms-Grasses Natural Communities

CONSERVATION VALUE THREATS

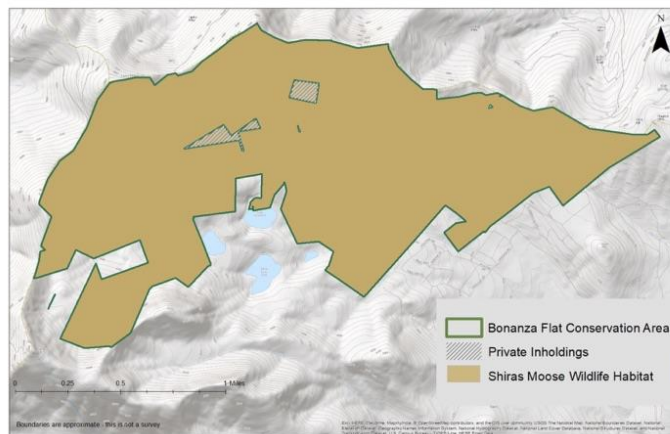
- Habitat Fragmentation
- Urbanization
- Invasive Weeds
- Fire Suppression
- Harassment through Human Pursuit;
 - Motorized Recreation
 - Hunting



OVERVIEW

Bonanza Flat is considered critical year round habitat for the Shiras Moose, the subspecies of moose found in Utah. The primary limiting factor for moose in Utah and across their range is the availability of suitable habitat but the presence of ponds, wet meadows and riparian habitat found at Bonanza Flat is perfect for moose. Habitat fragmentation, the natural evolution of mid successional vegetative communities, and climate change present some of the greatest challenges to protecting this species in Utah. The diversity of vegetation found on Bonanza due in part to the watershed and snowshed value it serves, provides for both transient and permanent habitat for moose.

Moose rely on woody deciduous vegetation for much of their diet, but plants like Mountain mahogany which remains green throughout the winter months also provide for foraging. They tend to be found in the same areas as mule deer, elk, and to a lesser extent, the mountain goat.



Although moose are susceptible to a wide variety of viral, bacterial and parasitic diseases, predators such as Black Bear and Mountain Lion in addition to auto collisions causing their death, are also a major problem. There are numerous issues involved in the proper protection of moose including habitat loss, competition, disease, poaching, predators, human interactions, wilderness management, transplants, and hunting.

HABITAT VALUES

- Wet Meadows & Ponds
- Riparian Habitat
- Conifer Forest, providing thermoregulation
- Transient & Permanent Habitat
- Critical Year Round

CONSERVATION VALUE THREATS

- Habitat Fragmentation
- Climate Change and Successional Vegetative Changes
- Harassment through Human Pursuit;
 - Dogs
 - Motorized Recreation

Identification Tips:

- ✦ Length: 10ft
- ✦ Height: 7ft
- ✦ Small body
- ✦ Palmate Antlers on the sides of the head
- ✦ Rusty yellow-brown body color
- ✦ Pale brown saddle
- ✦ Large shoulder hump



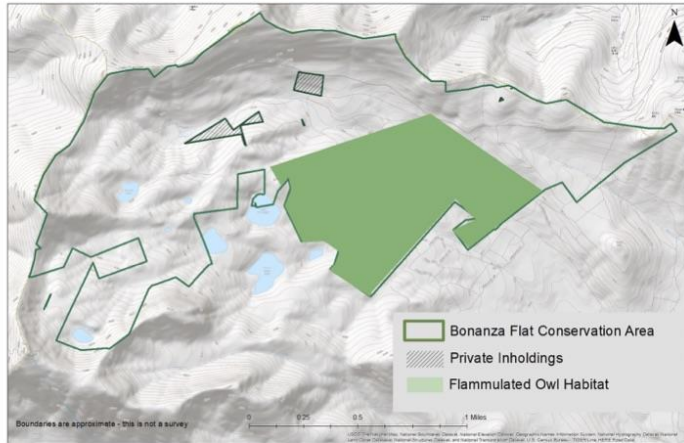
OVERVIEW

Bonanza Flat is considered home to the Flammulated Owl, a species whose population is declining in certain areas. These cavity nesters are migratory and insectivorous - a unique set of characteristics in a small forest owl, rendering its type sensitive to forest management and climate change impacts.

This species migrates from its wintering grounds in central Mexico, the highlands of Central America, and coastal California to its breeding grounds across western North America. Bonanza Flat is located in an area considered to be prime location for breeding of the flammulated owl, which are strictly nocturnal animals, due to its open pine forests in this mountainous region. This species prefers cool and fairly dry zones and in some cases favors groves of aspen. Large insects.

The flammulated owl feeds almost entirely on insects, especially moths, beetles, and crickets but also eats a spiders, centipedes, scorpions, and other arthropods.

As virtually nothing is known about its range, habitat, or diet in winter, Bonanza Flat offers the opportunity to gain more of an insight into how the flammulated owl behaves.



Bird Type:

The flammulated owl is a type of raptor, with a monotonous flat toot, which coupled with its small stature, makes it difficult to locate.

HABITAT VALUES

- Pine Forest
- Aspen Forest
- Grasslands
- Meadows

CONSERVATION VALUE THREATS

- Deforestation
- Climate Change
- Urbanization
- Habitat Fragmentation
- History of Conservation Effort

Identification Tips:

- + Length: 6-7"
- + Weight: 2oz
- + Short feathered ear tufts, brownish gray and dark eyes
- + Clutch size: 2-4 eggs
- + Eggs are white with a faint creamy tint



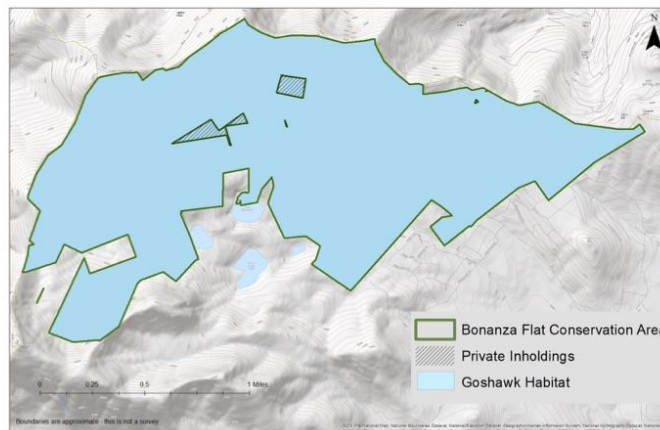
OVERVIEW

Bonanza Flat is considered critical year round habitat for the northern goshawk despite occasionally heading south in winter months.

Early records indicate that the northern goshawk was an uncommon permanent resident in Utah, primarily found in montane conifer and quaking aspen throughout the state. Although now a permanent resident throughout the state of Utah, the northern goshawk remains uncommon here. The species is classified as CS, meaning it is a species receiving special management under a Conservation Agreement in order to preclude the need for Federal listing.

The northern goshawk nests in a wide range of forested habitats and most of the 421 known nests located statewide occur in mid-elevation (6,000 ft) to high-elevation (10,000 ft) sites. Northern goshawks nest in mature to old forests with relatively large trees, high canopy closure, sparse ground cover and open understories. Nests are often located near the bottom of moderately steep slopes, close to water, and often adjacent to a canopy break.

Bonanza Flat provides prey for the northern goshawk as it cruises through low forest trees to hunt for rabbits, squirrels and birds such as woodpeckers, robins, grouse, or jays.



Bird Type:

The northern goshawk is a type of raptor, which, typically have a strong hooked beak and long curved talons.

HABITAT VALUES

- Aspen Forest
- Conifer Forest
- Wet Meadows
- Ponds

CONSERVATION VALUE THREATS

- Deforestation & Timber Harvest
- Climate Change
- Habitat Fragmentation
- Fire Suppression
- Insect & Disease Outbreak
- Competition & Predation
- History of Conservation Effort

Identification Tips:

- + Length: 20–26"
- + Large robust hawk with longish tail
- + Adult: Crown and cheek blackish with broad white stripe over the eye. Immature (shown): Pale stripe over the eye; irregular tail-banding



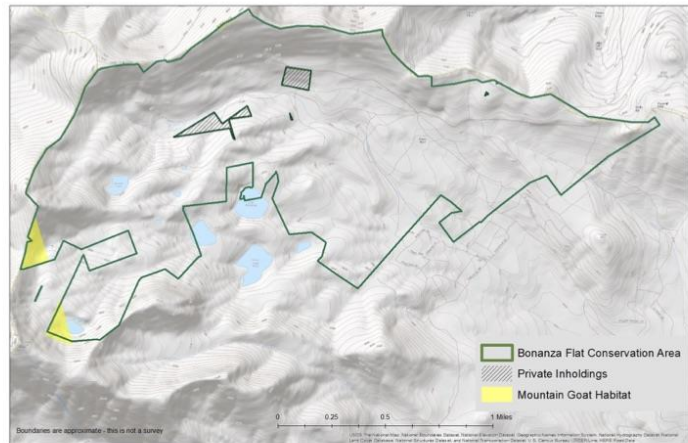
OVERVIEW

The mountain goat was likely native to Utah in the past, but it did not occur in the state during recent times until the late 1960s, when the species was first re-introduced to the mouth of Little Cottonwood Canyon. Today, this species calls Bonanza Flat its home.

Mountain goats prefer extremely steep and rugged areas above the timberline, and are excellent rock climbers. They typically migrate to lower elevations in the winter, but can still be up to 12,000 feet - not too different to their preferred summer elevation of up to 13,000 feet.

In general, summer diets are typically dominated by succulent grasses and forbs. Like many ungulates, mountain goats put on weight and fat reserves during the spring and summer months for use during winter when their diets may include a much higher browse or shrub component, and may even include Ponderosa pine, lodgepole pine, or alpine fir.

Mountain goats are adapted to live in the highest, coldest, snowiest and most precipitous reaches of our classic western mountain ranges, which, Bonanza Flat offers throughout most seasons in Utah.



Facts:

- ✦ Lifespan: 9-12 years
- ✦ Jump distance: 12 ft

Identification Tips:

- ✦ Female: Thin horn with sharp curve
- ✦ Male: Wider horn base with gradual curve
- ✦ Height: 3-4 ft
- ✦ Weight: 100-300 lbs

HABITAT VALUES

- High Elevation
- Alpine Environment
- Ridges & Cliffs
- Intermediate Slopes
- Mineral Licks

CONSERVATION VALUE THREATS

- Habitat Fragmentation
- Climate Change and Successional Vegetative Changes

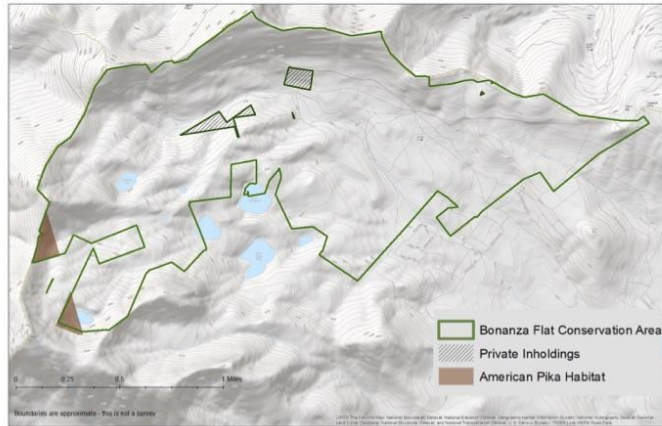


OVERVIEW

As a high mountainous area of Utah, Bonanza Flat provides home to the American Pika, where it prefers to remain above the treeline on rocky slopes. Pikas are active during the day throughout the year, but may remain under cover during hot days. Although it is primarily found in talus fields, the American pika is occasionally found in piles of broken rock and man-made substrate such as mine tailings or piles of scrap lumber.

The American pika is an herbivore that eats grasses, sedges, and other types of vegetation. Food is often gathered during the summer and fall and stored for the winter. They meet most of their water needs through consumed plant material, but also use available drinking water.

Global warming is one of the biggest threats that the American Pika faces today. Rising temperatures prevent the species from being able to inhabit certain areas, prevent them from midday foraging therefore precluding them from gaining sufficient body mass, diminishing their much loved snow packs, altering precipitation and therefore changing surrounding vegetation, affecting meadows, reducing permafrost and making the pika more susceptible to predators. In addition to climate change, livestock grazing in the meadows that surround pika habitat may cause negative impacts by trampling vegetation important for the species and by facilitating the invasion of exotic plant species.



Identification Tips:

- ✦ Length: 7-9"
- ✦ Weight: 2.5-10 oz
- ✦ Color: Black, Brown, Grey, White, Tan fur

HABITAT VALUES

- Mountain Meadows
- Talus Slopes
- Montane Plants
- Critical Year Habitat

CONSERVATION VALUE THREATS

- Climate Change
 - Heat Sensitive
 - Habitat Changes
 - Reduced Dispersal
- Anthropogenic Effects
 - Grazing
 - Urbanization

Facts:

Despite their rodent-like appearance, pikas are actually closely related to rabbits and hares.

- ✦ Speed: 15 mph
- ✦ Lifespan: 3-6 years
- ✦ Average Litter Size: 3
- ✦ Diet: Herbivore
- ✦ Predators: Weasels, Eagles and Dogs

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Bonanza Flat Plant List			
Family	Botanical Name	Common Name	Notes
ACERACEAE			
	<i>Acer grandidentatum</i>	Rocky Mountain Maple	
ALISMATACEAE			
	<i>Sagittaria cuneata</i>	Arumleaf Arrowhead	
ASTERACEAE			
	<i>Achillea millefolium</i>	Common Yarrow	
	<i>Agoseris aurantiaca</i>	Orange Agoseris	
	<i>Agoseris glauca</i>	Pale Agoseris	
	<i>Anaphalis margaritaceae</i>	Western Pearly Everlasting	
	<i>Antennaria microphylla</i>	Littleleaf Pussytoes	
	<i>Arctium minus</i>	Lesser Burdock	INTRODUCED
	<i>Arnica cordifolia</i>	Heartleaf Arnica	
	<i>Arnica latifolia</i>	Broadleaf Arnica	
	<i>Arnica longifolia</i>	Spearleaf Arnica	
	<i>Arnica parryi</i>	Parry's Arnica	
	<i>Artemisia frigida</i>	Fringed Sage	SEEDED/NATIVE
	<i>Artemisia michauxiana</i>	Michaux's Wormwood	
	<i>Artemisia spiciformis</i>	Big Sagebrush	
	<i>Artemisia tridentata</i> ssp. <i>vaseyana</i>	Mountain Big Sagebrush	
	<i>Aster ascendens</i>	Everywhere Aster	
	<i>Aster engelmannii</i>	Engelmann's Aster	
	<i>Aster perelegans</i>	Elegant Aster	
	<i>Brickellia grandiflora</i>	Tassselflower Brickellbush	
	<i>Carduus nutans</i>	Musk Thistle	INTRODUCED

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<i>Chaenactis douglasii</i>	Douglas' Dustymaiden	
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	
<i>Cirsium arvensis</i>	Canada Thistle	INTRODUCED
<i>Cirsium eatonii</i>	Eaton's Thistle	
<i>Crepis acuminata</i>	Tapertip Hawksbeard	
<i>Erigeron arenarioides</i>	Wasatch Fleabane	
<i>Erigeron compositus</i>	Cutleaf Daisy	
<i>Erigeron coulteri</i>	Large Mountain Fleabane	
<i>Erigeron eatonii</i>	Eaton's Fleabane	
<i>Erigeron garrettii</i>	Garrett's Fleabane	UNCOMMON
<i>Erigeron speciosus</i> var. <i>speciosus</i>	Threenerve Fleabane	
<i>Gaillardia pulchella</i>	Indian Blanket	SEEDED
<i>Haplopappus macronema</i>	Whitestem Goldenbush	
<i>Helianthella uniflora</i>	Oneflower Helianthella	
<i>Heliomeris multiflora</i>	Showy Goldeneye	
<i>Hieracium cynoglossoides</i>	Houndstongue Hawkweed	
<i>Lactuca serriola</i>	Prickly Lettuce	INTRODUCED
<i>Machaeranthera canescens</i>	Hoary Tansyaster	
<i>Machaeranthera grindelioides</i>	Rayless Tansyaster	
<i>Packera multilobata</i>	Lobeleaf Groundsel	
<i>Rudbeckia occidentalis</i>	Western Coneflower	
<i>Senecio fremontii</i>	Dwarf Mountain Ragwort	
<i>Senecio integerrimus</i>	Lambstongue Ragwort	
<i>Senecio serra</i>	Tall Ragwort	
<i>Senecio sphaerocephalus</i>	Ballhead Ragwort	
<i>Senecio streptanthifolius</i>	Rocky Mountain Ragwort	
<i>Senecio triangularis</i>	Arrowleaf Ragwort	
<i>Solidago velutina</i>	Threenerve Goldenrod	
<i>Symphotrichum foliaceum</i> var. <i>canbyi</i>	Canby's Aster	

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<i>Taraxacum officinale</i>	Dandelion	INTRODUCED
<i>Tragopogon dubius</i>	Yellow Salsify	INTRODUCED
<i>Tragopogon pratensis</i>	Meadow Salsify	INTRODUCED
<i>Tripleurospermum inodorum</i>	Scentless Chamomile	INTRODUCED
APIACEAE		
<i>Heracleum lanatum</i>	Common Cowparsnip	
<i>Lomatium graveolens</i>	King Desertparsley	
<i>Osmorhiza berteroi</i>	Sweetcicely	
<i>Osmorhiza depauperata</i>	Bluntseed Sweetroot	
<i>Osmorhiza occidentalis</i>	Wester Sweetroot	
ARACEAE		
<i>Lemna gibba</i>	Duckweed	
BERBERIDACEAE		
<i>Mahonia repens</i>	Creeping Oregon Grape	
BETULACEAE		
<i>Alnus incana</i>	Gray Alder	
BORAGINACEAE		
<i>Cynoglossum officinale</i>	Houndstongue	INTRODUCED
<i>Hackelia floribunda</i>	Manyflower Stickseed	
<i>Hackelia micrantha</i>	Jessica Sticktight	
<i>Lappula occidentalis</i>	Flatspine Stickseed	
<i>Mertensia arizonica</i>	Aspen Bluebells	
<i>Mertensia ciliata</i>	Tall Fringed Bluebells	
BRASSICACEAE		

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<i>Arabis glabra</i>	Tower Rockcress	
<i>Boechera lasiocarpa</i>	Wasatch Rockcress	UNCOMMON
<i>Cardamine cordifolia</i>	Heartleaf Bittercress	
<i>Chlorocrambe hastata</i>	Spearhead	
<i>Descurainia californica</i>	Sierra Tansymustard	
<i>Erysimum capitatum</i>	Sanddune Wallflower	
<i>Isatis tinctoria</i>	Dyer's Woad	INTRODUCED
<i>Lesquerella intermedia</i>	Mid Bladderpod	
<i>Noccaea montana</i>	Alpine Pennycress	
<i>Rorippa sylvestris</i>	Creeping Yellowcress	
<i>Smelowskia calycina</i> var. <i>americana</i>	Alpine False Candytuft	
CALLITRICHACEAE		
<i>Callitriche palustris</i>	Vernal Water-starwort	
CAPRIFOLIACEAE		
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	
<i>Lonicera utahensis</i>	Utah Honeysuckle	
<i>Sambucus caerulea</i>	Blue Elderberry	
<i>Sambucus racemosa</i>	Red Elderberry	
<i>Symphoricarpos oreophilus</i>	Mountain Snowberry	
CARYOPHYLLACEAE		
<i>Pseudostellaria jamesiana</i>	Tuber Starwort	
<i>Sagina saginoides</i>	Arctic Pearlwort	
<i>Silene douglasii</i>	Douglas's Catchfly	
<i>Silene menziesii</i>	Menzies' Campion	
CELASTRACEAE		
<i>Pachystima myrsinites</i>	Mountain Lover	

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CHENOPODIACEAE			
	<i>Chenopodium atrovirens</i>	Pinyon Goosefoot	
	<i>Monolepis nuttalliana</i>	Nuttall's Povertyweed	
CRASSULACEAE			
	<i>Sedum debile</i>	Orpine Stonecrop	
CONVOLVULACEAE			
	<i>Convolvulus arvensis</i>	Field Bindweed	INTRODUCED
CYPERACEAE			
	<i>Carex albonigra</i>	Blackandwhite Sedge	
	<i>Carex athrostachya</i>	Slenderbeak Sedge	
	<i>Carex ebenea</i>	Ebony Sedge	
	<i>Carex hoodii</i>	Hood's Sedge	
	<i>Carex lenticularis</i> var. <i>lipocarpa</i>	Kellogg's Sedge	
	<i>Carex microptera</i>	Smallwing Sedge	
	<i>Carex norvegica</i>	Norway Sedge	
	<i>Carex paysonis</i>	Payson's Sedge	
	<i>Carex raynoldsii</i>	Raynolds' Sedge	
	<i>Carex utriculata</i>	Northwest Territory Sedge	
	<i>Eleocharis palustris</i>	Common Spikerush	
DRYOPTERIDACEAE			
	<i>Cystopteris bulbifera</i>	Bulblet Bladderfern	
EQUISETACEAE			
	<i>Equisetum arvense</i>	Field Horsetail	

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ERICACEAE			
	<i>Moneses uniflora</i>	Single Delight	
	<i>Vaccinium caespitosum</i>	Dwarf Blueberry	
	<i>Vaccinium scoparium</i>	Grouse Wortleberry	
FABACEAE			
	<i>Astragalus tenellus</i>	Looseflower Milkvetch	
	<i>Hedysarum boreale</i>	Utah Sweetevetch	SEEDED/NATIVE
	<i>Lathyrus lanszwertii</i>	Nevada Pea	
	<i>Lathyrus pauciflorus</i>	Fewflower Pea	
	<i>Lupinus argenteus</i>	Silvery Lupine	
	<i>Medicago lupulina</i>	Black Medic	INTRODUCED
	<i>Medicago sativa</i>	Alfalfa	INTRODUCED
	<i>Melilotus officinalis</i>	Yellow Sweetclover	INTRODUCED
	<i>Onobrychis viciifolia</i>	Sainfoin	INTRODUCED
	<i>Trifolium repens</i>	White Clover	INTRODUCED
FAGACEAE			
	<i>Quercus gambelii</i>	Gambel Oak	
FUMARIACEAE			
	<i>Corydalis aurea</i>	Scrambled Eggs	
GENTIANACEAE			
	<i>Frasera speciosa</i>	Elkweed	
	<i>Gentianella amarella</i>	Autumn Dwarf Gentian	
GERANIACEAE			
	<i>Geranium richardsonii</i>	Richardson's Geranium	
	<i>Geranium viscosissimum</i>	Sticky Geranium	

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GROSSULARIACEAE			
	<i>Ribes cereum</i>	Wax Currant	
	<i>Ribes inerme</i>	Whitestem Gooseberry	
	<i>Ribes montigenum</i>	Gooseberry Currant	
	<i>Ribes wolfii</i>	Wolf's Currant	
HALORAGACEAE			
	<i>Myriophyllum sibiricum</i>	Shortspike Watermilfoil	
HYDROPHYLLACEAE			
	<i>Hydrophyllum capitatum</i>	Ballhead Waterleaf	
	<i>Phacelia hastata</i>	Sliverleaf Phacelia	
IRIDACEAE			
	<i>Iris missouriensis</i>	Rocky Mountain Iris	Native/Seeded
JUNCACEAE			
	<i>Juncus balticus</i>	Baltic Rush	
	<i>Juncus bufonius</i>	Toad Rush	
	<i>Juncus mertensianus</i>	Mertens' Rush	
	<i>Juncus parryi</i>	Parry's Rush	
	<i>Luzula spicata</i>	Spiked Woodrush	
LAMIACEAE			
	<i>Agastache urticifolia</i>	Nettleleaf Giant Hyssop	
	<i>Monardella odoratissima</i>	Western Pennyroyal	
LILIACEAE			
	<i>Calochortus nuttallii</i>	Sego Lily	
	<i>Maianthemum racemosum</i>	Feathery False Lily of the Valley	

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<i>Maianthemum stellatum</i>	Starry False Lily of the Valley	
<i>Streptopus amplexifolius</i>	Claspleaf Twistedstalk	
<i>Veratrum californicum</i>	False Hellebore	
MALVACEAE		
<i>Ilhamna rivularis</i>	Mountain Hollyhock	
MENYANTHACEAE		
<i>Menyanthes trifoliata</i>	Buckbean	
ONAGRACEAE		
<i>Epilobium ciliatum</i>	Fringed Willowherb	
<i>Epilobium angustifolium</i>	Fireweed	
<i>Gayophytum ramosissimum</i>	Pinyon Groundsmoke	
<i>Oenothera coronopifolia</i>	Crownleaf Evening Primrose	
<i>Oenothera flava</i>	Yellow Evening Primrose	
ORCHIDACEAE		
<i>Corallorhiza maculata</i>	Spotted Coralroot	
<i>Cypripedium fasciculatum</i>	Clustered Lady's Slipper	UNCOMMON
<i>Goodyera oblongifolia</i>	Western Rattlesnake Plantain	
<i>Platanthera dilatata</i>	White Bog Orchid	
<i>Spiranthes romanzoffiana</i>	Hooded Lady's Tresses	
OROBANCHACEAE		
<i>Castilleja angustifolia</i> var. <i>dubia</i>	Northwestern Indian Paintbrush	
<i>Castilleja applegatei</i>	Wavyleaf Indian Paintbrush	
<i>Castilleja linariifolia</i>	Wyoming Indian Paintbrush	

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<i>Castilleja miniata</i>	Giant Red Indian Paintbrush	
<i>Castilleja rhexifolia</i>	Rosy Indian Paintbrush	
<i>Orthocarpus tolmiei</i>	Tolmie's Owl's-clover	
<i>Pedicularis groenlandica</i>	Elephanthead Lousewort	
<i>Pedicularis racemosa</i>	Sickletop Lousetop	
PINACEAE		
<i>Abies concolor</i>	White Fir	
<i>Abies lasiocarpa</i>	Subalpine Fir	
<i>Juniperus communis</i>	Common Juniper	
<i>Picea engelmannii</i>	Engelmann's Spruce	
<i>Picea pungens</i>	Colorado Blue Spruce	
<i>Pinus flexilis</i>	Limber Pine	
<i>Pseudotsuga menziesii</i>	Douglas Fir	
PLANTAGINACEAE		
<i>Plantago tweedyi</i>	Tweedy's Plantain	
POACEAE		
<i>Agropyron spicatum</i>	Bluebunch Wheatgrass	
<i>Agrostis exarata</i>	Spike Bentgrass	
<i>Alopecurus aequalis</i>	Shortawn Foxtail	
<i>Bromus arvensis</i>	Field Brome	INTRODUCED
<i>Bromus carinatus</i>	California Brome	
<i>Bromus inermis</i>	Smooth Brome	INTRODUCED
<i>Calamagrostis canadensis</i>	Bluejoint	
<i>Dactylis glomerata</i>	Orchardgrass	INTRODUCED
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	
<i>Elymus elymoides</i>	Squirreltail	
<i>Festuca sororia</i>	Ravine Fescue	

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<i>Glyceria striata</i>	Fowl Mannagrass	
<i>Glyceria grandis</i>	American Mannagrass	
<i>Hordeum brachyantherum</i>	Meadow Barley	
<i>Hordeum jubatum</i>	Foxtail Barley	
<i>Koeleria macrantha</i>	Prairie Junegrass	
<i>Leucopoa kingii</i>	Spike Fescue	
<i>Melica bulbosa</i>	Oniongrass	
<i>Phalaris arundinacea</i>	Reed Canarygrass	
<i>Phleum alpinum</i>	Alpine Timothy	
<i>Poa fendleriana</i>	Muttongrass	
<i>Poa glauca</i>	Glaucous Bluegrass	
<i>Poa reflexa</i>	Nodding Bluegrass	
<i>Stipa lettermanii</i>	Lettermann's Needlegrass	
<i>Stipa nelsonii</i>	Columbia Needlegrass	
<i>Trisetum spicatum</i>	Spike Trisetum	
POLEMONIACEAE		
<i>Collomia linearis</i>	Tiny Trumpet	
<i>Ipomopsis aggregata</i>	Scarlet Gilia	
<i>Linanthastrum nuttallii</i>	Nuttall's Linanthus	
<i>Polemonium foliosissimum</i> var. <i>alpinum</i>	Alpine Jacob's Ladder	
<i>Polemonium occidentale</i>	Western Jacob's Ladder	
POLYGONACEAE		
<i>Bistorta bistortoides</i>	American Bistort	
<i>Eriogonum heracleoides</i>	Parsnipflower Buckwheat	
<i>Eriogonum racemosum</i>	Redroot Buckwheat	
<i>Eriogonum umbellatum</i> var. <i>umbellatum</i>	Sulfer-flower Buckwheat	
<i>Polygonum ramosissimum</i>	Bushy Knotweed	
<i>Rumex acetosella</i>	Common Sheep Sorrel	INTRODUCED

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<i>Rumex salicifolia</i>	Willow Dock	
<i>Rumex crispus</i>	Curly Dock	INTRODUCED
PORTULACACEAE		
<i>Claytonia lanceolata</i>	Lanceleaf Springbeauty	
<i>Montia linearis</i>	Narrowleaf Minerslettuce	
<i>Lewisia triphylla</i>	Threeleaf Lewisia	
POTAMOGETONACEAE		
<i>Potamogeton alpinus</i>	Alpine Pondweed	
PRIMULACEAE		
<i>Primula parryi</i>	Parry's Primrose	
PTERIDACEAE		
<i>Cryptogramma crista</i>	Parsley Fern	
PYROLACEAE		
<i>Pyrola asarifolia</i>	Liverleaf Wintergreen	
<i>Pyrola chlorantha</i>	Greenflowered Wintergreen	
<i>Pyrola secunda</i>	Sidebells Wintergreen	
RANUNCULACEAE		
<i>Aconitum columbianum</i>	Columbian Monkshood	
<i>Actaea rubra</i>	Red Baneberry	
<i>Anemone multifida</i>	Pacific Anemone	
<i>Aquilegia caerulea</i>	Rocky Mountain Columbine	
<i>Caltha leptosepala</i>	White Marsh Marigold	
<i>Clematis ligusticifolia</i>	Western White Clematis	

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<i>Delphinium nuttallianum</i>	Twolobe Larkspur	
<i>Delphinium x occidentale</i>	Western Larkspur	
<i>Ranunculus adoneus</i>	Alpine Buttercup	
<i>Ranunculus alismifolius</i>	Plantainleaf Buttercup	
<i>Ranunculus aquatilis</i>	White Water Crowfoot	
<i>Ranunculus eschscholtzii</i>	Eschscholtz's Buttercup	
<i>Ranunculus inamoenus</i>	Graceful Buttercup	
<i>Ranunculus orthorhynchus</i>	Straightbeak Buttercup	
<i>Thalictrum fendleri</i>	Fendler's Meadow-rue	
ROSACEAE		
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	
<i>Amelanchier utahensis</i>	Utah Serviceberry	
<i>Comarum palustre</i>	Purple Marshlocks	
<i>Fragaria vesca</i>	Wild Strawberry	
<i>Geum macrophyllum</i>	Largeleaf Avens	
<i>Holodiscus dumosus</i>	Rockspirea	
<i>Potentilla glandulosa</i>	Sticky Cinquefoil	
<i>Potentilla gracilis</i>	Slender Cinquefoil	
<i>Prunus virginiana</i>	Chokecherry	
<i>Rosa nutkana</i>	Nootka Rose	
<i>Rosa woodsii</i>	Woods' Rose	
<i>Rubus idaeus</i>	American Red Raspberry	
<i>Rubus parvifolia</i>	Thimbleberry	
<i>Sanguisorba minor</i>	Small Burnet	SEED/INTRODUCED
<i>Sibbaldia procumbens</i>	Creeping Sibbaldia	
<i>Sorbus scopulina</i>	Greene's Mountain Ash	
RUBIACEAE		
<i>Galium aparine</i>	Stickywilly	
<i>Galium trifidum</i>	Threepetal Bedstraw	

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SALICACEAE			
	<i>Populus tremuloides</i>	Quaking Aspen	
	<i>Salix drummondiana</i>	Drummond's Willow	
	<i>Salix exigua</i>	Sandbar Willow	
	<i>Salix geyeriana</i>	Geyer Willow	
	<i>Salix lasiandra</i>	Pacific Willow	
	<i>Salix lucida</i>	Shining Willow	
	<i>Salix wolfii</i>	Wolf's Willow	
SAXIFRAGACEAE			
	<i>Heuchera parvifolia</i>	Littleleaf Alumroot	
	<i>Saxifraga rhomboidea</i>	Diamondleaf Saxifrage	
	<i>Saxifraga odontoloma</i>	Brook Saxifrage	
	<i>Mitella pentandra</i>	Fivestamen Miterwort	
	<i>Mitella stauropetala</i>	Smallflower Miterwort	
SCROPHULARIACEAE			
	<i>Collinsia parviflora</i>	Blue Eyed Mary	
	<i>Linaria vulgaris</i>	Butter and Eggs	INTRODUCED
	<i>Mimulus moschatus</i>	Musk Monkeyflower	
	<i>Pedicularis groenlandica</i>	Elephant Lousewort	
	<i>Penstemon cyananthus</i> var. <i>cyananthus</i>	Wasatch Beardtongue	
	<i>Penstemon eatonii</i>	Firecracker Penstemon	SEEDED/NATIVE
	<i>Penstemon humilis</i>	Low Beardtongue	
	<i>Penstemon procerus</i>	Littleflower Penstemon	
	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	SEEDED/NATIVE
	<i>Penstemon whippleanus</i>	Whipple's Penstemon	
	<i>Scrophularia lanceolata</i>	Lanceleaf Figwort	
	<i>Verbascum thapsus</i>	Common Mullein	INTRODUCED

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<i>Veronica peregrina</i>	Neckweed
SELAGINELLACEAE	
<i>Selaginella watsonii</i>	Watson's Spikemoss
SOLANACEAE	
<i>Solanum triflorum</i>	Cutleaf Nightshade
SPARGANIACEAE	
<i>Sparganium angustifolium</i>	Narrowleaf Bur-reed
SPHAGNACEAE	
<i>Sphagnum squarrosum</i> (?)	Sphagnum
URTICACEAE	
<i>Urtica dioica</i>	Stinging Nettle
VALERIANACEAE	
<i>Valeriana acutiloba</i>	Sharpleaf Valerian
<i>Valeriana edulis</i>	Tobacco Root
<i>Valeriana occidentalis</i>	Western Valerian
VERBENACEAE	
<i>Verbena bracteata</i>	Bigbract Verbena
VIOLACEAE	
<i>Viola adunca</i>	Hookedspur Violet
<i>Viola canadensis</i>	Canadian White Violet
<i>Viola macloskeyi</i>	Small White Violet
<i>Viola palustris</i>	Marsh Violet
<i>Viola praemorsa</i>	Canary Violet

<i>Viola purpurea</i> ssp. <i>venosa</i>	Goosefoot Violet
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Additional Sources:

Factsheet resources;

Aspen

http://hoodriverswcd.org/cms/wp-content/uploads/2013/01/PlantSale_QuakingAspen.pdf
<https://www.fs.fed.us/wildflowers/beauty/aspen/ecology.shtml>

Wet Meadow

<https://geology.utah.gov/resources/wetlands/>
<https://sites.google.com/site/utahbiomesplantsanimals/wetlands>
https://en.wikipedia.org/wiki/Wet_meadow

Hellebore

<https://www.ars.usda.gov/pacific-west-area/logan-ut/poisonous-plant-research/docs/false-hellebore-veratrum-californicum/>
<http://poisoncontrol.utah.edu/plant-guide/false-hellebore.php>
<http://archive.scrib.com/article.php?id=5169517&itype=CMSID>
https://en.wikipedia.org/wiki/Veratrum_viride

Clustered Lady's Slipper

https://www.fs.fed.us/wildflowers/beauty/cypripedium/cypripedium_fasciculatum.shtml
<http://cronodon.com/NatureTech/cypripedioideae.html>
<https://www.fs.fed.us/wildflowers/beauty/cypripedium/index.shtml>

Garrett's Fleabane

https://en.wikipedia.org/wiki/Erigeron_garrettii
<http://lurig.altervista.org/pics/index3.php?search=CÚspica+acre&page=1>
<https://extension.umd.edu/hgic/fleabane>
http://eol.org/pages/37999/details#comprehensive_description

Wasatch Rockcress

<http://eol.org/pages/596358/details>
http://www.utahrareplants.org/rpg_species.html

Goshawk

<https://dwr.cdc.nr.utah.gov/rsgis2/search/Display.asp?FINm=accigent>
https://wildlife.utah.gov/diseases/wmv/bird_id.php
<https://dwr.cdc.nr.utah.gov/ucdc/viewreports/sscounty.pdf>
<http://www.arkive.org/northern-goshawk/accipiter-gentilis/>
https://www.fs.fed.us/rm/pubs/rmrs_gtr022/2back.html

Moose

https://wildlife.utah.gov/hunting/biggame/pdf/moose_plan.pdf
<http://www.superslam.org/know-your-game/shiras-moose>

Elk

https://wildlife.utah.gov/hunting/biggame/pdf/elk_plan.pdf
<https://elknetwork.com/elkfacts/>

DRAFT

Mountain Goat

https://wildlife.utah.gov/hunting/biggame/pdf/mtn_goat_plan.pdf

<http://www.nationalgeographic.com/animals/mammals/m/mountain-goat/>

Pika

<https://dwr.cdc.nr.utah.gov/rsgis2/search/Display.asp?FINm=ochoprin>

<https://a-z-animals.com/animals/pika/>

https://www.biologicaldiversity.org/species/mammals/American_pika/pdfs/American-pika-federal-petition-10-01-2007.pdf

Flammulated owl

https://www.allaboutbirds.org/guide/Flammulated_Owl/lifehistory

<https://hawkwatch.org/our-work/forestowls>

<https://birdsna.org/Species-Account/bna/species/flaowl/introduction>

<http://www.audubon.org/field-guide/bird/flammulated-owl>

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Todd Andersen

Submitting Department: Budget, Debt & Grants

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-31, an Ordinance Adopting a Revised Budget for FY 2018 and a Budget for FY 2019 for Park City Municipal Corporation and Its Related Agencies

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Budget Ordinance](#)

Ordinance No. 2018-31

ORDINANCE ADOPTING A REVISED BUDGET FOR FY 2018 AND A BUDGET FOR FY 2019 FOR PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES.

WHEREAS, the Utah State law requires that city budgets be adopted by ordinance: and;

WHEREAS, a public hearing was held on May 3, May 17, May 31, June 7, and one more scheduled for June 21, 2018 at the City Council's regularly scheduled meetings, complying with State law;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah that:

SECTION 1. 2018 REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the Revised FY 2018 Operating Budget for Park City Municipal Corporation and its related agencies.

SECTION 2. 2019 BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 3, 2018 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the budget for FY 2019 for Park City Municipal Corporation and its related agencies.

SECTION 3. CERTIFIED PROPERTY TAX RATE. The City's Budget Officer is authorized to compute and file the City's Certified Property Tax rate for FY 2019 at a "no tax increase rate". This ordinance hereby adopts the Certified Property Tax rate for FY 2019. The Budget Officer is also authorized to compute the City's Certified Property Tax rate for the issuance of General Obligation Bonds as approved by voters in November of 2001, 2002, 2006, 2007, and 2016.

SECTION 4. EFFECTIVE DATE. Section 1 for the 2018 Revised Budget shall take effect upon publication and Section 2 for the 2019 Budget shall take effect on July 1, 2018.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Todd Andersen

Submitting Department: Budget, Debt & Grants

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-32, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Offices for Fiscal Year 2018-2019 in Park City, Utah

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Council Compensation Ordinance](#)

Ordinance No. 2018-32

**ORDINANCE ESTABLISHING COMPENSATION FOR THE MAYOR, CITY COUNCIL,
AND STATUTORY OFFICERS FOR FISCAL YEAR 2018 – 2019
IN PARK CITY, UTAH**

WHEREAS, the City Council has the power to establish compensation schedules pursuant to UCA Section 10-3-818; and

WHEREAS, the number of duties for the Mayor and City Council is significant and each elected officer is required to devote considerable time and expense to public service and community affairs; and

WHEREAS, a public hearing was duly advertised and held on June 21, 2018;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park City, Utah that:

SECTION 1. REPEALER: All previous compensation ordinances regarding elected and statutory officers hereby are repealed.

SECTION 2. COMPENSATION FOR MAYOR, CITY COUNCIL, AND STATUTORY OFFICERS ADOPTED: The following salary levels are hereby adopted:

	<u>FY 2018-2019</u>
Mayor	\$3,706.43 per month
City Council	\$1,914.63 per month
City Manager	\$140,000- \$171,560 per year
City Attorney	\$130,000 - \$160,200 per year
City Treasurer	\$59,663 - \$87,987 per year
City Engineer	\$82,542 - \$121,653 per year
City Recorder	\$52,528 - \$77,490 per year

SECTION 3. BENEFITS: The Mayor and each member of the City Council shall receive family medical insurance. This benefit may be received as cash in lieu of the insurance coverage. The Mayor shall also receive \$250 per month in car allowance. In addition, the Mayor and Mayor Pro-Term shall receive \$100 per wedding performed. Statutory officers are eligible for all benefits available to regular FTE, unless otherwise determined by the Mayor and City Council.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective on publication and shall apply retroactively to July 1, 2018.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Mike McComb

Submitting Department: Executive

Item Type: Resolution

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Resolution 14-2018, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP)

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[CEMP Staff Report](#)

[Attachment A: CEMP 2018](#)

[Attachment B: Resolution 14-2018 CEMP](#)



City Council Staff Report

Subject: Comprehensive Emergency Management Plan Adoption
Author: J. Mike McComb, Emergency Program Manager
Hugh Daniels, CEM, UCEM, Emergency Program Manager Emeritus
Department: Executive
Date: June 21, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends that the City Council review the amended 2018 Comprehensive Emergency Management Plan (CEMP), hold a public hearing and adopt by resolution the CEMP in compliance with FEMA requirements and standards.

Executive Summary

- The City's CEMP requires formal annual adoption in order to remain compliant with the National Incident Management System (NIMS) requirements, and to be eligible for Federal Emergency Management Program Grant (EMPG) funding and/or Public Assistance (PA) reimbursements.
- The current CEMP was originally adopted in August of 2007 and has been re-adopted annually including any changes every year since then. Resolution 09-15 requires all amendments to the CEMP to be ratified by the City Council within one year.
- The Emergency Program Manager (EPM) in conjunction with the Emergency Management Group (EMG) has amended the CEMP with minor updates and revisions to better outline how the City will respond to emergencies and disasters while complying with current Federal and State regulations.

The Problem and Opportunity

Without formal adoption of a CEMP, the City is not eligible for certain federal grants and federal disaster Public Assistance (PA) reimbursements. Further, NIMS compliance is becoming a requirement for other federal assistance and grants. State assistance to municipalities through the Utah Division of Emergency Management (UDEM) is also available with approved emergency management plans, required training, an Emergency Manager (EM), and CEMP adoption. Park City continues to receive FEMA/State Emergency Management Performance Grants (EMPG) because we have an Emergency Manager and have met the state and federal NIMS requirements. We will continue to apply for available EMPG grants as they become available.

Background

- The Robert T. Stafford Disaster Relief and Emergency Assistance Act (the Stafford Act), as amended (42 U.S.C. §§ 5121 et seq.) and Section 662 of the Post Katrina Emergency Management Reform Act of 2006, as amended (6 U.S.C. § 762), authorize non-disaster (ND) Federal preparedness grants to all 56 U.S. States and territories, administered by the Federal Emergency Management Agency (FEMA).
- Park City Municipal Corporation (PCMC), through UDEM, has successfully applied for and received annual non-disaster grant funding through FEMA's EMPG Program since 2008. This funding is provided at a 50-50 level, meaning for every Federal dollar received through UDEM, the City funds an equal amount.

- PCMC received disaster PA funding in 2011 due to flooding in Summit and surrounding counties.

Analysis

This year, there are a few updates required for the CEMP:

Nature of the Change	Page Affected
Update Emergency Support Functions	Appendices L, Q
Update Employee Contact List	Appendix I
Update NIMS Matrix	Appendix E
Update Contact and Asset Resource lists	Appendix H

In addition to the basic plan, seventeen (17) Appendices lay out the details of Mitigation, Preparedness, Response, and Recovery. The basic CEMP is before you for review (*Attachment A*) and adoption, meeting the State/Federal NIMS requirements. The resolution to readopt the CEMP is *Attachment B*.

The various appendices are not included with the CEMP to save on paper (jointly they exceed 800 pages), but are available to the Council for review. Some appendices are protected documents under UCA 63-2-304 and UCA 62-2-106 due to personnel and security contents.

Alternatives for City Council to Consider

1. Recommended Alternative:

A. Adopt by Resolution the 2018 Comprehensive Emergency Management Plan, as amended

Pros:

- Ensures continued National Incident Management System (NIMS) compliance. NIMS compliance is required for receipt of EMPG and disaster PA funding.
- Updates existing policy.
- Ensures the City remains in compliance with existing regulatory requirements.
- Ensures continued functioning of the City's emergency management (EM) program.

Cons: None.

Consequences of Selecting This Alternative: The City's CEMP is updated and PCMC continues to receive funding for the EPM through Federal grant money. The City EPM maintains standard and improved operating levels and capabilities.

Department Review

Emergency Management, Legal, and Executive

Funding Source

Funding for the PCMC emergency management program is provided through four general fund accounts and one capital improvement fund (CIP) account as approved by the City Council.

Attachments

- 2018 CEMP as amended
- A RESOLUTION ADOPTING THE PARK CITY COMPREHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP)



PARK CITY MUNICIPAL CORPORATION

COMPREHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP)

June 2018

Re-adopted 6/21/2018

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APPENDICES (provided under separate covers)

- Appendix A. Park City Municipal Code - Emergency Management & Responsibilities
- Appendix B. State of Utah Code Annotated 1953 - Title 53 – Emergency Management Act
- Appendix C. Hazard Identification and Vulnerability Analysis Worksheets and
Emergency/Disaster Action Plans (HIVA/EAP) (Protected*)
- Appendix D. Emergency Preparedness for City Facilities (Protected*)
- Appendix E. Training, Implementation and Exercise Plan
- Appendix F. Incident Command Structure (ICS)
- Appendix G. Mutual Aid Agreements
- Appendix H. Resource List and Contracts
- Appendix I. Employee Contact List (Protected*)
- Appendix J. Available FEMA Training Courses
- Appendix K. Emergency Operations Center (EOC) (Protected*)
- Appendix L. Emergency Support Functions (ESF) (Protected*)
- Appendix M. Community Preparedness Information and Plan
- Appendix N. Acronyms and Glossary
- Appendix O. Form and Log Templates
- Appendix P. Emergency Manager (EM) Notification Procedure
- Appendix Q. Standard Operating Procedures (SOP) in Support of ESF (Protected*)

* Some parts or all of these appendices are Private or Protected pursuant to UCA - 63-2-304 and UCA 62-2-106



Resolution No. XX-2018

**A RESOLUTION ADOPTING THE PARK CITY COMPREHENSIVE
EMERGENCY MANAGEMENT PLAN (CEMP)**

WHEREAS, the purpose of the CEMP is to develop a comprehensive emergency management program that will provide a system to mitigate the effects of an emergency or disaster, preserve life, respond during emergencies, provide necessary assistance, and establish a recovery system, in order to return the community to its normal state of affairs; and

WHEREAS, this plan attempts to define clearly the roles and responsibilities of each department and function within the City organization by providing guidance in accomplishing the objectives of this plan with lists of guidelines, plans, assessments and resources; and

WHEREAS, on February 28, 2003, the President issued Homeland Security Presidential Directive (HSPD) - 5 *Management of Domestic Incidents*, which directs the Secretary of Homeland Security to develop and administer a National Incident Management System (NIMS) and the directive also requires Federal Departments and agencies to make adoption of the NIMS by State, Tribal and local organizations a condition for Federal preparedness assistance beginning in Federal FY 2005; and

WHEREAS, certain State and Federal disaster reimbursements require local jurisdictions to adopt and train in a CEMP, NIMS and Incident Command Systems (ICS); and

WHEREAS, certain Federal grant programs now require an adopted CEMP; and

WHEREAS, the City Manager and the Emergency Management Group (EMG) have reviewed the updated Comprehensive Emergency Management Plan with all of its attachments as periodically amended by the EMG and recommends adoption by the City Council; and

WHEREAS, the City Council deems it in the best interest of Park City Municipal Corporation to formally adopt them;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Park City, Utah as follows:

SECTION 1. ADOPTION. The Comprehensive Emergency Management Plan, dated June, 2018 attached hereto, along with all appendices and compendiums as periodically amended by the City Manager, are hereby adopted, to replace any and all others previously adopted. Any amendments approved by the City Manager shall be effective for not more than one year unless ratified by the City Council.

adoption. **SECTION 2. EFFECTIVE DATE.** This Resolution shall take effect upon

PASSED AND ADOPTED this 21st day of June, 2018

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney



Resolution No. 23-07

**A RESOLUTION ADOPTING THE USE OF THE NATIONAL INCIDENT
MANAGEMENT SYSTEM (NIMS)**

WHEREAS, natural and man-made disasters may occur in any part of Park City, and;

WHEREAS, Utah State Code Title 63, State Affairs in General, Chapter 5a, Disaster Response and Recovery outlines authority, and;

WHEREAS, Park City is responsible to respond to emergency incidents as well as disasters with local responders, i.e. Law Enforcement, Fire, Emergency Medical Services, Public Services, and other such departments and divisions that might be required, and;

WHEREAS, City departments may be called to respond to and/or assist in response and/or recovery from the effects of emergency incidents and disasters, and;

WHEREAS, Park City is committed to achieving a system that will provide a consistent approach for local, state and federal governments to work effectively and efficiently together to prevent, prepare for, respond to and recover from domestic emergency and disaster incidents, regardless of cause, size or complexity, and;

WHEREAS, The Homeland Security Presidential Directive (HSPD-5) requires federal departments and local jurisdictions to adopt the National Incident Management Systems (NIMS), and;

WHEREAS, in times of disaster, local and state agencies work closely with federal agencies, and;

WHEREAS, NIMS provides a consistent nationwide template for all agencies to work together to prevent, prepare for, respond to and recover from all hazards, and;

WHEREAS, as a condition for federal preparedness assistance, beginning in federal Fiscal Year 2005, local organizations are mandated by HSPD-5 to adopt NIMS as the model for incident management in times of disaster;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Park City, Utah as follows:

SECTION 1. ADOPTION. Park City Municipal Corporation hereby adopts the National Incident Management System (NIMS) to be used by all City departments in response to all incidents and/or disasters within Park City.

SECTION 2. EFFECTIVE DATE. This resolution shall take effect upon adoption.

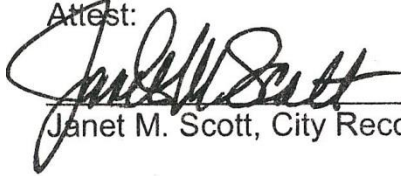
PASSED AND ADOPTED by the City Council this 9th day of August, 2007.

PARK CITY MUNICIPAL CORPORATION



Mayor Dana Williams

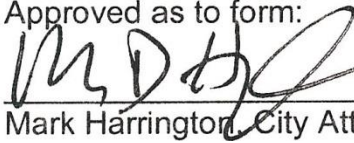
Attest:



Janet M. Scott, City Recorder



Approved as to form:



Mark Harrington, City Attorney

**Park City Municipal Corporation
Comprehensive Emergency Management Plan**

Record of Changes

Pursuant to Resolution XX-18, the City Manager may approve amendments to the Comprehensive Emergency Management Plan (CEMP), which shall remain in effect for up to one year or until permanently ratified by the City Council.

Nature of Changes	Date of Change	Pages Affected	City Manager's Signature
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PARK CITY MUNICIPAL CORPORATION

COMPREHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP)

PURPOSE

The purpose of the Park City Comprehensive Emergency Management Plan (CEMP) is to develop a comprehensive emergency management program that will provide a system to mitigate the effects of an emergency or disaster, preserve life, respond during emergencies, provide necessary assistance, and establish a recovery system in order to return the community to its normal state of affairs.

This plan attempts to define clearly the roles and responsibilities of each department and function within the City organization by providing guidance in accomplishing the objectives of this plan with lists of guidelines, plans, assessments and resources.

CONCEPT & PRINCIPALS

On February 28, 2003, the President issued Homeland Security Presidential Directive (HSPD) - 5 *Management of Domestic Incidents*, which directs the Secretary of Homeland Security to develop and administer a National Incident Management System (NIMS). This plan utilizes the tenants of NIMS, including the Incident Command System (ICS), as the basis for operations and to the level the various tenants apply to local government. In adopting this CEMP, Park City Municipal Corporation also adopts NIMS and ICS as required in HSPD-5.

It is the responsibility of Park City government to undertake comprehensive emergency management planning in order to protect life and property from the effect of an event prompted by natural or man-made occurrences. Local government has the primary responsibility of emergency management activities. When the emergency exceeds the local government's capabilities to respond, assistance will be requested from Summit County, and then the State of Utah. The Federal Government will provide assistance to the State when appropriate.

This plan is based upon the concept that the emergency functions for City departments, functions or groups will generally parallel their normal day-to-day functions. To the extent possible, the same personnel and material resources will be employed in both cases.

Day-to-day functions that do not contribute directly to the emergency response or operations may be suspended for the duration of the incident. The efforts that would normally be required for those functions will be redirected to accomplish the emergency response tasks.

A CEMP should be concerned with all types of emergency situations. It is more than an operational plan and it accounts for activities before, during and after the emergency operations. While the City has a plan as outlined herein, we realize that we may not have adequate resources to carry out all phases of the plan depending on the size and type of a specific emergency or disaster. The following are the four phases of a CEMP:

Phases of Emergency Management

1. Mitigation: Mitigation activities are those that eliminate or reduce the probability of an occurrence. Actions accomplished before an event to prevent it from causing a disaster, or to reduce its effects if it does, save the most lives, prevent the most damage, and are the most cost effective. City departments will enforce all public safety mandates including land use management and building codes; and recommend to governing bodies legislation required to improve the emergency readiness of the City. These activities also include long-term efforts that lessen the undesirable effects of unavoidable hazards.
2. Preparedness: Preparedness activities develop the response capabilities needed if an emergency arises. Preparedness consists of almost any pre-disaster action that is assured to improve the safety or effectiveness of disaster response. Preparedness consists of those activities that have the potential to save lives, lessen property damage, and increase individual and community control over the subsequent disaster response. Emergency/Disaster Action Plans spell out the scope of activities required for community response. Departments/agencies shall ensure that employees are trained to implement emergency and disaster procedures and instructions. Departments/agencies shall validate their level of emergency readiness through internal drills and participation in exercises selected by the Emergency Program Manager (EPM). Other government jurisdictions within and outside the city boundaries shall also participate in these exercises. Exercise results shall be documented and used in a continuous planning effort to improve the city's emergency readiness posture. In addition to the ongoing training and education of City employees and elected officials in the CEMP, local citizens and businesses shall also be educated on their responsibilities in preparing for an emergency.
3. Response: Response is the actual provision of services during the incident or crisis. These activities help reduce casualties and damage and speeds recovery from the incident. The active use of resources to address the immediate and short-term effects of an emergency or disaster constitutes the response phase and is the focus of department/agency Emergency/Disaster Action Plans. They include emergency and short-term medical care, return of vital life-support systems to minimum operating conditions, mass communications, evacuations and initial damage assessment. When any department/agency within the city receives information about a potential emergency or disaster, it will conduct an initial assessment, determine the need to alert others, and set in motion appropriate actions to reduce risk and potential impacts. Emergency response activities will be described in department/agency Emergency/Disaster Action Plans and may involve activating the Emergency Operations Center (EOC) for coordination and support of the Incident Command System (ICS). Departments/agencies will strive to provide support to warning and emergency public information, save lives and property, supply basic human needs, maintain or restore essential services, and protect vital resources and the environment.

4. Recovery: Recovery is both a short-term and long-term process. They involve detailed damage assessments, complete restoration of vital life-support systems, financial assistance, and long-term medical care. There is no definite point at which response ends and recovery begins. However, generally speaking, most recovery efforts will occur after the emergency organization is deactivated and departments/agencies have returned to pre-disaster operation, and will be integrated with day-to-day functions. The recovery period is also an opportune time to institute mitigation measures, particularly those related to the recent incident. Examples of recovery actions would be: provision of temporary housing and food, restoration of non-vital government services, and reconstruction of damaged areas.

OBJECTIVES CONTAINED WITHIN THE CEMP

1. Defines clearly the roles and responsibilities of key members of City staff, City departments or functions and elected officials, in order to mitigate, prepare for, respond to, and recover from the effects of any major emergency or disaster.
2. Establishes and defines roles and responsibilities within NIMS and ICS, as required by law.
3. Ensures that essential City services are maintained during an emergency or disaster.
4. Outlines the cooperative efforts between the City, the County, other governmental subdivisions and the State in response to an emergency or disaster.
5. Provides the necessary Mitigation, Preparedness, Response, Recovery, Mutual Aid, Action Plans, Hazard Identification, Risk Assessment, Emergency Support Functions, Resource Lists, Contact Lists and documents in appendices and compendiums to accomplish the activities laid out in this CEMP.

CHAPTER 1 – Authority

Emergency Authority

A compendium of existing local and state legislation pertaining to emergency management and authority are shown in Appendices A and B.

Mayor

Statutory Authority

The Mayor, as outlined in City Code 2-2-3, shall be the chief executive of the City. He/she shall be recognized as the head of the City government for all ceremonial and legal purposes, and he/she shall execute and authenticate legal instruments requiring his/her signature as such official. Further, the Mayor has emergency powers as set out in UCA 53-2a-205. The Mayor heads the Emergency Policy Council.

Proclamation of Local Emergency

In the event of or threat of, as disaster, attack, internal disturbance, natural phenomenon, or technological hazard, the Mayor may proclaim a state of “Local Emergency” under UCA 53-2a-208.

Appointment of Special Police

Under City Code 2-4-12C, the Mayor may upon any emergency, riot, pestilence, invasion, or at any time he shall deem necessary for the peace, good order or health of the City, order the Chief of Police to appoint special policemen for a specified time.

City Council

Emergency Ordinances

Emergency ordinances, as outlined in City Code 2-3-7C, may be enacted by City Council for the preservation of public property, health, peace or safety. Further, the City Council may authorize expenditures for an emergency in excess of the budget as outlined in UCA 10-6-129.

Emergency Interim Successors

The City Council and Mayor shall annually set out Emergency Interim Successors for Local Officers as set out in UCA 53-2a-807 (see also Continuity of Government Operations - Succession of Command).

City Manager

Statutory Authority

The City Manager is the Chief Administrative Officer of the City as defined in City Code 2-4-1 and will administer all affairs of the City as directed in City Code 2-4-3 A through M. In

the absence of the Mayor, the City Manager may proclaim a state of “Local Emergency” as provided for in City Code and UCA 53-2a-203.

Administrative Authority

The City Manager or his/her designee or successor, as Chief Administrative Officer shall administer all emergency or disaster operations as outlined in the CEMP, including but not limited to EOC Operations Commander, Unified Commander (UC), Area Commander (AC) and/or Incident Commander (IC).

City Attorney

Statutory Authority

The City Attorney shall be the legal representative of the City and he shall advise the Mayor and Council and City officials in matters relating to their official powers and duties and perform such other duties as the Mayor and Council may prescribe by ordinance, resolution or otherwise as outlined in City Code 2-4-10 .

Chief of Police/Deputy Fire Marshal

Statutory Authority

The Chief of Police shall direct the police department in the enforcement of all the laws of the City and all statutes of the State of Utah applicable to the City as outlined in City Code 2-4-12, 6-3-6 and 11-9-2, including evacuation orders. The Chief of Police shall also serve as the City’s Deputy Fire Marshal.

Emergency Program Manager

Administrative Authority

The Emergency Program Manager (EPM), also sometimes known as the Emergency Manager (EM) is hereby appointed by the City Manager to act as the City’s designated manager to be involved in all areas of emergency management for the City. His or her responsibilities include; the keeping of the CEMP with all of its appendices (which must be updated annually); establishing and maintaining the City’s state and federal NIMS compliance in the FEMA database; Emergency Operations Center (EOC) manager; establishes, maintains and participates in the training of all City staff in emergency preparedness and response; helps set City building preparedness and response to building specific emergencies; identifies and analyzes potential hazards to the community and the City’s response; liaison to the Summit County Emergency Manager and Region 2 of the Utah Division of Emergency Management; participates in individual incidents as a coordinator and review officer and in conjunction with the Community and Public Affairs Manager sets up citizen and business emergency preparedness programs. The EPM works with a policy and review body called the Emergency Management Group (EMG). The City Manager may reassign the responsibilities of EPM at any time with or without cause.

Community Engagement Manager

Administrative Authority

The Community Engagement Manager is hereby appointed by the City Manager to act as the City's designated Public Information Officer (PIO). The City Manager may reassign the responsibilities of the PIO at any time with or without cause.

Chief Building Official/Chief Fire Official

Statutory Authority

The Chief Building Official shall be responsible for the enforcement of the building codes, and all other such codes as adopted by the City and as outlined in City Code 6-1-2, 6-3-6, 11-2-2, 11-2-3 and 11-9-1.

CHAPTER 2 – Organization

Departments within the City will have emergency functions in addition to their normal duties. Each department is responsible for developing and maintaining its own emergency management procedures with assistance from the Emergency Manager and in concert with the CEMP. Departments will prepare plans, forms, documents and procedures to carry out their missions as outlined in the CEMP. Specific responsibilities for some departments may be outlined within the plan and/or in the appendix sections.

Emergency Management Group (EMG)

An Emergency Management Group (EMG) has been established to assist in the preparation of the CEMP, make periodic reviews and amendments, provide assistance and direction to the Emergency Program Manager (EPM) and assist departments with their components and implementation of the CEMP. The EPM is Chair of this group and the Police Chief is the Vice-Chair.

The Emergency Management Group (EMG) members are:

1. City Manager – Operations Commander
2. Assistant City Manager
3. Emergency Program Manager (EPM) - Chair
4. Community Engagement Manager (PIO)
5. Information Technology Director
6. Chief of Police – Vice Chair
7. City Attorney
8. Public Works Director
9. Chief Building Official
10. City Engineer
11. Outside Agency and other members (as decided by the City Manager)

The Committee will ensure that emergency policies, activities, and resources, are coordinated among the City departments. On no less than an annual basis, the EPM will hold an EMG policy review meeting; make necessary CEMP amendments and a training session for the Committee members and the elected City officials.

The EPM will also facilitate on at least a bi-annual basis a City wide emergency response field training exercise or table top training exercise to evaluate this plan, its components and the individual department's emergency management procedures.

Departmental Emergency Management

Under the direction of each City department manager or designee, each department will educate its employees on the CEMP and how it impacts their department, including individual and department roles and responsibilities, specific facility action plans and they will conduct regular training to meet the requirements of the CEMP. Further, training in the ICS will be conducted at all levels, including the need to complete tasks while under the supervision of an

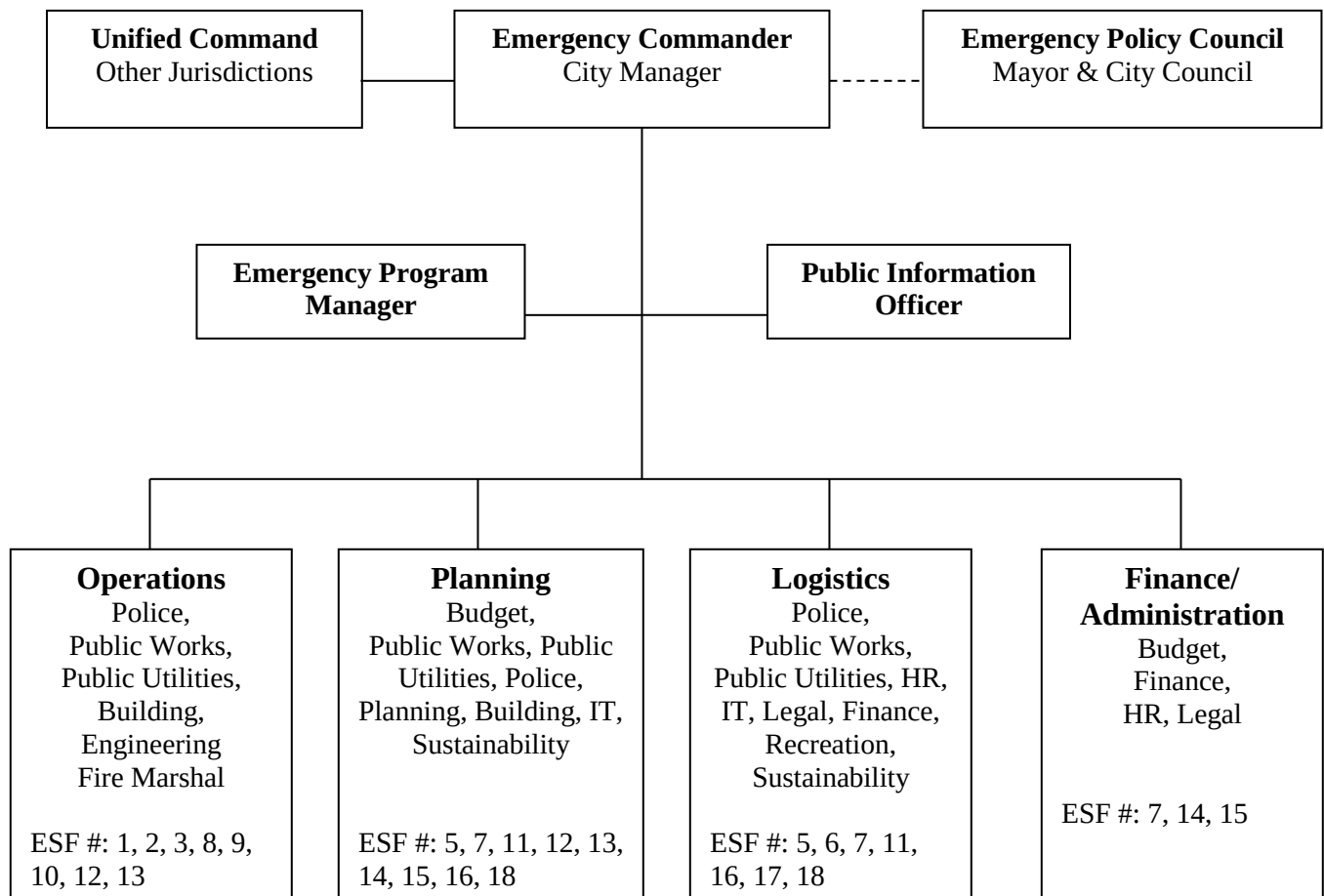
Incident Commander who may not be a regular supervisor. An outline of FEMA training required for various line and supervisory levels of City staff are outlined in Appendix E and F.

Direction and Control

The final responsibility for all emergency management belongs to the City Manager, a member of the Emergency Management Group (EMG) and Operations Commander. The EMG is responsible for all policy level recommendations and changes. The City Council shall adopt by resolution the CEMP and the federal NIMS, including all appendices and compendiums that encompass the total plan as periodically amended by the EMG. During response operations, elected official(s) will be available to, interact with constituents and forward community concerns, provide emergency policy direction, enact emergency legislation, provide for funding and provide designated public information in conjunction with the Public Information Officer (PIO) and/or other duties as agreed upon with the Operations Commander

The EPM has responsibility for coordinating the entire emergency plan and response program, and makes all routine decisions for this committee. During emergency operations, the EPM ensures that the policy and coordination of all groups are working in concerted, supportive effort to overcome the emergency.

CEMP Organizational Chart



Continuity of Government Operations

Succession of Command

1. The line of succession of the City Manager as the Operations Commander is to the Assistant City Manager, the Chief of Police and then to the Emergency Manager. In the event the Emergency Manager assumes the Operations Commander position, he/she will be replaced by a trained Acting Emergency Manager.

The line of succession of the City Manager for his/her position as City Manager, i.e. appointment of an Acting City Manager, is to the Assistant City Manager, the City Attorney and then the Chief of Police. An Acting City Manager may not serve as Emergency Manager or Acting Emergency Manager at the same time.

2. The line of succession of each City department is according to the operating procedures established by each department and should be no less than three deep.
3. The line of succession of the Mayor is to the Mayor Pro Tempore, to the Alternate Mayor Pro Tempore and then to the most senior member of the City Council.
4. The line of succession of the City Council shall be governed by Park City Municipal Code 2-2-9. In the event a majority of Council members are unavailable or unable to fill vacancies by appointment, then emergency interim succession is pursuant to UCA 53-2a-807.

Preservation of Records

1. In order to develop after-action reports, all messages and logs will be maintained and submitted to the EPM immediately after deactivating emergency operations.
2. Documentation of emergency response actions is required for the following:
 - a. Accounting/reimbursement
 - b. Response action improvement
 - c. Possible legal action

Administrative Items

Emergency Authority

1. A compendium of existing state legislation pertaining to emergency management are shown in Appendix A and B.

Mutual Aid/Automatic Aid

1. Should local government resources prove to be inadequate during an emergency operation, requests will be made for assistance from other local jurisdictions and higher levels of government according to existing or emergency negotiated mutual aid/automatic aid agreements and memorandums of understanding entered

into by duly authorized officials and will be formalized in writing whenever possible. See Appendix G.

Consumer Protection

1. Consumer complaints pertaining to alleged unfair or illegal business practices will be referred to the State Attorney General's Consumer Protection Division.

Accounting for Resources, Costs and Losses

In an emergency, proper accounting of costs and losses is required for insurance or federal disaster assistance reimbursements. Care should be taken to include all direct and indirect costs. Park City will use accounting methods in accordance with federal guidelines. The required documentation will be forwarded to appropriate state and federal agencies.

Incident Command System (ICS)

The Incident Command System is one of the key organizational systems of the National Incident Command System (NIMS). The ICS provides overall management at the incident site. The Incident Commander develops a management structure based on the needs of the incident. All appropriate elected officials, department heads, managers, supervisors and line personnel shall be trained in the ICS. See Appendices E and F.

Plan Development and Maintenance

If a plan is to be effective, its contents must be known and understood by those who are responsible for its implementation. The Emergency Program Manager (EPM) and members of the Emergency Management Group (EMG) will brief appropriate public/private sector officials in emergency management operations of this plan in particular.

The plan shall be updated at least once every year. Training for all employees and elected officials shall be ongoing.

CHAPTER 3 – Procedures and Operations

Emergency Levels

During an emergency situation, a timely and well-documented system of assessing the damage experienced or expected is crucial for determining appropriate response actions, alleviating victim suffering and hardship, managing resources effectively, and planning future hazard mitigation activities.

When carrying out the Comprehensive Emergency Management Plan, the transition from normal operations to emergency operation must be orderly. To achieve unified response operations, it is important that all departments have a common definition and status of emergencies. These defined levels of an emergency provide a transition from normal operating posture to full alert and provide for coordination with other agencies. When responding to emergencies, the following apply:

Level III: NO OUTSIDE ASSISTANCE NECESSARY

An emergency that poses a threat to life, property, or the environment and where ample local resources exist. The responding department(s) handles the incident with on-duty resources and notifies the City Manager or his/her designee via department notification protocols.

Level II: ENHANCED RESPONSE REQUIRED

An emergency of a greater hazard, which poses a threat to life, property, or the environment, and requires coordination between more than one City department. Park City personnel handle the emergency with City resources, mutual aid, and resource sharing. Once a Level II emergency is in effect, any request for assistance or resources from the on scene Incident Commander will take precedence over other daily activities. Incident Commanders responding to Level II emergencies will notify the City Manager or his designee via department notification protocols. If needed, request for EOC activation may be made by responding Incident Commander(s), involved department chiefs or department heads, the City Manager, or the Emergency Program Manager.

Level I: MAJOR INCIDENT

An emergency involving a catastrophic incident. The incident may result from a natural or man-made disaster such as earthquake, flood, fire, terrorism, etc. The incident may result in an immediate threat to persons, property, or the environment and requires the resources of the entire City, including government, private, and outside assistance. The Mayor or designee may issue a formal declaration of emergency.

During response operations, responders maintain the principle of centralized control and decentralized execution. All response actions are in harmony and orchestrated by legal authority from the Emergency Operations Center.

As City departments, agencies, and non-governmental organizations progress from normal operations to an emergency posture, they go through the response conditions outlined below in accordance with the emergency level. For example, a locally-occurring Level II incident would initially require Response Condition II.

Response Conditions

Response Condition - III: NO OUTSIDE ASSISTANCE NECESSARY

1. Monitor the situation regularly.
2. Review applicable plans and Standard Operating Procedures.
3. Review the status of all equipment and supplies.
4. Notify the City Manager and key personnel.

Response Condition II: ENHANCED RESPONSE REQUIRED

1. The Emergency Operations Center may be activated as needed with partial staffing.
2. Notify City Manager and key personnel.
3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented.
4. Place personnel on standby status as needed.

Response Condition I: MAJOR INCIDENT

1. Place Emergency Operations Center on full staffing.
2. Bring equipment and supplies to full operational status.
3. Recall personnel as necessary.
4. Freeze supplies and resources and commit them to the emergency as needed.
5. Notify the County and the State

Incident Levels	Response Conditions		
	Response Condition III: NO OUTSIDE ASSISTANCE NECESSARY	Response Condition II: ENHANCED RESPONSE REQUIRED	Response Condition I: MAJOR INCIDENT
Level I: MAJOR INCIDENT A catastrophic incident resulting from a natural or man-made disaster such as earthquake, flood, fire, terrorism, etc. The incident may constitute an immediate threat to persons, property, or the environment, and <u>requires the resources of the entire City, including government, private, and outside assistance.</u>	1. Monitor the situation regularly. 2. Review applicable plans and Standard Operating Procedures. 3. Review the status of all equipment and supplies. 4. Notify the City Manager and key personnel. <i>NOTE: May be appropriate if Level I incident occurs at a National level, or in a neighboring State or jurisdiction.</i>	1. The Emergency Operations Center may be activated as needed with partial staffing. 2. Notify City Manager and key personnel. 3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented. 4. Place personnel on standby status as needed. <i>NOTE: May be appropriate if Level I incident occurs in nearby or neighboring jurisdiction, with potential for local impact.</i>	1. Place Emergency Operations Center on full staffing. 2. Bring equipment and supplies to full operational status. 3. Recall personnel as necessary. 4. Freeze supplies and resources and commit them to the emergency as needed. 5. Notify the County and the State
Level II: ENHANCED RESPONSE REQUIRED An emergency of a greater hazard, posing a threat to life, property, or the environment, and requires efforts and coordination between <u>more than one City department.</u>	1. Monitor the situation regularly. 2. Review applicable plans and Standard Operating Procedures. 3. Review the status of all equipment and supplies. 4. Notify the City Manager and key personnel. <i>NOTE: May be appropriate if Level II incident occurs in nearby or neighboring jurisdiction, with potential for local impact.</i>	1. The Emergency Operations Center may be activated as needed with partial staffing. 2. Notify City Manager and key personnel. 3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented. 4. Place personnel on standby status as needed.	1. Place Emergency Operations Center on full staffing. 2. Bring equipment and supplies to full operational status. 3. Recall personnel as necessary. 4. Freeze supplies and resources and commit them to the emergency as needed. 5. Notify the County and the State <i>NOTE: May be appropriate if Level II incident expands.</i>
Level III: NO OUTSIDE ASSISTANCE NECESSARY A local emergency that poses a threat to life, property, or the environment and where ample local resources exist to mitigate the effects. <u>Typically manageable by a single City department.</u>	1. Monitor the situation regularly. 2. Review applicable plans and Standard Operating Procedures. 3. Review the status of all equipment and supplies. 4. Notify the City Manager and key personnel.	1. The Emergency Operations Center (or Mobile Command Trailer) may be activated as needed with partial staffing. 2. Notify City Manager and key personnel. 3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented. 4. Place personnel on standby status as needed. <i>NOTE: Upgrading response condition may be appropriate if incident expands, consider upgrading to Level II incident.</i>	Not Applicable

NOTE: The above procedures are provided as an initial response guide only and shall not constrain or limit appropriate emergency actions of any responding department or agency. It is entirely possible - even likely - to move between Response Conditions and Incident Levels as an incident progresses, is managed, and is mitigated.

Declaration of Emergency

Park City is the primary responder to a disaster in the City. As such, it rapidly mobilizes resources, assesses the situation, and plans a course of action. Once the situation exceeds Park City's capability to respond, officials will first seek supplemental resources from Summit County, then the State of Utah, and finally the Federal government.

A local "emergency" may be declared by proclamation of the Mayor. In the absence of the Mayor, an interim successor, or City Manager may declare an emergency. Nothing in this section is intended to preclude the declaration of an emergency and the exercise of emergency powers as long as those actions are consistent with the requirements of declaring an emergency outlined herein.

The proclamation declaring the emergency will be filed with the City Recorder and will state four things:

- Nature of the emergency.
- Areas threatened.
- Various conditions which cause the emergency to be declared.
- Initial period of the emergency.

The declaration is kept on file with other supporting documentation to justify the disbursement of disaster assistance funds if available. See Appendix O for templates.

Emergency Operations Center (EOC)

The EOC serves as a centralized management center for emergency operations. Here, decisions are made by the EOC managers based upon information provided by the Incident Commander (IC) and other personnel. Regardless of size or process, every facility should designate an area where decision makers can gather during an emergency. Each facility must determine its requirements for an EOC based upon the functions to be performed and the number of people involved. Ideally, the EOC is a dedicated area equipped with communications equipment, reference materials, activity logs and all the tools necessary to respond quickly and appropriately to an emergency.

EOC Resources:

- Communications equipment
- A copy of the emergency management plan and EOC procedures
- Blueprints, maps, status boards
- A list of EOC personnel and descriptions of their duties
- Technical information and data for advising responders
- Building security system information
- Information and data management capabilities

- Directories
- Backup power, communications and lighting
- Emergency supplies

An EOC has been established within the Police Facility Building, 2060 Park Avenue. Those participating in the EOC will be located in secure meeting space adjacent to Police Records/Reception (the Lloyd D. Evans, Sr. Meeting Room). The Emergency Policy Council (EPC) will be located in the secure Police Facility Administrative Conference Room. The general operations of the EOC functions will be conducted within the confines of the space available at the time of activation of the EOC.

1. Secondary Emergency Operations Center. Should the primary EOC location become unavailable due to structural failure, road inaccessibility, etc., the EOC functions will be moved to the Public Works Facility or the Marsac Building, as available and appropriate. The EOC shall function at that location until such time as the primary EOC becomes operational or an alternate site is identified that can facilitate the EOC operations to a higher degree.

2. Alternate Emergency Operations Center. In the event Park City Municipal Corporation facilities (including Mobile Command) designated for use as EOC sites become unavailable or unusable, the EOC function may be moved to the Summit County EOC at the Summit County Health Department in Park City, the Summit County Search & Rescue Building in Kamas, or the Summit County Mobile Command (SCMC).

3. Authority to Activate EOC. Activation of the EOC is solely the responsibility of the City Manager, designee, or successor. The City Manager may consult with the Emergency Program Manager, Chief of Police, PIO, Public Works Director, and the Mayor in making the determination to activate the EOC; however, the final decision rests with the City Manager. In the absence of the City Manager or an immediate successor, in order to expedite the City's emergency response, the Emergency Program Manager may activate the EOC.

4. EOC Command Structure. While the EOC is functional, the City Manager will act as the EOC Commander, unless he/she relinquishes that responsibility to a designee. The City Manager will interact with the appropriate manager or managers when addressing the incident response, operations, assessment and recovery phases. Each City Department or function involved in any phase of an incident will have a management representative located within the EOC operations area, or in a location directed by the City Manager. The EPM or designee shall manage the EOC. See Appendix K.

CHAPTER 4 – Incident Response and Management

Emergency Support Functions (ESF) Concept

In order to facilitate the delivery of emergency services during a disaster, Park City has adopted the Emergency Support Function (ESF) concept found in the National Response Framework (NRF). The Emergency Support Function concept is based on the idea of designating specific emergency response tasks to the City departments and outside organizations best suited to complete the designated task. Each function has an assigned department or organization responsible for that function with other departments and organizations playing supporting roles.

ESF Overview

The tasks that may need to be performed in emergency situations have been categorized as Emergency Support Functions (ESFs) under the National Incident Management System (NIMS) and Park City's CEMP generally follows that categorization. The tasks have been grouped into 18 Emergency Support Functions. Each ESF is supported by Standard Operating Procedures (SOP) for that ESF. See ESF and SOP details in Appendices L and Q.

ESF 1 TRANSPORTATION Public Works/Transit/Fleet

Coordinate the use of transportation resources required to perform the emergency response, recovery and assistance mission.

ESF 2 COMMUNICATIONS.....Summit County Sheriff's Office Dispatch / Information Technology / Public Information Officer

Coordinate and provide communication support, and, where necessary, establish temporary telecommunications support.

ESF 3 PUBLIC WORKS.....Public Works/Public Utilities/Building/Engineering

Assist in lifesaving or life-protection activity following a disaster. This may include technical advice and evaluation, engineering services, construction management and inspection, emergency contracting, and emergency repairs.

ESF 4 FIREFIGHTING.....Park City Fire District (PCFD)

Manage and coordinate firefighting and emergency medical activity.

ESF 5 INFORMATION MANAGEMENT.....Sustainability

Collect, process, and organize information about a potential or actual disaster or emergency. Disseminate accurate information to the public.

ESF 6 MASS CARE.....Red Cross/FEMA/EM

Coordinate activities involved with emergency shelter, mass feeding, bulk distribution of relief supplies for victims of disaster, and disaster welfare information.

ESF 7 RESOURCE SUPPORT.....Sustainability/Emergency Manager

Provide logistical and resource support. This includes provision of emergency relief supplies, space, office equipment, office supplies, telecommunications, contracting services, transportation services, and personnel.

ESF 8 HEALTH & MEDICAL SERVICESSummit County Health/PCFD

Provide assistance in identifying and meeting the health and medical needs of disaster victims and emergency responders.

ESF 9 URBAN SEARCH & RESCUE.....Park City Fire District (PCFD)

Provide support in locating, extricating, and treating victims if buildings are damaged or collapsed.

- ESF 10 HAZARDOUS MATERIALS.....PCFD/Summit County Health**
Provide support in response to actual or potential discharge and/or release of hazardous materials.
- ESF 11 FOOD & WATER.....GRIL**
Identify food and water needs. Identify sources of water; arrange for manpower and transportation to the disaster area and distribute as needed to responders and mass shelters.
- ESF 12 UTILITIES.....Public Works/Public Utilities/Utility Companies**
Assist in coordinating efforts to provide emergency power and fuel to support response operations as well as providing power and fuel to restore normal community functions.
- ESF 13 LAW ENFORCEMENT.....Police**
Provide sufficient resources to maintain civil order under emergency conditions.
- ESF 14 LEGALCity Attorney’s Office**
Review local legal authorities and state statutes relating to emergency activities and advise City decision makers.
- ESF 15 FINANCE MANAGEMENTFinance/Budget**
Create a central management committee to oversee the emergency purchasing and reimbursement process. Maintain a disaster documentation system.
- ESF 16 FACILITIES.....Building/Engineering/Building Maint/Planning**
Coordinate the inspection and use of City owned/operated facilities to support disaster response and recovery operations.
- ESF 17 VOLUNTEERS & DONATIONS.....GRIL/Finance & Budget**
Coordinate the use of volunteers (Recreation Departments) and donated goods (Finance & Budget) in support of disaster recovery operations.
- ESF 18 ANIMALS.....Summit County Animal Services**
Provide for emergency evacuation, medical care, shelter food and water for domestic animals.

Departmental Roles and Responsibilities

General Responsibilities

1. General Preparedness Responsibilities

The following common responsibilities are assigned to each department listed in this plan. Further, each department shall create an internal emergency management organization and develop standard operating procedures (SOP) in accordance with the provisions of this plan. Preparation activities include:

- Establishing departmental and individual responsibilities (as indicated in this plan); identify emergency tasks.
- Working with other departments to enhance cooperation and coordination, and eliminate redundancy. Departments having shared responsibilities should work to complement each other.
- Establishing education and training programs so that each division and employee will know exactly where, when and how to respond.
- Developing site specific plans for department facilities as necessary.
- Ensuring that employee job descriptions reflect their emergency duties.
- Training staff and volunteers to perform emergency duties, tasks.
- Identifying, categorizing and inventorying all available departmental resources, including but not limited to fixed assets, personnel and contracts.

- Developing procedures for mobilizing and employing additional resources.
- Ensuring communication capabilities.
- Preparing to provide internal logistical support to department operations during the initial emergency response phase.
- Prepare Standard Operating Procedures (SOP) in support of ESF responsibilities.

2. General Response Responsibilities

The following common responsibilities are assigned to each department listed in this plan.

- Upon receipt of an alert or warning, initiate notification actions to alert employees and volunteers of assigned response duties.
- As appropriate:
 - Suspend or curtail normal business activities
 - Recall essential off-duty employees
 - Release non-essential employees
 - Evacuate departmental facilities
- As requested, augment the City's effort to warn the public through use of vehicles equipped with public address systems, sirens, radio, employees going from door to door, etc.
- Keep the Operations Commander informed of field activities, and maintain a communications link to the Incident Commander and/or EOC.
- Activate a control center to support and facilitate department response activities, maintain events log, and report information within the ICS or EOC.
- Report damages and status of critical facilities within the ICS or EOC.
- If appropriate or requested, send a representative to the EOC.
- Ensure staff members tasked to work with the EOC have the authority to commit resources and set policies.
- Coordinate with the EOC to establish protocols for interfacing with county, state, federal responders.
- Utilize only the Public Information Officer to release any information to the media.
- Submit reports to the EPM detailing departmental emergency expenditures and obligations.

Individual Responsibilities

1. Chief Administrative Officer/City Manager (Executive)

- Provide overall administration, direction and control of the emergency, damage assessment, and response operation within Park City
- Serve as a member of the Emergency Management Group (EMG)
- Command the EOC
- Coordinate with the Mayor and Emergency Policy Council
- Provide risk management reporting and city insurance program
- Provide resources (supplies, equipment, and personnel) as requested

2. Emergency Program Manager (Executive)

- Assist the City Manager with the planning, management, and control of emergency operations
- Make the Emergency Operations Center available to Park City officials for

- conducting overall direction/coordination of response and recovery operations.
- Manage and coordinate the EOC and interdepartmental operations
- c. Maintain supplies and equipment for the Emergency Operations Center.
- d. Coordinate department provision of supplies, equipment, and personnel as requested
- e. Work with the PIO and volunteer agencies to inform citizens of the actions they should take for their protection
- f. Coordinate with other departments to ensure that special needs populations receive information regarding actions taken for them to protect their life and property
- g. Conduct after-action meetings and prepare after-action reports in conjunction with the Operations Commander and/or Incident Commander(s)
- h. Additional responsibilities prior to an emergency include:
 - 1) Updating the Comprehensive Emergency Management Plan, and providing updated copies of the CEMP
 - 2) Coordinating emergency management exercises involving the City and community
 - 3) Participating in community preparedness training in conjunction with the PIO
 - 4) Coordinating the Special Needs Registry and assisting in Special Needs community planning

3. Mayor and City Council

- a. Monitor situations within their constituencies and coordinate information with City Manager or designee
- b. Mayor submits formal local Declarations of Emergency
- c. Meet formally as a City Council as necessary.
- d. Mayor or designee acts as official City spokesperson in concert with the PIO, as needed
- e. Provide emergency policy direction
- f. Issue emergency rules and proclamations that have the force of law during proclaimed emergency period
- g. Identify and allocate funds to meet disaster expenditure needs
- h. Extend or terminate Declarations of Emergency

4. Finance

- a. Perform functions in the EOC or on-scene as assigned
- b. Assist IC and/or EOC initial situation/damage reports as per field units observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. Provide appraisers to assist with damage assessments
- e. Process emergency purchases/procurement
- f. Establish and maintain a system whereby incident costs are identified and accumulated for county, state and federal reimbursement
- g. Ensure payroll system setup to pay employees and contractors
- h. Coordinate financial resources
- i. Maintain records of expenditures and use of resources.
- j. In conjunction with Budget and EOC assistance, manage any Donations Programs
- k. Under the direction of the City Manager, assist with the resolution of claims and accounting for resources expended during the emergency.

5. City Attorney

- a. Provide legal advice to staff and Council

- b. Be familiar with laws governing emergency powers and advise on all related issues
- c. Review and approve as to form all emergency documents signed by the Mayor or designee
- d. Perform functions in the EOC as needed or assigned
- e. Act as liaison between the Emergency Policy Council and the Operations Commander

6. City Recorder (Executive)

- a. Provide safekeeping of vital records during the emergency
- b. Co-sign all emergency documents signed by the Mayor or designee
- c. Assist in logging and documenting all actions during the emergency
- d. Provide administrative support to Operations Commander

7. Police

- a. Perform functions in the EOC and/or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. Augment warning system by providing siren-equipped and/or public address mobile units, and/or manpower for door-to-door warning
- e. Coordinate search and rescue and heavy rescue operations in conjunction with PCFD and SCSD as needed
- f. Maintain law and order and provide public safety activities as required
- g. Provide security for key facilities
- h. Protect property in evacuated areas
- i. Enforce orders of fire officers and implement/enforce evacuation orders, when necessary
- j. Provide law enforcement and traffic control in support of emergency actions
- k. Organizes auxiliary law enforcement personnel and commits available resources to maintain peace

8. Budget and Grants

- a. Perform functions in the EOC or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit's observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. In conjunction with Finance and EOC assistance manages any Donations Programs
- e. Provides planning, logistic and financial support to operations

9. Sustainability/Community Engagement

- a. Perform functions in the EOC or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit's observations and reports from the general public
- c. Provide logistical and resource support as requested, which may include, the provision of emergency relief supplies, space, office equipment, office supplies, telecommunications, contracting services, transportation services, and personnel
- d. Serves as the Public Information Officer (PIO)
- e. Under the direction of the City Manager, collects, organizes, prepares and distributes public information materials about a potential or actual disaster or emergency.
- f. Participate with the EPM in disseminating and training in citizen and business preparedness plans

- g. In conjunction with the Mayor, act as the designated contact for the news media and public
- h. Ensure that special needs populations receive information regarding actions taken for them to protect their life and property

10. Public Works/Public Utilities

- a. Perform functions in the EOC or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. Assist with initial infrastructure damage assessment of horizontal construction, i.e., roads, bridges, storm sewers, etc.
- e. Provide heavy equipment to support rescue operations
- f. Provide technical information on damaged structures
- g. Provide traffic control signs and barricades
- h. Assist with the identification of evacuation routes and keep evacuation routes clear of stalled vehicles
- i. Coordinate the disposal of solid waste from congregate care facilities (shelter/mass feeding)
- j. Coordinate emergency utility support requirements with public and private utilities
- k. Operate fleet repair facility
- l. Provide for availability of motor fuels, vehicles and fuel driven equipment
- m. Provide for storage of equipment and vehicles in a safe place
- n. Provide comprehensive list of City vehicles and equipment to IC or EOC
- o. Provides for the removal of debris and maintenance of roadways
- p. Obtains additional equipment and transportation resources
- q. Establish contracts for outside services in compliance with FEMA schedules
- r. Coordinate transportation requirements for special needs agencies/individuals
- s. Provide buses for evacuations and temporary shelters
- t. Provide additional bus transportation resources
- u. Coordinate mobilization of emergency transportation services
- v. Use transportation communication links to provide damage assessment information
- w. Ensure that transportation assets meet the demands of emergency response personnel
- x. Maintain a resource list of all Park City fleet equipment and provides the EOC with updates of disaster damage to fleet
- y. Maintain fuel resources, controls and rations fuel as needed

11. Information Technology

- a. Perform functions in the EOC or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. Maintain all communication and data systems
- e. Protect archives and necessary documents
- f. Provide supplies, equipment, and personnel as requested

12. Building/Fire Marshal/Engineering

- a. Perform functions in the EOC or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public

- c. Provide supplies, equipment, and personnel as requested
- e. Direct building inspectors and/or rapid assessment teams to assist with damage assessment and safety of City facilities
- f. Provide Fire Marshal services

13. Planning

- a. Perform functions in the EOC or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. Assist in initial planning and ongoing planning during an emergency
- e. Organize staff to support damage assessment teams and participate in City wide damage assessment and recovery with the Building Dept
- e. Provide documents and maps to assist in response and recovery
- f. Support building and engineering in their emergency functions.

14. Human Resources

- a. Perform functions in the EOC or on-scene as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. Establish an employee call back system
- e. Establish a system to check on employee's families and communicate that information
- f. Assist with employee needs at work and with their families
- g. Track staff labor assignment requests and assist with obtaining outside labor/staff

15. GRIL [for the purpose of this document, “GRIL” refers to the Golf, Recreation, Ice and Library departments working jointly]

- a. Perform functions in the EOC or on-scene, as assigned
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public
- c. Provide supplies, equipment, and personnel as requested
- d. Assist with the assessment of human needs during and after a disaster
- e. Obtain and supply food and water to city and emergency staff
- f. Coordinate with the Red Cross and other agencies as necessary to provide emergency programs for basic human needs, to include reception centers, shelters, and mass feeding at City-designated shelters
- g. Provide assistance in the registration of people at congregate care facilities (shelter/mass feeding)
- h. Work in close concert with Red Cross and others in activation and operation of short term, and longer-term shelters/disaster centers
- i. With assistance from the EOC, manage Volunteer Programs
- j. Provide facilities for emergency shelter, food, and water distribution points, child care facilities as needed
- k. Provide receiving and distribution sites and assist with the delivery of goods

CHAPTER 5 – Damage Assessment and Recovery

Damage Assessment and Analysis Information

1. Accurate damage assessment information must be obtained by Park City at the earliest possible time in order to:
 - a. Evaluate the impact on the population and socioeconomic system of Park City and its ability to respond and recover.
 - b. Assist the Governor with determining local and state level of contribution to the recovery effort.
 - c. Allow the State Coordination Officer and the Federal Emergency Management Agency Regional Director to determine the kinds and quantities of disaster assistance to be provided by the state and federal government, if appropriate.
 - d. Document the need for supplementary federal assistance under a Presidential ‘Emergency’ or ‘Major Disaster’ Declaration.
 - e. Notify insurers of damaged/destroyed property.

Damage Assessment and Reporting

1. Initial Damage Assessment. The nature and magnitude of a disaster will determine how quickly a complete Initial Damage Assessment can be conducted. Widespread debris, washed out bridges, inundated roads, and unsafe buildings are a few of the problems that can delay the assessment. Immediately after the occurrence of a disaster, it is important to get a preliminary assessment of the extent and magnitude of the damage. The Planning Department will assist in this function.

2. Damage Assessment Forms. During the response and recovery phases of a disaster, it is vital that the State Coordinating Officer and the Governor have accurate damage, cost and socioeconomic impact information available in summary form. This will determine how best to supplement the action taken by Park City and whether federal assistance is required. See Appendix O.

3. City Manager. It is the responsibility of the City Manager or his/her designee to coordinate with City and County elected officials to determine a systematic, unified course of action. The following items should be covered:

- a. Outline the extent (geographic area) and magnitude (severity) of the damage.
- b. Assess the socioeconomic impact on the City.
- c. Discuss the need for requesting outside assistance, the nature of such assistance and implications of accepting aid.
- d. Specify the geographic areas and damage categories, which need to be examined in greater detail.

4. Department Managers. It is the responsibility of department directors to oversee the gathering of damage assessment information in accordance with the assigned departmental duties. To assure accurate and efficient collection of data, department heads must take the following actions:

- a. Designate assessment teams of two or three people with specific areas of expertise.
- b. Assign the team to a specific geographic area or category of damage.

- c. Brief team members to ensure uniformity and understanding of damage categories, community impact, costs, reporting, procedures, etc.
- d. Identify damage sites by map location and street address. Roads and bridges should be listed by pre-assigned Utah State Department of Transportation numbers. Maps and photo identifications of damage sites will aid in conducting future surveys and on-site assessments.
- e. Provide each team with supplies to effectively perform the assessments (maps, cameras, list of property owners and locations). Have teams take photographs of damage sites and attach brief descriptions detailing vital information and describing the damage.
- f. Establish a deadline for gathering information so it can be summarized and presented to the governing body.
- g. Gather and maintain supporting documentation (invoices, contracts, expenditure records) for costs incurred in emergency response and mitigation work. Copies of emergency expenditure records should be maintained and attached to each damage site file.

Incident Reporting

1. Description and Purpose. Situation Reports should be made to continually update disaster status information. The information provided in the initial and subsequent Situation Reports should outline a sequential record of actions taken from the point of first response through restoration activities. The degree of detail will vary with the type and severity of the events.

2. Content and Format. Situation Reports contain specific data and answer the following basic questions:

- a. Location and nature of damage.
- b. Description of the categories and degree of damage.
- c. Socioeconomic impact on the community.
- d. Response actions being taken by local government.
- e. Form of supplemental state and federal assistance requested.
- f. Public assistance and individual assistance for the community.

Reports and Record Keeping

1. A number of prescribed documents, reports and records must be executed and maintained during disaster operations. These ensure prompt and coordinated state and federal disaster response and maximize financial assistance.

2. Once an emergency is declared an ‘**Emergency**’ or ‘**Major Disaster**’ by the President of the United States, the federal disaster assistance programs may be made available to the state and its designated political subdivision. The Federal Emergency Management Agency is responsible for coordinating and administering all federal disaster relief programs through the Region VIII office. Subsequent to a presidential declaration, the Federal Coordinating Officer will establish a field office in the disaster area to administer disaster relief programs according to Public Law 93-288, the Robert T. Stafford Disaster Relief and Emergency Assistance, and the Code of Federal Regulations, Title 44, Part 206.

3. An accurate record system maintained separately from normal day-to-day operations should be established immediately at the onset of the emergency. All recipients of state and federal monies must maintain adequate disbursement and accounting records of costs incurred for approved disaster work.

4. One of the main responsibilities of Park City officials involved in disaster operations will be the preparation and maintenance of all required documents, reports and records. The Governor's Authorized Representative is responsible for the execution of all necessary documents on behalf of the State of Utah for state and federal disaster assistance including certifying any applications for public assistance. In addition, the Governor's Authorized Representative will provide guidance and assistance to Park City officials involved in the preparation and maintenance of their required reports and records.

5. All contracts subject to FEMA Public Assistance (PA) must follow the **Procurement Guidance as found in Title 44 of the [Code of Federal Regulations Part 13.36](#)** and established Park City Purchasing Policies.

END



Resolution No. 14-2018

**A RESOLUTION ADOPTING THE PARK CITY COMPREHENSIVE
EMERGENCY MANAGEMENT PLAN (CEMP)**

WHEREAS, the purpose of the CEMP is to develop a comprehensive emergency management program that will provide a system to mitigate the effects of an emergency or disaster, preserve life, respond during emergencies, provide necessary assistance, and establish a recovery system, in order to return the community to its normal state of affairs; and

WHEREAS, this plan attempts to define clearly the roles and responsibilities of each department and function within the City organization by providing guidance in accomplishing the objectives of this plan with lists of guidelines, plans, assessments and resources; and

WHEREAS, on February 28, 2003, the President issued Homeland Security Presidential Directive (HSPD) - 5 *Management of Domestic Incidents*, which directs the Secretary of Homeland Security to develop and administer a National Incident Management System (NIMS) and the directive also requires Federal Departments and agencies to make adoption of the NIMS by State, Tribal and local organizations a condition for Federal preparedness assistance beginning in Federal FY 2005; and

WHEREAS, certain State and Federal disaster reimbursements require local jurisdictions to adopt and train in a CEMP, NIMS and Incident Command Systems (ICS); and

WHEREAS, certain Federal grant programs now require an adopted CEMP; and

WHEREAS, the City Manager and the Emergency Management Group (EMG) have reviewed the updated Comprehensive Emergency Management Plan with all of its attachments as periodically amended by the EMG and recommends adoption by the City Council; and

WHEREAS, the City Council deems it in the best interest of Park City Municipal Corporation to formally adopt them;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Park City, Utah as follows:

SECTION 1. ADOPTION. The Comprehensive Emergency Management Plan, dated June, 2018 attached hereto, along with all appendices and compendiums as periodically amended by the City Manager, are hereby adopted, to replace any and all others previously adopted. Any amendments approved by the City Manager shall be effective for not more than one year unless ratified by the City Council.

adoption. **SECTION 2. EFFECTIVE DATE.** This Resolution shall take effect upon

PASSED AND ADOPTED this 21st day of June, 2018

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Jason Checketts

Submitting Department: Human Resources

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Resolution 15-2018, a Resolution Adopting the Revised Personnel Policies and Procedures Manual, Effective July 1, 2018 for Park City Municipal Corporation
(A) Public Hearing (B) Action

Suggested Action:

Each year the City Council adopts by resolution revisions to the Personnel Policies and Procedures Manual. Policy requires the manual be updated once every calendar year through this revision process and approved by City Council.

Attachments:

[Policy and Procedures Staff Report and Resolution](#)



City Council Staff Report

Subject: Policies and Procedures Manual updates 2018
Author: Brooke Moss & Jason Checketts
Department: Human Resources
Date: June 21st, 2018
Type of Item: Legislative

Summary Recommendations:

Adopt a resolution (attached) revising the Personnel Policies and Procedures Manual dated October 25, 2017 for Park City Municipal Corporation.

Executive Summary:

Each year the City Council adopts by resolution revisions to the Personnel Policies and Procedures Manual. Policy requires the manual be updated once every calendar year through this revision process and approved by City Council. The manual was last updated on October 25, 2017.

The Problem:

Changes to the Personnel Policies and Procedures Manual

The recommendation for revisions to the employee Policies and Procedure Manual results from changes in federal regulations, updates to hiring practices and changes in technology, input provided by the City Manager, Legal Department, Policies & Procedures Committee, Human Resources, and City Council. Policy requires the manual be updated every calendar year through this revision process.

The following are the suggested updates, amendments and changes to the 2017 Employee Policies & Procedures Manual. These will better accommodate personnel, federal law, and correct revisions to City's timeline events (i.e deadlines, etc)

2.2 Appointments

(f): Addition:

Seasonal employees may not work past seasonal declared end date without HR permission.

4.3 Work Week & Pay Periods: Park City no longer offers live paychecks. Employees are required to sign up for direct deposit or a City pay card. More information is available in the Finance Department.

4.5: Timekeeping

This may include check in via a physical time clock, phone app, or computer check in.

Employees who submit their time late on Monday following the end of the pay period may not be paid until the following pay period.

4.12 Salary Increase and Performance Evaluations

(d) Full-time regular employees will receive a performance evaluation for the review period of April 16 – April 15 . Performance evaluation pay and bonuses are effective July 1.

4.13 Bonuses

b. Bonus Categories

7. Perfect Attendance Bonus

To reward full-time regular, non-exempt employees who have been released from probation and who do not use Sick Leave, Sick Leave FMLA, Sick Leave Family, Sick Leave Family FMLA, Maternity , Paternity, disability or Workers' Compensation hours, the following incentive will be provided: For each quarter (Jan-Mar, Apr-Jun, Jul-Sep, Oct-Dec) of perfect attendance, full-time regular employees will receive a \$100 bonus.

4.1 On-Call Pay

On-call employees shall receive \$18.00 per day and a two hour minimum pay per call out.

5.13 Outside Employment

Approval of outside employment is valid until the February following its approval. In September of each year all full-time regular employees must complete a new Outside Employment form

5.18 Information Technology (IT)

h. Social Media & Other Websites

No City department, official, or employee may create a social media site or an identity/entity/presence on a website (such as Twitter, Facebook, YouTube, internet blogs or chat rooms and other websites) regarding City affairs or content without the express approval of the Community Engagement Manager.

Alternatives for City Council to Consider:

1. Not approving the Policy changes:
 - a. Pros: N/A
 - b. Cons:
 - i. Policy will remain outdated
 - ii. Input from the employee appointed committee may appear under-valued.

Department Review:

Legal, Human Resources, and the City Manager reviewed this report.

Attachments:

A – Resolution Adopting the Personnel Policies and Procedures Manual



Resolution No. 15-2018

**A RESOLUTION ADOPTING THE REVISED PERSONNEL POLICIES AND
PROCEDURES MANUAL, EFFECTIVE JULY 1ST 2018 FOR PARK CITY MUNICIPAL
CORPORATION**

WHEREAS, personnel policies and procedures may be adopted and amended at the discretion of the City Council and are subject and subordinate to applicable federal and state laws, rules, and regulations, and local ordinances; and

WHEREAS, purpose of the manual is to provide for guidance regarding the fair and consistent administration of city personnel, but neither any contract nor implied contract rights are created hereby; and

WHEREAS, the City Manager, Legal Department, Human Resources Department, and management team has reviewed the proposed amendments of the Revised Personnel Policies and Procedures and recommends adoption by the City Council; and

WHEREAS, the City Council deems it in the best interest of the employees of Park City Municipal Corporation to formally adopt them;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Park City, Utah as follows:

SECTION 1. ADOPTION . The Personnel Policies and Procedures Manual, dated July 1st, 2018 attached hereto, is hereby adopted and the 2017 version is hereby repealed including any temporary amendments thereto adopted by the City Manager

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on July 1st, 2018

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Anya Grahm

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-33, an Ordinance Approving the 1011 Empire Avenue Plat Amendment, located at 1011 Empire Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1011 Empire Avenue Staff Report and Ordinance](#)

[1011 Empire Avenue Exhibits](#)



City Council Staff Report

Subject: 1011 Empire Avenue Plat Amendment
Author: Anya Grahn, Historic Preservation Planner
Department: Planning
Date: June 21, 2018
Type of Item: Plat Amendment

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving 1011 Empire Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: 1011 Empire Avenue, LLC (Gavin Steinburg), represented by Bill Van Sickle
Location: 1011 Empire Avenue
Zoning: Historic Residential-1 (HR-1)
Adjacent Land Uses: Single and multi-family residential development
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Executive Summary

The proposed plat amendment seeks to subdivide the existing three (3) lots of record into two (2) lots. The historic house located at 1011 Empire Avenue, designated as "Significant" on the City's Historic Sites Inventory (HSI), will be located on Lot 1 of the proposed two lot subdivision. Lot 2 is a vacant lot and will be redeveloped. On May 23rd, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Acronyms

HR-1 Historic Residential-1 Zoning District
HSI Historic Sites Inventory
ROW Right-of-Way

District Purpose

The purpose of the Historic Residential (HR-1) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,

- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

The background of this application was outlined in the May 23, 2018 [Planning Commission Staff Report](#) (starting page 92) and [Minutes](#) (starting page 7). On May 23rd, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

In 1991 and 1999, the Park City Planning Commission approved Conditional Use Permits (CUPs) at this location for a Bed and Breakfast. The current owner does not intend to continue the use of the site as a Bed and Breakfast, and the applicant has stipulated to abandoning the use.

Analysis

Staff has also outlined the Analysis in the May 23rd [Planning Commission Staff Report \(starting page 92\)](#). Staff has added a number of Conditions of Approval to this plat amendment to address encroachments into the City's Empire Avenue ROW as well neighboring properties.

Good Cause

Staff finds good cause for this Plat Amendment as the City will receive a snow storage easement along Empire Avenue. This plat will also resolve existing encroachments into the City's right-of-way, including the stacked stone retaining walls and non-historic garage. Furthermore, without this Plat Amendment the historic house would straddle an interior lot line and not be on its own lot; any additions made to the historic house would have to comply with LMC setbacks as required for the interior lot line created by this plat amendment. A requirement of the plat amendment is to remove the illegal parking space.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On May 9, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on May 5, 2017, according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives for City Council to Consider

- The City Council may approve the 1011 Empire Avenue Plat Amendment, located at the same address; or
- The City Council may deny the 1011 Empire Avenue Plat Amendment, located at the same address, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the suggested recommendation

Consequences of not taking the Planning Department's recommendation are that the encroachments would not be resolved with the plat and the site would continue to be four legal lots of record. The historic house would straddle an interior lot line and any additions to the house would be required to meet setbacks based on existing lot lines.

Recommendation

Staff recommends City Council hold a public hearing and consider approving 1011 Empire Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Attachments

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Aerial Photographs with 500' Radius & Site Photographs

Exhibit D – Location of Historic House Respective of New Subdivision Lines

Exhibit A – Draft Ordinance

Ordinance No. 2018-33

AN ORDINANCE APPROVING THE 1011 EMPIRE AVENUE PLAT AMENDMENT LOCATED AT 1011 EMPIRE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1011 Empire Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 9, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 5, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on May 23, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on May 23, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 21, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 1011 Empire Plat Amendment located at the same address.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The 1011 Empire Avenue Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1011 Empire Avenue.
2. The property consists of all of Lots 3, 4, 5, and 6 of Block 28 of Snyders Addition to Park City.
3. The property is in the Historic Residential (HR-1) District.
4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Significant.
5. The Plat Amendment removes two (2) interior lot lines.

6. The proposed Plat Amendment combines the property into two (2) lots: Lot 1 which includes the historic house will include 2,812.5 square feet. Lot 2 will contain 2,812.5 square feet.
7. The minimum lot area for a single-family dwelling is 1,875 square feet in the HR-1 zone. The proposed lots meet the minimum lot area for single-family dwellings.
8. A single-family dwelling is an allowed use in the District.
9. The minimum width of a Lot is 25 feet measured 15 feet back from the Front Lot Line. The proposed lot widths are The proposed lots meet the minimum lot width requirement with widths of 37.50 feet.
10. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
11. The applicant proposes to maintain and renovate the historic house on Lot 1 of the 1011 Empire Avenue Subdivision and develop the other lot.
12. The minimum front/rear yard setbacks are 10 feet (10'); the minimum total front plus rear yard setbacks are twenty feet (20'). The historic house, located on Lot 1 of the proposed plat amendment, has a front yard setback of 19 feet and a rear yard of 8 feet. The 8' rear setback is valid non-complying. There is an existing non-historic garage which is non-historic which has 0' front setback and encroaches in the City right of way. The owner has indicated he will remove the garage.
13. The minimum side yards for all three (3) proposed lots are 3 feet for a total of 6 feet for each lot.
14. There are several existing encroachments on site. The existing non-historic garage, constructed in the 1970s, encroaches three feet (3') into the City right-of-way. There are also stacked stone retaining walls that encroach approximately two feet (2') into the right-of-way.
15. The area behind the curb is not landscaped and has become an illegal, gravel parking space.
16. The applicant stipulates to abandoning the Bed and Breakfast use approved in 1991 and 1999 by the Park City Planning Commission.
17. The Park City Planning Department received the plat amendment application on July 26, 2017; the application was deemed complete on August 14, 2017. The applicant then amended his plat amendment and submitted a revised request on March 6, 2018.
18. On April 18, 2018 the Historic Preservation Board approved the Material Deconstruction associated with the HDDR at 1011 Empire, this included approval to remove the non-historic garage and stone retaining walls in the public ROW.
19. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat 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 one year from the date of City Council approval. If recordation has not occurred within one (1) 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. The existing garage encroaches approximately three feet (3') into the right-of-way. The applicant shall remove the existing garage encroachment prior to recordation of this plat amendment.
4. The existing stone retaining walls encroach approximately three feet (3') into the right-of-way. The applicant shall remove the existing retaining walls encroachment prior to recordation of this plat amendment.
5. Residential fire sprinklers will be required for all new construction per the requirements of the Chief Building Official.
6. Ten foot (10') public snow storage easement shall be granted along the Woodside Avenue right-of-way.
7. The "Reserved Parking" signs within the right-of-way shall be removed as street parking is public and not exclusively reserved for 1011 Empire Avenue.
8. Prior to plat recordation, the applicant shall remove the illegal gravel parking pads behind the curb and landscape this area to prevent future parking.
9. The Owner stipulates that he is abandoning the Bed and Breakfast Use at the location.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

RECEIVED
JUL 26 2017





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JUL 26 2017
PARK CITY
PLANNING DEPT.

RECEIVED
JUL 26 2017
PARK CITY
PLANNING DEPT.



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PARK CITY
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JUL 26 2017
PARK CITY
PLANNING DEPT.

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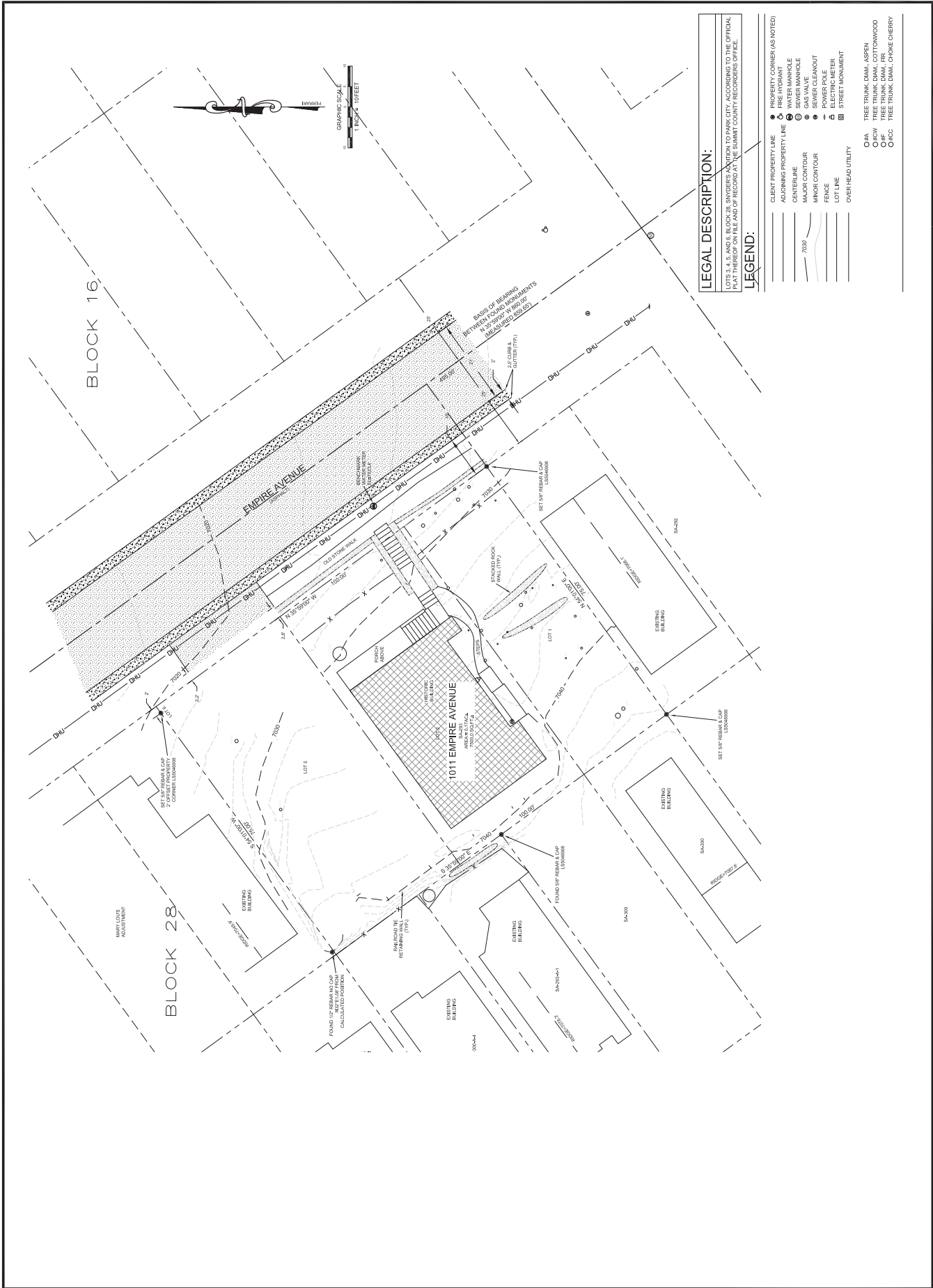
1011 EMPIRE
PLAT
AMENDMENT
LOT 2

HISTORIC HOME
1011 EMPIRE AVENUE
PARK CITY, UTAH
84098

EXISTING
HOME
EXHIBIT
SCALE:
1" = 10'

DATE OF
PLANS
SEPT 2017

SHEET
A1.3



Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Anya Grahm

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-34, an Ordinance Approving the 1135 Norfolk Avenue Plat Amendment, located at 1135 Norfolk Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1135 Norfolk Avenue Staff Report and Ordinance](#)

[1135 Norfolk Avenue Plat Exhibits](#)



City Council Staff Report

Subject: 1135 Norfolk Avenue Plat Amendment
Author: Anya Grahn, Historic Preservation Planner
Department: Planning
Date: June 21, 2018
Type of Item: Plat Amendment

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the 1135 Norfolk Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: David R. Emmett and Bobbi Lynn Emmett
Location: 1135 Norfolk Avenue
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Single family, condominium, and duplex structures
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Executive Summary

The applicant is proposing to combine all of Lots 8 and 9 and the south half of Lot 10, Block 17 of the Snyder's Addition to Park City. The total square footage of the combined is 4,687.50 square feet. The house at 1135 Norfolk Avenue is designated as Significant on the Park City Historic Sites Inventory (HSI). On May 9th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Acronyms

HR-1 Historic Residential-1 Zoning District
HSI Historic Sites Inventory
ROW Right-of-Way

District Purpose

The purpose of the Historic Residential (HR-1) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,

- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

The background of this application was outlined in the May 23, 2018 [Planning Commission Staff Report](#) (starting page 105) and [Minutes](#) (starting page 10). On May 9th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Analysis

Staff has also outlined the Analysis in the May 23rd [Planning Commission Staff Report \(starting page 105\)](#). Staff has added a number of Conditions of Approval to this plat amendment to address encroachments into the City's Norfolk Avenue ROW as well neighboring properties.

Good Cause

Staff finds that there is good cause for this Plat Amendment as the interior lot lines running through the lot will be removed, creating one full lot of record. Public snow storage easements will be provided on the lot. Combining the lots will remove the interior lot lines and allow the owners to move forward with restoring the historic house and redeveloping the historic site. Existing encroachments will be resolved prior to plat recordation.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On May 9, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on May 5, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives for City Council to Consider

- The City Council may approve the 1135 Norfolk Avenue Plat Amendment, located at the same address; or

- The City Council may deny the 1135 Norfolk Avenue Plat Amendment, located at the same address, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the suggested recommendation

Consequences of not taking the Planning Department's recommendation is that the site would continue to be one parcel containing 2.5 lots of record with various unaddressed encroachments and structures located across lot lines. Should the applicant not move forward with a plat amendment, the applicant will not be able to move forward with redevelopment of the site.

Recommendation

Staff recommends City Council hold a public hearing and consider approving the 1135 Norfolk Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Attachments

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey of Existing Conditions

Exhibit C – Aerial Photographs with 500' Radius & Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 2018-34

AN ORDINANCE APPROVING THE GARDNER PARCEL-FIRST AMENDED SUBDIVISION LOCATED AT 1135 NORFOLK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1135 Norfolk Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 9, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 5, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on May 23, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on May 23, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 21, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 1135 Norfolk Avenue Plat Amendment, located at the same address.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The 1135 Norfolk Avenue Plat Amendment, located at the same address and as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1135 Norfolk Avenue.
2. The site contains all of Lots 8 and 9 and the south half of Lot 10, Block 17 of the Snyder's Addition to Park City The property is in the Historic Residential (HR-1) District.
3. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Significant.
4. The Plat Amendment removes two (2) interior lot lines.
5. The proposed Plat Amendment combines the property into one lot of record.

6. The minimum Lot Size for a single-family dwelling is 1,875 square feet in the HR-1 zone. The proposed lots meet the minimum lot area for single-family dwellings as it will create a lot containing 4,687.5 square feet.
7. The total lot size and width will be larger than neighboring single-family lots; however, development on this lot is limited due to the location of the historic house on the site, which limits additional development to the rear of the historic house.
8. A single-family dwelling is an allowed use in the District.
9. The minimum width of a Lot is 25 feet measured 15 feet back from the Front Lot Line. The proposed lot meets the minimum lot width requirement at 62.50 feet.
10. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
11. The minimum front/rear yard setbacks are 10 feet (10'); there is a non-historic shed in the backyard that has a 5 foot rear yard setback and complies with the allowed rear yard setback of 1 foot for Accessory Buildings less than 18 feet in height, per LMC 15-2.2-3(G)(6). There is a 0 foot front yard setback as a non-historic concrete garage encroaches over the front property line and into the City's right-of-way.
12. The minimum side yards are 5 feet for a total of 14 feet. The existing site has a side yard setback of 5 feet along the north property line, but 0 feet along the south property line. The non-historic concrete garage encroaches into the neighboring property to the south.
13. There are several existing encroachments on site. The existing non-historic concrete garage encroaches approximately 2 feet into the City right-of-way and approximately 1.5 feet into the property directly to the south at 1121 Norfolk Avenue. There are concrete retaining walls built into the right-of-way and into the neighboring property at 1121 Norfolk Avenue. There is also a railroad tie retaining wall that encroaches over the property west property line and into the neighboring property. The Victorian Village Condominiums. Finally, it appears that the Victorian Village Condominiums built a composite staircase that bisects the northwest corner of the subject site.
14. The Park City Planning Department received the plat amendment application on March 23, 2018; the application was deemed complete on March 29, 2018.
15. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat 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 one year from the date of City Council approval. If recordation has not occurred within one (1) 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. The applicant shall remove the portion of the non-historic concrete garage that encroaches into the City right-of-way and neighboring property at 1121 Norfolk Avenue prior to recordation of the plat amendment.
4. The applicant shall remove the portion of the non-historic concrete retaining walls in the right-of-way and railroad tie retaining walls in the backyard prior to recordation of the plat amendment.
5. The composite staircase that bisects the northwest corner of this lot and owned by the Victorian Village Condominiums shall either be removed or the applicant shall enter into an encroachment agreement with Victorian Village Condominiums for the stairs, prior to recordation of the plat amendment.
6. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the plat
7. Ten foot (10') public snow storage easement shall be granted along the Woodside Avenue right-of-way.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

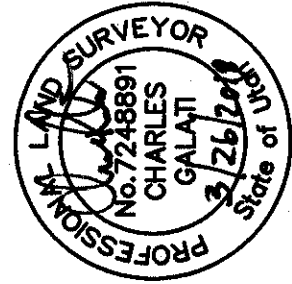
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

1135 NORFOLK AVENUE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah. I further certify that a survey of the hereon described property has been performed under my direction and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

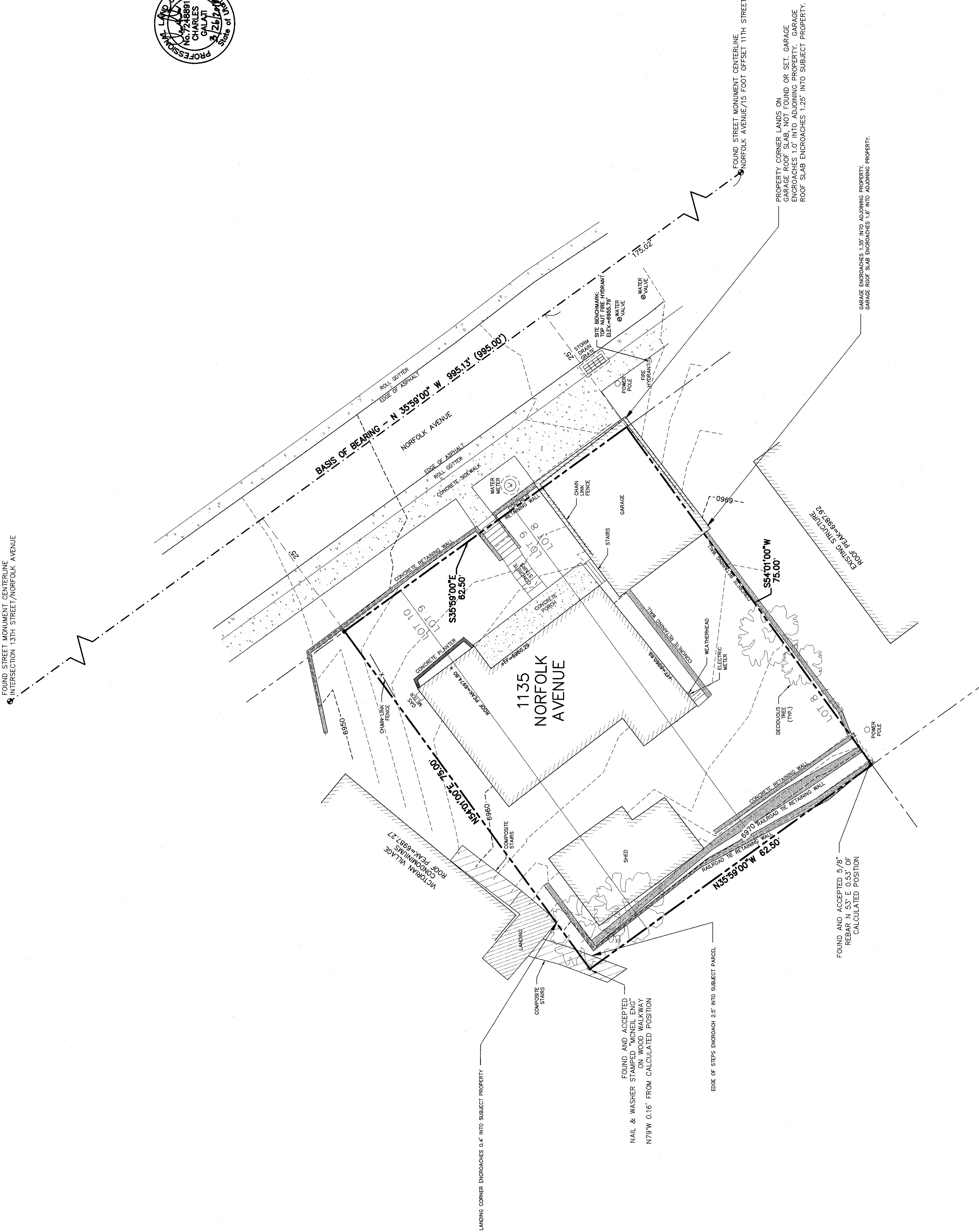
All of Lots 8 and 9, and the south half of Lot 10, Block 17, Snyder's Addition to Park City, Utah, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

NOTES

1. Basis of Bearing for this survey is between the found brass cap street monuments as shown on this plat.
2. Field work for this survey was completed May 9, 2017, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to locate and monument the boundary in addition to performing an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A title report was not provided to the surveyor and no easements are shown as part of this survey.
5. Recorded deeds, Victorian Village Condominium Plat recorded as Entry No. 235901, 1117 Norfolk Avenue Subdivision Plat recorded as Entry No. 629603, and Matthes Condominium Plat recorded as Entry No. 899445, and a Recorded Survey of 1135 Norfolk Ave. performed by this surveyor, all on file and of record with the Summit County Recorder's Office, and physical evidence found in the field were all used to determine the boundary as shown on this plat.
6. Site Benchmark is the top nut of a fire hydrant with an Elevation=6955.79' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found or set as shown.
9. Record bearings and distances are in parenthesis () when different than measured.

LEGEND

- Set 5/8" rebar 1/2 cap
"ALLIANCE ENGR/AS 15449"
(Unless noted otherwise)
- Found Monument
(As-Noted)
- Found Street Monument
(As-Noted)



REVISIONS
3/26/18 - SHOW ORIGINAL LOT LINES

STAFF:
CHARLES GALATI
TANDIN CHAPMAN
STEPH COMANT
STEVE GUNZUDAN
RYAN BETZ

DATE: 3/26/18

(435) 649-9487

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

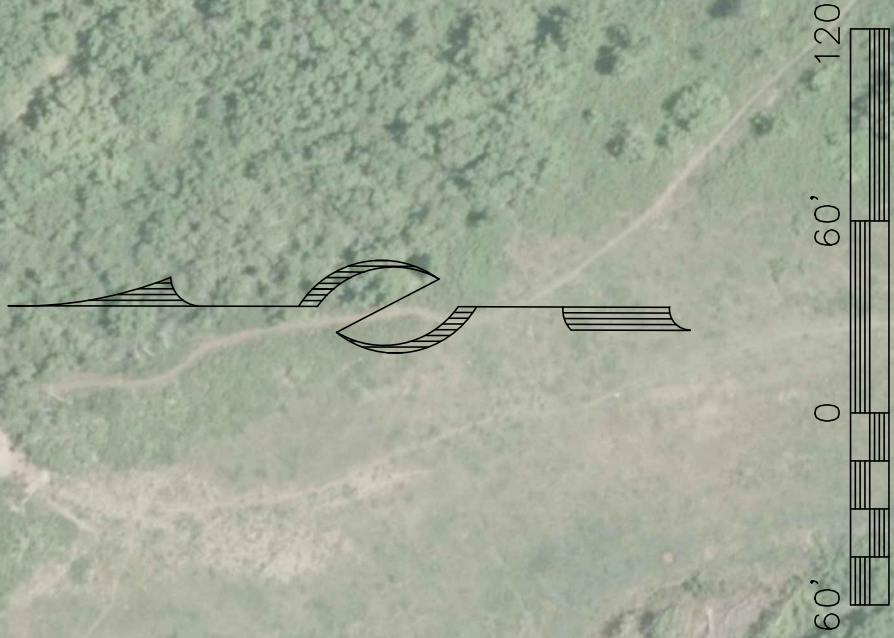
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

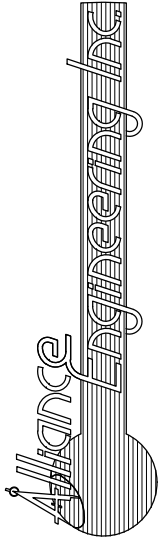
EXISTING CONDITIONS & TOPOGRAPHIC MAP
LOTS 8, 9 & south half of 10, BLOCK 17,
SNYDERS ADDITION TO PARK CITY

FOR:
JOB NO.: 11-4-17
FILE: X:\SnydersAddition\dwg\sr\sr2017\110417-1135 Norfolk\110417-1135 Norfolk.dwg



SUBJECT
PROPERTY



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING JUAN CARRASCO	AERIAL PHOTOGRAPH 1135 NORFOLK AVENUE BLOCK 17, SNYDER'S ADDITION	SHEET 1 OF 1
		FOR: CAM SCHEDEL	
		JOB NO.: 10-2-18	
		FILE: X:\SnydersAddition\dwg\Exhibits\1135 norfolk-exhibits.dwg	
		DATE: 2/20/18	566

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Anya Grahm

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-35, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapter 15-11-10(D)(2), Removing the Garage at 1503 Park Avenue from the Park City Historic Sites Inventory
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1503 Park Avenue Staff Report and Ordinance](#)

[Draft HPB Minutes, May 16, 2018](#)



City Council Staff Report

Subject: Historic Sites Inventory Update- Garage at 1503 Park Avenue
Author: Anya Grahn, Historic Preservation Planner
Department: Planning
Date: June 21, 2018
Type of Item: Legislative – Determination of Significance for Garage
Legislative—LMC Amendment to update the Historic Sites
Inventory

Summary Recommendation

Staff recommends City Council review the application, conduct a public hearing, and consider approving the removal of the garage at 1503 Park Avenue from the Park City Historic Sites Inventory (HSI). Because the HSI is codified in [Land Management Code \(LMC\) 15-11-10 \(D\)](#), staff recommends City Council also review the proposed LMC amendment to remove the garage at 1503 Park Avenue from the HSI, conduct a public hearing, and consider approving the proposed ordinance.

Executive Summary

On May 16, 2018, the Historic Preservation Board (HPB) forwarded a positive recommendation to City Council to remove the garage at 1503 Park Avenue from the Historic Sites Inventory (HSI) with a vote of 4-1; the house and site overall will remain designated as historic. The HPB found that the garage structure did not meet the criteria to be designated as Landmark on the HSI as it did not individually contribute to the historical significance of the site and its surroundings related to the Mature Mining Era (1894-1930) of which the site is designated as historic nor the Mining Decline and Emergence of Recreation Industry Era (1931-1962) in which the garage was built.

The site is currently designated as “Landmark” and the Historic Preservation Board found that the garage no longer met the designation criteria outlined in [Land Management Code \(LMC\) 15-11-10\(A\)\(1\)](#). Because the HSI was codified in 2017 as part of [LMC 15-11-10 \(D\)](#), an LMC amendment is also necessary in order to remove it from the codified list of properties. On June 23, 2018, the Planning Commission unanimously forwarded a positive recommendation to City Council for LMC amendments removing the garage from the HSI [\[Staff Report \(page 36\) + Audio\]](#).

Acronyms

DOS	Determination of Significance
HPB	Historic Preservation Board
HSI	Historic Sites Inventory
LMC	Land Management Code

The Problem

It is important and necessary that Park City's Historic Sites Inventory (HSI) retains its integrity by only including buildings that have been found to meet the criteria for local historic designation through Land Management Code (LMC) 15-11-10(A), attached as Exhibit 1. The HSI was adopted in 2009 and since that time, staff and individual property owners have submitted Determination of Significance (DOS) applications for review in an effort to maintain a current list of historically significant properties.

Background

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 406 sites of which 186 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, according to [LMC 15-11-10\(B\)](#), staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

On August 3, 2017, City Council approved LMC amendments that codified the Historic Sites Inventory [[Staff Report \(starting page 196\)](#) + [Minutes \(starting page 10\)](#)]. As part of these revisions, staff made additional redlines reflective of changes that had been made to state law that went into effect on May 2017. These changes required that the Historic Preservation Board (HPB) forward a recommendation to City Council for applications of Determination of Significance (DOS) that either designate or remove properties to the Historic Sites Inventory (HSI). Additionally, the changes included codifying the list of designated historic sites.

To remove a site from this list is an LMC amendment and amendments to the Land Management Code (LMC) require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per Land Management Code (LMC) § 15-1-18.

On March 28, 2018, the owner, Dennis Hulbert, submitted an application for a Determination of Significance (DOS) for this site; the application was deemed complete on April 5, 2018. Per [LMC 15-11-10\(B\)](#), any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The City Council shall make the final determination on all Determination of Significance applications considering the criteria outlined in [LMC 15-11-10\(A\)](#).

The background history of the garage and past surveys has been outlined in the May 16, 2018 Historic Preservation Board staff report [[Staff Report \(starting page 57\)](#) + Draft Minutes (Exhibit 2)]. The HPB forwarded a positive recommendation to City Council with a vote of 4 to 1; they found that the garage structure did not meet the criteria to be designated as Landmark on the HSI as it did not individually contribute to the historical significance of the site and its surroundings related to the Mature Mining Era (1894-

1930) of which the site is designated as historic nor the Mining Decline and Emergence of Recreation Industry Era (1931-1962) in which the garage was built. The HPB made a positive recommendation to remove the garage from the HSI with a vote of 4-1.

On June 23, 2018, the Planning Commission unanimously forwarded a positive recommendation to City Council for LMC amendments removing the garage from the HSI with a vote of 6-0 [[Staff Report \(page 36\) + Audio](#)].

Analysis

Analysis for Removing the Site From the HSI

The HPB reviewed a thorough analysis detailing why the garage structure no longer met the criteria to be designated on the Historic Sites Inventory on May 16, 2018. The full analysis is available in that staff report [[Staff Report \(starting page 57\)](#)].

Analysis for LMC Amendments

The following redlines reflect the removal of the garage at 1503 Park Avenue from the City's codified HSI in [LMC 15-11-10](#).

15-11-10 Park City Historic Sites Inventory

(D) Properties identified on the Historic Sites Inventory are hereby designated by Ordinance as Landmark or Significant. These properties include:

(1) Landmark

(. . .)

Et. 1503 Park Avenue (does not include garage)

(. . .)

(2) Significant

Department Review

This staff report has been reviewed by the Legal and Executive Departments.

Findings of Fact for Removal of Garage at 1503 Park Avenue from the Historic Sites Inventory

1. The property is located at 1503 Park Avenue, in the Recreation Commercial (RC) zoning district.
2. There is little evidence to trace the history and ownership of this property. Until 1935, the site was owned by the Ontario Mining Company and the location of the site was outside of the original Park City Survey. It was not documented by Sanborn Fire Insurance Maps. No historic photographs or tax assessments are available for this site.
3. The 1930 Federal Census shows that Victor and Jennie Peterson lived at this address and title research shows they purchased the site in 1935. Victor Peterson was a University of Utah graduate and teacher in the Park City School District for over 40 years. The Petersons sold the property and moved to Salt Lake City in 1973.

4. Based on the style and construction materials of the house, it is likely the house was built between 1920 and 1930. It is evident that the house was in existence by 1930 as the Federal Census shows the Petersons living at this address at that time.
5. The two-car garage to the west of the historic house was built in its present location by c.1952, based on analysis of historic aerial photographs, the building form and style, and construction materials.
6. The garage is a framed structure consisting of dimensional lumber, consistent with grade standards available after 1949. It was built on a concrete slab foundation. It has framed walls clad in contemporary drop siding that differs from the siding on the historic house. The roof has exposed 2x4 rafter tails beneath the eaves. The original roof decking has been covered with plywood and rolled asphalt siding.
7. In 1979, current owner Dennis Hulbert became part owner of the property, and he gained full ownership in 1991.
8. In 1994, the owner requested a Certificate of Appropriateness for Demolition (CAD) for the historic houses at 1503 Park Avenue and 1503-1/2 Park Avenue, as well as the garage at 1503 Park Avenue. In May 1995, the Historic District Commission (HDC) approved the demolition of the house at 1503-1/2 Park Avenue, but denied the demolition of the house at 1503 Park Avenue.
9. Per the May 15, 1994, HDC minutes, the commission discussed accessory buildings and found, "Because of their condition and their location outside the Historic District, they have little historical significance."
10. On January 14, 1999, the Park City Council approved the two-lot Hulbert-Holler Subdivision; however, the plat was never recorded.
11. In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by Dina Williams-Blaes, to refine and redefine Park City's preservation policy. She completed a reconnaissance level survey in 2007. Her Site Form for 1503 Park Avenue only analyzes the historical significance of the house, not the garage, and found that it contributed to the "Mature Mining Era."
12. On February 4, 2009, the Historic Preservation Board approved a resolution adopting the Historic Sites Inventory. The garage and house at 1503 Park Avenue were designated as "Landmark" and found to be eligible for the National Register of Historic Places (NRHP). She found that the house was constructed c. 1900 and contributed to the Mature Mining Era (1894-1930).
13. In 2015, CRSA completed an intensive level survey and found that the site was "eligible-contributing" to the NRHP. Once again the garage was not individually reviewed and analyzed for its historic integrity and significance.
14. Based on aerial photograph analysis, the garage was built by 1952 making it at least 66 years old. While the site is significant to the Mature Mining Era (1894-1930) because of the c.1930 historic house, the garage individually is not of exceptional importance to the community and was built after the site's era of significance.
15. The garage does not meet the criteria to be designated as Landmark and as outlined by Land Management Code (LMC) 15-11-10(A)(1).
16. While the garage retains its integrity in terms of its location, design, setting, materials, and workmanship, it does not have sufficient integrity to be individually listed on the NRHP or the Park City HSI. The c.1952 garage structure does not evoke the aesthetic or historic sense of the Mature Mining Era (1894-1930). The

c.1930 historic house was constructed during this era and reflects architectural styles and detailing that contribute to the look and feel typical of buildings constructed during this era. In the 1950s and 1960s, it was more common for women to have driver's licenses and families could afford two vehicles. This garage responds to the affordability of automobiles and the mobility of families in the postwar era.

17. This garage does not contribute to the Mature Mining Era (1894-1930), nor does it individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962). Original and historic accessory structures can contribute to the historical significance of a site and its surroundings when they have achieved historical significance in their own right. By the 1950s, garages were common and the garage at this site does not contribute to the historical significance of its c.1930 house.
18. While the garage was likely constructed by Victor Peterson, University of Utah alumnus and Park City school teacher, the historic house is a better reflection of his importance in the community. Primary structures dictate the principal use of the property.
19. This garage was constructed of readily available construction materials. Analyzing the garage separate from the historic house, there is nothing distinctive about its character in terms of the building's type, form, or method of construction that contributes to the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The design is consistent with garage styles that emerged during the postwar period and have continued to be utilized today. The original builder was not a notable architect or master craftsman.
20. The garage does not meet the criteria to be designated as Significant and as outlined by LMC 15-11-10(A)(2).
21. The overall design of the garage has not changed since its construction in c.1952. It is a rectangular building with shallow-pitched front-gable roof. There are two individual wood paneled garage doors on the façade, facing 15th Street.
22. The garage has never received a historic district grant from the City.
23. The site was designated as "Landmark" when the HSI was adopted in 2009; however, the historical significance of the site is due to the c.1930 house. The historical significance is not derived from the c.1952 two-car garage.
24. The garage retains its historic scale, context, and materials. Since its construction in c.1952, minimal changes have occurred to garage apart from maintenance and the construction of a plywood addition on the rear (north) elevation. It is small in scale and mass; it was designed and built to be subordinate to the c.1930 historic house and it has remained so. It is an ordinary detached two-car garage building that neither contributes nor detracts from the architecture of the bungalow-inspired cottage-style house. It does not contribute to the historical significance of the house, which has been determined by the c.1930 house to be the Mature Mining Era (1894-1930).
25. In order for the garage to contribute to local or regional history, architecture, engineering, or cultural associations, it needs to reflect the period in which it gained this significance. The garage does not reflect the Mature Mining Era (1894-1930). Constructed in c. 1950, the garage also does not individually contribute to our

understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

26. The garage does not have enough significance in its own right to be listed on the NRHP or the Park City Historic Sites Inventory independently of the house.
27. On March 28, 2018, the owner submitted a Determination of Significance application to remove the historic designation from the garage. The application was deemed complete on April 5, 2018.

Conclusions of Law

1. The existing garage located at 1503 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies;**
 - b. *It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and* **Does Not Comply.**
 - c. *It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
 - i. *An era that has made a significant contribution to the broad patterns of our history;*
 - ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
 - iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Does not comply.**
2. The existing garage at 1503 Park Avenue does not meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and* **Complies.**
 - (b) *It retains its Historical Form as may be demonstrated but not limited by any of the following:*
 - (i) *It previously received a historic grant from the City; or*
 - (ii) *It was previously listed on the Historic Sites Inventory; or*
 - (iii) *It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and***Complies.**
 - (c) *It has one (1) or more of the following:*
 - (i) *It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; or*
 - (ii) *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are*

*Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and **Complies.***

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

- (i) An era of Historic Importance to the community, or*
- (ii) Lives of Persons who were of Historic importance to the community, or*
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. **Does not comply.***

Attachments

Exhibit 1 – Draft Ordinance

Exhibit 2 – Draft HPB Minutes, 5.16.18

Exhibit 1 – Draft Ordinance

Ordinance No. 2018-35

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING MASTER PLANNED DEVELOPMENTS, CHAPTER 15-11-10(D)(1).

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code seeks to preserve the City's unique Historic character and to encourage compatible design and construction through the creation of comprehensive list of historic resources known as the Historic Sites Inventory;

WHEREAS, the City reviews the Land Management Code on a regular basis and identifies necessary amendments to address planning and zoning issues that have come up; and

WHEREAS, Park City has an interest in the preservation of the integrity of the Historic Districts as it relates to the historic feel and character, traditional rhythm and scale, and National Register Historic District designations. The Historic District reflects the history of Park City.

WHEREAS, the Historic Preservation Board and City Council have found that garage at 1503 Park Avenue does not meet the criteria to be designated as Landmark on the City's Historic Sites Inventory in accordance with Land Management Code 15-11-10(D); and

WHEREAS, the Historic Preservation Board duly noticed and conducted public hearing at the regularly scheduled meeting on May 16, 2018, and forwarded a positive recommendation to City Council to remove the garage at 1503 Park Avenue from the Historic Sites Inventory; and

WHEREAS, the Planning Commission duly noticed and conducted public hearing at the regularly scheduled meeting on June 13, 2018, and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on June 21, 2018; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to preserve and protect the vitality, attractiveness, activity and success of the Historic Districts; to ensure compatible

development; to preserve historic resources; and to preserve the community's unique character.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-11. Historic Preservation. The recitals above are incorporated herein as findings of fact. Chapter 15-11-10(D) of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 21st day of June, 2018

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Exhibit A – LMC § 15-11-10(D) Park City Historic Sites Inventory

Exhibit A – LMC § 15-11-10(D) Park City Historic Sites Inventory

15-11-10 Park City Historic Sites Inventory

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

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

1. **LANDMARK SITE.** Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:
 - a. It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and
 - b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and
 - c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 - (1) An era that has made a significant contribution to the broad patterns of our history; or
 - (2) The lives of Persons significant in the history of the community, state, region, or nation; or
 - (3) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.
2. **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:
 - a. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
 - b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
 - (1) It previously received a historic grant from the City; or
 - (2) It was previously listed on the Historic Sites Inventory; or

- (3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
 - c. It has one (1) or more of the following:
 - (1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
 - (2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and
 - d. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
 - (1) An era of Historic Importance to the community, or
 - (2) Lives of Persons who were of Historic importance to the community, or
 - (3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
- 3. **CONTRIBUTORY SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Contributory Site if the City Council, with a recommendation from the Planning Department, considers all the criteria listed below:
 - a. The structure is forty (40) years old or older (this includes buildings not historic to Park City that were relocated to prevent demolition); and
 - b. Meets one of the following:
 - (1) Expresses design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District; or
 - (2) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (A) An era of Historic importance to the community; or
 - (B) Lives of Persons who were of Historic importance to the community, or
 - (C) Noteworthy methods of construction, materials, or craftsmanship used during the Historic Period
 - c. Contributory structures may be eligible for Historic District Grant funding. Contributory structures are eligible for demolition.
- 4. Any Development involving the Reassembly or Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Sections 15-11-14 or 15-11-15 of this code shall remain on the Park City Historic

Sites Inventory. Following Reassembly or Reconstruction, the City Council, with a recommendation from the Historic Preservation Board, will review the project to determine if the work has required a change in the site or structure's historic designation from Landmark to Significant.

B. PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Planning Department shall maintain an inventory of Historic Sites which reflects the Historic Sites Inventory adopted herein. It is hereby declared that all Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures within Park City, which City Council considers to be in compliance with the criteria found in Sections 15-11-10(A)(1) or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory.

Any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The nomination and designation procedures are as follows:

1. **COMPLETE APPLICATION.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for designation, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
2. **NOTICE.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.
3. **HEARING AND DECISION.** The Historic Preservation Board will hold a public hearing and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." If the Historic Preservation Board finds that the Application complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached or public), Accessory Building, and/or Structure will be recommended to the City Council to be added to the Historic Sites Inventory.

C. REMOVAL OF A SITE FROM THE PARK CITY HISTORIC SITES INVENTORY.

The City Council, with a recommendation from the Historic Preservation Board, may remove a Site from the Historic Sites Inventory. Any Owner of a Site listed on the Park City Historic Sites Inventory may submit an Application for the removal of his/her Site from the Park City Historic Sites Inventory. The Planning Department may submit an Application for the removal of a Site from the Park City Historic Sites Inventory. The criteria and procedures for removing a Site from the Park City Historic Sites Inventory are as follows:

1. **CRITERIA FOR REMOVAL.**

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

2. PROCEDURE FOR REMOVAL.

- a. **Complete Application.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for removal, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
- b. **Notice.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.
- c. **Hearing and Decision.** The Historic Preservation Board will hear testimony from the Applicant and public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB shall review the Application "de novo" giving no deference to the prior determination. The Applicant has the burden of proof in removing the Site from the inventory. The HPB will make a recommendation to City Council. The City Council will consider and determine whether the proposal complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached, or public) Accessory Building, and/or Structure will be removed from the Historic Sites Inventory.

D. Properties identified on the Historic Sites Inventory are hereby designated by Ordinance as Landmark or Significant. These properties include:

(1) Landmark

- | | |
|-----------------------|--------------------------|
| a. 44 Chambers Street | n. 830 Empire Avenue |
| b. 64 Chambers Street | o. 835 Empire Avenue |
| c. 732 Crescent Tram | p. 911 Empire Avenue |
| d. 61 Daly Avenue | q. 939 Empire Avenue |
| e. 118 Daly Avenue | r. 270 Grant Avenue |
| f. 131 Daly Avenue | s. 27 Hillside Avenue |
| g. 142 Daly Avenue | t. 3000 Highway 224 |
| h. 145 Daly Avenue | u. 2780 Kearns Boulevard |
| i. 162 Daly Avenue | v. 33 King Road |
| j. 166 Daly Avenue | w. 45 King Road |
| k. 243 Daly Avenue | x. 69 King Road |
| l. 279 Daly Avenue | y. 74 King Road |
| m. 314 Daly Avenue | z. 1400 Lucky John Drive |

aa. 125 Main Street
ab. 140 Main Street
ac. 150 Main Street
ad. 151 Main Street
ae. 170 Main Street
af. 176 Main Street
ag. 221 Main Street
ah. 305 Main Street
ai. 306 Main Street
aj. 309 Main Street
ak. 312 Main Street
al. 322 Main Street
am. 328 Main Street
an. 350 Main Street
ao. 361-363 Main Street
ap. 368 Main Street
aq. 402 Main Street
ar. 405 Main Street
as. 419 Main Street
at. 427 Main Street
au. 430 Main Street
av. 434 Main Street
aw. 436 Main Street
ax. 438 Main Street
ay. 440 Main Street
az. 447 Main Street
ba. 508 Main Street
bb. 509 Main Street
bc. 511 Main Street
bd. 523 Main Street
be. 528 Main Street
bf. 540 Main Street
bg. 541 Main Street
bh. 550 Main Street
bi. 562 Main Street
bj. 573 Main Street
bk. 586 Main Street
bl. 660 Main Street
bm. 252 Marsac Avenue
bn. 334 Marsac Avenue
bo. 342 Marsac Avenue
bp. 412 Marsac Avenue
bq. 416 Marsac Avenue
br. 445 Marsac Avenue
bs. 243 McHenry Avenue
bt. 2414 Monitor Drive

bu. 143 Norfolk Avenue
bv. 802 Norfolk Avenue
bw. 811 Norfolk Avenue
bx. 823 Norfolk Avenue
by. 824 Norfolk Avenue
bz. 843 Norfolk Avenue
ca. 902 Norfolk Avenue
cb. 933 Norfolk Avenue
cc. 945 Norfolk Avenue
cd. 946 Norfolk Avenue
ce. 955 Norfolk Avenue
cf. 962 Norfolk Avenue
cg. 1002.5 Norfolk Avenue
ch. 1003 Norfolk Avenue
ci. 1101 Norfolk Avenue
cj. 1102 Norfolk Avenue
ck. 264 Ontario Avenue
cl. 316 Ontario Avenue
cm. 323 Ontario Avenue
cn. 355 Ontario Avenue
co. 413 Ontario Avenue
cp. 417 Ontario Avenue
cq. 44 Ontario Canyon Street
cr. 121 Park Avenue
cs. 139 Park Avenue
ct. 157 Park Avenue
cu. 161 Park Avenue
cv. 259 Park Avenue
cw. 323 Park Avenue
cx. 325 Park Avenue
cy. 343 Park Avenue
cz. 351 Park Avenue
da. 363 Park Avenue
db. 401 Park Avenue
dc. 402 Park Avenue
dd. 416 Park Avenue
de. 421 Park Avenue
df. 424 Park Avenue
445 Park Avenue
dg. 455 Park Avenue
dh. 463 Park Avenue
di. 502 Park Avenue
dj. 517 Park Avenue
dl. 525 Park Avenue
dm. 527 Park Avenue
dn. 528 Park Avenue

do. 539 Park Avenue
dp. 543 Park Avenue
dq. 553 Park Avenue
dr. 606 Park Avenue
ds. 610 Park Avenue
dt. 614 Park Avenue
du. 638 Park Avenue
dv. 651 Park Avenue
dw. 690 Park Avenue
dx. 698 Park Avenue
dy. 703 Park Avenue
dz. 943 Park Avenue
ea. 959 Park Avenue
eb. 1021 Park Avenue
ec. 1049 Park Avenue
ed. 1062 Park Avenue
ee. 1063 Park Avenue
ef. 1119 Park Avenue
eg. 1124 Park Avenue
eh. 1125 Park Avenue
ei. 1128 Park Avenue
ej. 1141 Park Avenue
ek. 1150 Park Avenue
el. 1209 Park Avenue
em. 1215 Park Avenue
en. 1255 Park Avenue
eo. 1280 Park Avenue
ep. 1301 Park Avenue
eq. 1304 Park Avenue
er. 1328 Park Avenue
es. 1354 Park Avenue
et. 1503 Park Avenue (does not include garage)
eu. 14 Prospect Street
ev. 22 Prospect Street

ew. 36 Prospect Street
ex. 51 Prospect Street
ey. 57 Prospect Street
ez. 59 Prospect Street
fa. 68 Prospect Street
fb. 101 Prospect Street
fc. 622 Rossie Hill Drive
fd. 652 Rossie Hill Drive
fe. 660 Rossie Hill Drive
ff. 41 Sampson Avenue
fg. 222 Sandridge Road
fh. 39 Seventh Street
fi. 41 Seventh Street
fj. Glenwood Cemetery
fk. 147 Swede Alley
fl. 1895 Three Kings Drive
fm. 109 Woodside Avenue
fn. 232 Woodside Avenue
fo. 335 Woodside Avenue
fp. 564 Woodside Avenue
fq. 655 Woodside Avenue
fr. 817 Woodside Avenue
fs. 839 Woodside Avenue
ft. 901 Woodside Avenue
fu. 951 Woodside Avenue
fv. 1010 Woodside Avenue
fw. 1026 Woodside Avenue
fx. 1057 Woodside Avenue
fy. 1060 Woodside Avenue
fz. 1100 Woodside Avenue
ga. 1110 Woodside Avenue
gb. 1127 Woodside Avenue
gc. 1162 Woodside Avenue
gd. 1167 Woodside Avenue

(2) Significant

a. 5 Daly Avenue
b. 10 Daly Avenue
c. 24 Daly Avenue
d. 71 Daly Avenue
e. 81 Daly Avenue
f. 97 Daly Avenue
g. 124 Daly Avenue
h. 161 Daly Avenue
i. 167 Daly Avenue

j. 172 Daly Avenue
k. 173 Daly Avenue
l. 180 Daly Avenue
m. 187 Daly Avenue
n. 199 Daly Avenue
o. 239 Daly Avenue
p. 255 Daly Avenue
q. 257 Daly Avenue
r. 269 Daly Avenue

s. 291 Daly Avenue
t. 297 Daly Avenue
u. 309 Daly Avenue
v. 360 Daly Avenue
w. 555 Deer Valley Drive
x. 560 Deer Valley Drive
y. 577 Daly Avenue
z. 595 Deer Valley Loop Road
aa. 632 Deer Valley Loop Road
ab. 2465 Doc Holiday Drive
ac. 841 Empire Avenue
ad. 844 Empire Avenue
ae. 901 Empire Avenue
af. 920 Empire Avenue
ag. 923 Empire Avenue
ah. 963 Empire Avenue
ai. 964 Empire Avenue
aj. 1004 Empire Avenue
ak. 1011 Empire Avenue
al. 1013-1015 Empire Avenue
am. 250 Grant Avenue
an. 262 Grant Avenue
ao. 304 Grant Avenue
ap. 199 Heber Avenue
aq. 201 Heber Avenue
ar. 9 Hillside Avenue
as. 37 Hillside Avenue
at. 114 Hillside Avenue
au. 3000 HWY 224
av. 80 King Road
aw. 81 King Road
ax. 109 Main Street
ay. 115 Main Street
az. 122 Main Street
ba. 133 Main Street
bb. 148 Main Street
bc. 158 Main Street
bd. 186 Main Street
be. 227 Main Street
bf. 268 Main Street
bg. 347-357 Main Street
bh. 354 Main Street
bi. 355-357 Main Street
bj. 359 Main Street
bk. 361.5 Main Street
bl. 408 Main Street

bm. 412 Main Street
bn. 442-444 Main Street
bo. 449 Main Street
bp. 450 Main Street
bq. 461-463 Main Street
br. 510 Main Street
bs. 515 Main Street
bt. 556 Main Street
bu. 558 Main Street
bv. 591 Main Street
bw. 220 Marsac Avenue
bx. 338 Marsac Avenue
by. 402 Marsac Avenue
bz. 508 Marsac Avenue
ca. 257 McHenry Avenue
cb. 2245 Monitor Drive
cc. 164 Norfolk Avenue
cd. 668 Norfolk Avenue
ce. 713 Norfolk Avenue
cf. 803 Norfolk Avenue
cg. 827 Norfolk Avenue
ch. 835 Norfolk Avenue
ci. 901 Norfolk Avenue
cj. 915 Norfolk Avenue
ck. 1002 Norfolk Avenue
cl. 1009 Norfolk Avenue
cm. 1021 Norfolk Avenue
cn. 1055 Norfolk Avenue
co. 1063 Norfolk Avenue
cp. 1135 Norfolk Avenue
cq. 1259 Norfolk Avenue
cr. 1302 Norfolk Avenue*
cs. 308 Ontario Avenue
ct. 317 Ontario Avenue
cu. 341 Ontario Avenue
cv. 405 Ontario Avenue
cw. 422 Ontario Avenue
cx. 104 Park Avenue
cy. 145 Park Avenue
cz. 263 Park Avenue
da. 305 Park Avenue
db. 339 Park Avenue
dc. 364 Park Avenue
dd. 411 Park Avenue
de. 435 Park Avenue
df. 450 Park Avenue

dg. 526 Park Avenue
dh. 527 Park Avenue
di. 557 Park Avenue
dj. 561 Park Avenue
dk. 569 Park Avenue*
dl. 575 Park Avenue
dm. 581 Park Avenue
dn. 602 Park Avenue
do. 628 Park Avenue
dp. 657 Park Avenue
dq. 801 Park Avenue
dr. 811 Park Avenue
ds. 817 Park Avenue
dt. 820 Park Avenue
du. 909 Park Avenue
dv. 915 Park Avenue
dw. 923 Park Avenue
dx. 929 Park Avenue
dy. 937 Park Avenue
dz. 949 Park Avenue
ea. 1015 Park Avenue
eb. 1043 Park Avenue
ec. 1059 Park Avenue
ed. 1060 Park Avenue
ee. 1101 Park Avenue
ef. 1102 Park Avenue
eg. 1108 Park Avenue
eh. 1109 Park Avenue
ei. 1114 Park Avenue
ej. 1129 Park Avenue
ek. 1135 Park Avenue
el. 1149 Park Avenue
em. 1160 Park Avenue
en. 1266 Park Avenue
eo. 1274 Park Avenue
ep. 1323 Park Avenue
eq. 1326 Park Avenue
er. 1333 Park Avenue
es. 1359 Park Avenue
et. 1420 Park Avenue
eu. 1450 Park Avenue
ev. 1460 Park Avenue
ew. 1488 Park Avenue
ex. 9 Prospect Street
ey. 52 Prospect Street
ez. 60 Prospect Street

fa. 147 Ridge Avenue
fb. 16 Sampson Avenue
fc. 40 Sampson Avenue
fd. 60 Sampson Avenue
fe. 115 Sampson Avenue
ff. 135 Sampson Avenue
fg. 130 Sandridge Road
fh. 152 Sandridge Road
fi. 164 Sandridge Road
fj. 218 Sandridge Road
fk. 228 Sandridge Road
fl. 224 Sandridge Road
fm. 175 Snows Lane
fn. 205 Snows Lane
fo. 601 Sunnyside Avenue
fp. 115 Woodside Avenue
fq. 133 Woodside Avenue
fr. 139 Woodside Avenue
fs. 149 Woodside Avenue
ft. 311 Woodside Avenue
fu. 316 Woodside Avenue
fv. 332 Woodside Avenue
fw. 347 Woodside Avenue
fx. 359 Woodside Avenue
fy. 401 Woodside Avenue
fz. 405 Woodside Avenue
ga. 424 Woodside Avenue
gb. 429 Woodside Avenue
gc. 481 Woodside Avenue
gd. 501 Woodside Avenue
ge. 505 Woodside Avenue
gf. 543 Woodside Avenue
gg. 563 Woodside Avenue
gh. 605 Woodside Avenue
gi. 615 Woodside Avenue
gj. 627 Woodside Avenue
gk. 633 Woodside Avenue
gl. 664 Woodside Avenue
gm. 733 Woodside Avenue
gn. 805 Woodside Avenue
go. 823 Woodside Avenue
gp. 827 Woodside Avenue
gq. 835 Woodside Avenue
gr. 905 Woodside Avenue
gs. 909 Woodside Avenue
gt. 919 Woodside Avenue

gu. 1002 Woodside Avenue
gv. 1007 Woodside Avenue
gw. 1013 Woodside Avenue
gx. 1020 Woodside Avenue
gy. 1027 Woodside Avenue
gz. 1045 Woodside Avenue
ha. 1053 Woodside Avenue
hb. 1062 Woodside Avenue
hc. 1103 Woodside Avenue

hd. 1107 Woodside Avenue
he. 1120 Woodside Avenue
hf. 1147 Woodside Avenue
hg. 1158 Woodside Avenue
hh. 1323 Woodside Avenue
hi. 1439 Woodside Avenue
hj. 1445 Woodside Avenue
hk. 1455 Woodside Avenue

(3) Mining Sites

- a. California Comstock Mine Site—Mill Building and Cabin
- b. Jupiter Mine—Ore Bin and Frame
- c. Daly West Mine—Head Frame and Fire Hydrant Shacks
- d. Alliance Mine – Office/Dwelling, Change Room, and Power House
- e. Silver King Consolidated Spiro Tunnel Complex—Foundry Building, Ivers Tunnel Structure, Spiro Tunnel Portal, Machine Shop Building, Sawmill Building, Water Tank A, and Coal Hopper/Boiler Structure
- f. Judge Mine Site—Assay Office and Change Room Building, Shed Structure, Explosives Bunker Portal, Mine Complex Ruins
- g. Judge Mine Aerial Tramway Towers
- h. Little Bell Mine—Ore Bin
- i. Silver King Tramway Towers
- j. Silver King Mine Site—Boarding House, Boarding House Vault, Change House, Hoist House, Mill Building, Fire Hose Shacks, Stone Wall, Stores Department Building, Transformer House, and Water Tanks
- k. Silver King Consolidated Mine—Ore bin and Counterweight
- l. Thaynes Mine—Conveyor Gallery, Hoist House, Conveyor Gallery, Fire Hydrant Shack, Boarding House Ruins, Accessory Buildings 1 and 2

5. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
 6. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
 7. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
 8. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
 9. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.
 10. Replacement doors shall exactly match the historic door in size, material, profile, and style.
 11. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
 12. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
4. 1503 Park Avenue – Determination of Significance for the proposed removal of a garage listed as Landmark on Park City's Historic Sites Inventory, per Land Management Code (LMC) 15-11-10(C).
(Application PL-18-03830)

Planner Grahn reviewed the application for Determination of Significance for a garage structure. This site in Old Town has minimal documented history. Up until the 1930s the site was owned by the Mine Company; and because it was outside of the City limits there are no Sanborn Fire Insurance maps. In addition, it was difficult to trace the ownership because the site had always been owned by the Mine Company. The first actual owner shows up in the 1930 Federal Census. That was an indication that the house was built by 1930. Planner Grahn believed the house was built by 1952, based on an aerial photograph analysis that was done by the preservation consultant. It is a simple, two-car

garage typical to garages built in the 1950s. It has two wood panel garage doors and it sits on a concrete slab foundation. It has 2 x 4 exposed rafters.

Planner Grahm reported that a number of surveys have been completed on this property. When a Reconnaissance or Intensive Level survey is done, the main focus of the survey is the primary use of the site or the building. The house always trumps the accessory building. Planner Grahm noted that there is documented history from these surveys, such as when the house was built, the style, etc. However, for the most part these surveys have ignored the garage. Planner Grahm stated that in 2009, when the current historic site form was created, Dina Blaes, the preservation consultant for that project, just checked the box indicating an accessory building on the site.

Planner Grahm stated that the garage is mentioned in the 2015 CRSA Intensive Level survey, but it did not go into detail other than saying that the garage was at the rear of the house and had space for two cars. It also said that the overall form and material of the building remained intact and the building maintained retained its historic value. Planner Grahm remarked that a concern with these Surveys is the need to be careful about how the accessory buildings are analyzed.

Planner Grahm clarified that the applicant was not proposing to change the designation of the house. They were only looking at the 1952 garage. She reviewed the criteria for whether the garage meets for a Landmark or Significant designation. The first was for Landmark sites, which is the current designation of the site. The first criteria is whether the garage is at least 50 years old and has it achieved significance. Planner Grahm pointed out that the garage is approximately 66 years old. It is not Significant to the Mature Mining Era, which ended around 1930. It is the Era of significance of the historic house, but the garage came much later.

The second criteria is whether it retains its historic integrity. Planner Grahm remarked that the building has not changed much; however, she did not believe it has enough significance or integrity to stand on its own to be individually listed on the National Register of Historic Places. Planner Grahm pointed out that the garage does not contribute to the significance of this site, but it also does not detract.

The third criteria is whether it is significant to local, regional, or national history. Planner Grahm thought the garage was weak in this category and did not comply with the criteria. She stated that it is a double-car garage for a single family dwelling. It matches its intended use as a garage and the use has continued. However, she did not believe it contributes to the understanding of the site or the historical significance of the site. Garages that were built in the 1900s help in understanding the evolution of how cars came to be in Old Town. By the 1950s,

garages were common place in Old Town. It is a detached accessory building that is not indicative of what was occurring when the house was built in 1930.

The fourth criteria is whether the garage has significance based on the lives of the people associated with it. Planner Grahm reported that the garage was likely constructed by Victor Peterson, who was the first tenant of the house. The garage is linked to Mr. Peterson, but she thought the house was a better indication of his contribution to the community.

The fifth criteria is whether the structure is distinctive of a time or period. Planner Grahm noted that the garage was constructed with readily available construction materials and as a concrete slab. It does not contribute to the historical significance of the house that was constructed in 1930 and relates to the Mature Mining Era. If the garage is analyzed separately, there is nothing distinctive or special.

Planner Grahm reviewed the criteria for Significance. She noted that the garage is at least 50 years old and it has its essential historic form. The garage retains its scale and reflects the historic character, and it fits in nicely in Old Town, but that does not mean it is historically significant. Planner Grahm pointed out that the garage does not help talk about understanding the overall Park City history. By 1950 it was common to have cars in Old Town and people built two-car garages to house the two cars they had.

Planner Grahm requested that the HPB consider removing just the garage from the Historic Site Inventory.

The project architect, Craig Elliott, was present to answer questions.

Chair Stephens understood that the garage did not stand on its own historically; and, therefore, it was neither contributory or non-contributory to the house. In looking through all of the surveys, it was apparent that the garage was not researched as historic. Planner Grahm replied that he was correct.

Board Member Hodgkins noted that very few buildings were built in the 1950s time period. He asked what they called that era. Planner Grahm stated that 1932-1962 was the Decline of the Mining Era and the emergence of the Ski Era. They can point to buildings around town, particularly for the Ski Era, that helps understand linking buildings from the Mining Era to the Ski Era. Some buildings speak to the overall decline of the Mining Era, but in her opinion, a two-car garage does not contribute to understanding that Era. Board Member Hodgkins agreed; however, some buildings from that Era have been considered contributory. He understood that this garage was not part of the Mining Era, and even thought it was associated with the decline it is in between two eras.

Chair Stephens gave a scenario of a home similar to the home at 1503 Park Avenue, where the garage appeared to be more contributory and more significant. He asked if the HPB would be in a position to allow them to tear it down, even though it would be more contributory than the one being discussed this evening.

Director Erickson stated that there is a shortage in the criteria for the Mining Decline Rise to the Ski Resort Era. Garages have always been accessory units, but not necessarily contributory. In terms of storytelling the Mining Decline Era, just because a person built a garage does not necessarily make it significant to the Era. Planner Grahm provided an example of a 1960 Ranch house and garage. If someone had built that in Park City, there would be a discussion about how the house and the garage were designed together, how the house and garages relate and some of the design elements.

Chair Stephens asked if there was a 1930s home with a garage that was built in 1939 and architecturally contributory to the house, whether the Staff had the tools to significantly argue that the garage should remain. Planner Grahm thought they would if they could piece it together. Chair Stephens clarified that he did not want to set a precedent that would take away the opportunity to address an accessory building that may be historically significant. Planner Grahm replied that the Staff had the same concern. They did not want to open the door to demolishing or removing the historical significance of 1913 garages from 1895 houses because they do relate and explain how the sites have evolved. This garage was different because by 1950 garages had become commonplace and normal.

Board Member Hutchings wanted to know why being commonplace in the 1950s detracted from the historical significance of the house. Planner Grahm replied that visually it does not detract from the historic house. However, they have look at whether or not the garage itself is historically significant. For example, does it tell something about the history during that time period. She did not believe this garage tells a story. It was not the first of its kind, and the same garage could be built today. Mr. Hutchings noted that all the historic homes were built the same way, but they happen to be 100 years old. Planner Grahm replied that the fact that they are 100 years old makes them unique, and in some cases, they retain or restored their historic integrity. Regarding the question of whether this garage could stand alone and be National Register Eligible and listed as a Landmark site, Planner Grahm was unsure that it could. This garage was built to be a garage and to house cars. It was not contributing to a larger trend that was occurring in the community. Mr. Hutchings thought the trend was that people parked their car in garages. Planner Grahm stated that they could make the finding that the garage is historic because it is 50 years old and reflects the need to have two cars.

Board Member Hodgkins noted that the Mining period and the Ski Industry period were very different periods, but both contributed significantly to the history of the town. The in between period was a decline that led to the ability to redefine itself as a ski area, but by itself it was not necessarily historic in terms of the history of Park City. Mr. Hodgkins understood that the structures that were built during that time were commonplace and could be found anywhere. The post-World War II era and the building boom was not part of Park City's history. Planner Grahn agreed. She pointed out that there was a unique post-war style that evolved and a handful of houses in Park City that were built in that era have retained their integrity and help bridge that gap. The issue is that she did not believe the garage itself helps to bridge the gap. Mr. Hodgkins believed that if this garage was in a different area or neighborhood that was more architecturally historic, they would be having a different discussion. Planner Grahn agreed.

Chair Stephens clarified that 1503 Park Avenue was outside of the formal District. He asked if it was included because it was 50 years old, or because it goes to blocks past that district. Planner Grahn explained that the thematic National Register District extends beyond the historic H zoning districts. This is an example of a historic site that is outside of the H zoning districts. The site itself is historically significant because of the 1930 house on the site that was built during the Mining Era. Chair Stephens pointed out that because the garage is outside of the area, it is surrounded by resort commercial.

Planner Grahn reviewed the Historic Sites Form to determine whether this building was individually listed or if it was listed as part of the overall thematic district. She noted that Ms. Blaes had checked Building/Main. The site is eligible, but not listed on the National Register of Historic Places. The overall site is Landmark because it is eligible for the National Register. Ms. Blaes had checked Building Main, being the house. She then checked Building Accessory, which means the site form encompasses the garage. However, no analysis was done on the garage itself.

Mr. Hutchings understood that an ancillary building, such as a garage, in the Historic District that do not contribute to the Mining Era would not meet the criteria. However, if it was in a neighborhood that was built primarily in the 1950s, then a garage that was built in the 1950s era would likely meet the criteria.

Director Erickson stated that these buildings are considered on a case by case basis. If the same building could be built today and it does not tell a story, the Staff would suggest that it is not historic. On the other hand, if something in the building was unique to the Mining Decline Era, they would probably make sure it remained on the Site Inventory as Significant. If there is something unique in the architectural detailing, they would also recommend keeping it on the HSI. Director Erickson noted that the HPB will have a longer and more in-depth

discussion when they talk about the A-frames and the Pregnant A-frames moving forward in the Mining Decline Era. He reiterated all the reasons why the Staff believed that this garage was not Significant.

Board Member Hutchings asked if there was another 1950s garage that was built in the Historic District that they would recommend keeping on the Inventory. Planner Grahn thought that was a good question, but she had not analyzed the rest of the list to make that determination. The Staff would have to analyze each individual accessory building since they were not specifically called out on the HSI forms.

Chair Stephens was comfortable with the Staff recommendation. He only wanted to make sure that they could manage the expectation when the next applicant comes in with a request to tear down a garage or outbuilding. If the Planning Department had the tools to successfully make that argument when it is appropriate and can bring those discussions to the HPB, he had no issues with this request. Director Erickson stated that if it is on a designated site, the default condition is that it is Significant, unless evidence points to the contrary. In this case, they believed it points to the contrary. Planner Grahn remarked that she relied heavily on the historic preservation consultant and on Oliver who does the National Register Nominations on a daily basis because this was a unique site. The Staff wanted to make sure they were setting up a position to lose all the garages on Daly Avenue or something more drastic that would impact the District.

Board Member Beatlebrox was reminded of the house in the middle of Crescent Tram. It was a classic form from the Mining Era that had many additions that were added by Carl Winters, who was very important to the town. She recalled that the additions were so poorly constructed that the Board agreed that they did not add to the historic form and could be removed. Planner Grahn emphasized that the additions did not contribute to the historic form and the overall look and feel of the house, and actually detracted from it. Board Member Hodgkins added that part of their determination was that the historic nature of the house was evident even with the additions missing.

Board Member Beatlebrox was not opposed to removing the garage.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to remove the designation of the garage at 1503 Park Avenue as a Landmark Structure from the Park City Historic

Sites Inventory, subject to the Findings of Fact, Conclusions of Law found in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed 4-1. Board Member Hutchings voted against the motion.

Findings of Fact – 1503 Park Avenue

1. The property is located at 1503 Park Avenue, in the Recreation Commercial (RC) zoning district.
2. There is little evidence to trace the history and ownership of this property. Until 1935, the site was owned by the Ontario Mining Company and the location of the site was outside of the original Park City Survey. It was not documented by Sanborn Fire Insurance Maps. No historic photographs or tax assessments are available for this site.
3. The 1930 Federal Census shows that Victor and Jennie Peterson lived at this address and title research shows they purchased the site in 1935. Victor Peterson was a University of Utah graduate and teacher in the Park City School District for over 40 years. The Petersons sold the property and moved to Salt Lake City in 1973.
4. Based on the style and construction materials of the house, it is likely the house was built between 1920 and 1930. It is evident that the house was in existence by 1930 as the Federal Census shows the Petersons living at this address at that time.
5. The two-car garage to the west of the historic house was built in its present location by c.1952, based on analysis of historic aerial photographs, the building form and style, and construction materials.
6. The garage is a framed structure consisting of dimensional lumber, consistent with grade standards available after 1949. It was built on a concrete slab foundation. It has framed walls clad in contemporary drop siding that differs from the siding on the historic house. The roof has exposed 2x4 rafter tails beneath the eaves. The original roof decking has been covered with plywood and rolled asphalt siding.
7. In 1979, current owner Dennis Hulbert became part owner of the property, and he gained full ownership in 1991.
8. In 1994, the owner requested a Certificate of Appropriateness for Demolition (CAD) for the historic houses at 1503 Park Avenue and 1503-1/2 Park Avenue, as well as the garage at 1503 Park Avenue. In May 1995, the Historic District Commission (HDC) approved the demolition of the house at 1503-1/2 Park Avenue, but denied the demolition of the house at 1503 Park Avenue.
9. Per the May 15, 1994, HDC minutes, the commission discussed accessory buildings and found, "Because of their condition and their location outside the Historic District, they have little historical significance."

10. On January 14, 1999, the Park City Council approved the two-lot Hulbert-Holler Subdivision; however, the plat was never recorded.
11. In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by Dina Williams-Blaes, to refine and redefine Park City's preservation policy. She completed a reconnaissance level survey in 2007. Her Site Form for 1503 Park Avenue only analyzes the historical significance of the house, not the garage, and found that it contributed to the "Mature Mining Era."
12. On February 4, 2009, the Historic Preservation Board approved a resolution adopting the Historic Sites Inventory. The garage and house at 1503 Park Avenue were designated as "Landmark" and found to be eligible for the National Register of Historic Places (NRHP). She found that the house was constructed c. 1900 and contributed to the Mature Mining Era (1894-1930).
13. In 2015, CRSA completed an intensive level survey and found that the site was "eligible-contributing" to the NRHP. Once again the garage was not individually reviewed and analyzed for its historic integrity and significance.
14. Based on aerial photograph analysis, the garage was built by 1952 making it at least 66 years old. While the site is significant to the Mature Mining Era (1894-1930) because of the c.1930 historic house, the garage individually is not of exceptional importance to the community and was built after the site's era of significance.
15. The garage does not meet the criteria to be designated as Landmark and as outlined by Land Management Code (LMC) 15-11-10(A)(1).
16. While the garage retains its integrity in terms of its location, design, setting, materials, and workmanship, it does not have sufficient integrity to be individually listed on the NRHP or the Park City HSI. The c.1952 garage structure does not evoke the aesthetic or historic sense of the Mature Mining Era (1894-1930). The c.1930 historic house was constructed during this era and reflects architectural styles and detailing that contribute to the look and feel typical of buildings constructed during this era. In the 1950s and 1960s, it was more common for women to have driver's licenses and families could afford two vehicles. This garage responds to the affordability of automobiles and the mobility of families in the postwar era.
17. This garage does not contribute to the Mature Mining Era (1894-1930), nor does it individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962). Original and historic accessory structures can contribute to the historical significance of a site and its surroundings when they have achieved historical significance in their own right. By the 1950s, garages were common and the garage at this site does not contribute to the historical significance of its c.1930 house.
18. While the garage was likely constructed by Victor Peterson, University of Utah alumnus and Park City school teacher, the historic house is a better reflection of his importance in the community. Primary structures dictate the principal use of the property.
19. This garage was constructed of readily available construction materials. Analyzing the garage separate from the historic house, there is nothing

distinctive about its character in terms of the building's type, form, or method of construction that contributes to the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The design is consistent with garage styles that emerged during the postwar period and have continued to be utilized today. The original builder was not a notable architect or master craftsman.

20. The garage does not meet the criteria to be designated as Significant and as outlined by LMC 15-11-10(A)(2).

21. The overall design of the garage has not changed since its construction in c.1952. It is a rectangular building with shallow-pitched front-gable roof. There are two individual wood paneled garage doors on the façade, facing 15th Street.

22. The garage has never received a historic district grant from the City.

23. The site was designated as "Landmark" when the HSI was adopted in 2009; however, the historical significance of the site is due to the c.1930 house. The historical significance is not derived from the c.1952 two-car garage.

24. The garage retains its historic scale, context, and materials. Since its construction in c.1952, minimal changes have occurred to garage apart from maintenance and the construction of a plywood addition on the rear (north) elevation. It is small in scale and mass; it was designed and built to be subordinate to the c.1930 historic house and it has remained so. It is an ordinary detached two-car garage building that neither contributes nor detracts from the architecture of the bungalow-inspired cottage-style house. It does not contribute to the historical significance of the house, which has been determined by the c.1930 house to be the Mature Mining Era (1894-1930).

In order for the garage to contribute to local or regional history, architecture, engineering, or cultural associations, it needs to reflect the period in which it gained this significance. The garage does not reflect the Mature Mining Era (1894-1930). Constructed in 1950, the garage also does not individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

25. The garage does not have enough significance in its own right to be listed on the NRHP or the Park City Historic Sites Inventory independently of the house.

26. On March 28, 2018, the owner submitted a Determination of Significance application to remove the historic designation from the garage. The application was deemed complete on April 5, 2018.

Conclusions of Law – 1503 Park Avenue

1. The existing house located at 1503 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

- a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies;
- b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Does Not

Comply.

c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

- i. An era that has made a significant contribution to the broad patterns of our history;
- ii. The lives of Persons significant in the history of the community, state, region, or nation; or
- iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Does not comply.

2. The existing house at 819 Park Avenue does not meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

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

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

- (i) It previously received a historic grant from the City; or
- (ii) It was previously listed on the Historic Sites Inventory; or
- (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and Complies.

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

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

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

- (i) An era of Historic Importance to the community, or
- (ii) Lives of Persons who were of Historic importance to the community, or
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. Does not comply.

The Meeting adjourned at 6:12 p.m.

Historic Preservation Board Meeting
May 16, 2018

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board

DRAFT

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Tippe Morlan

Submitting Department: Planning

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance 2018-36, an Ordinance Approving an Extension of the May 25, 2017 Approval of the 166 Main Street Plat Amendment Located at 166 Main Street, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[166 Main Street Plat Amendment Extension Staff Report and Ordinance](#)

[166 Main Street Plat Extension Exhibits](#)

City Council Staff Report



Subject: 166 Main Street Plat Amendment
Extension of Approval
Author: Tippe Morlan, Planner II
Date: June 21, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-18-03890
Applicant:	Robert A. Dixon
Location:	166 Main Street
Zoning:	Historic Residential (HR-2B) Sub-Zone B
Adjacent Land Uses:	Single family dwellings
Reason for Review:	Extensions of plat amendments require City Council action

Executive Summary

On May 25, 2017, the City Council approved the 166 Main Street Plat Amendment located at 166 Main Street. The Planning Department received a request for extension on May 22, 2018, and the application was complete that day. There have been no modifications to the original request. The owner of the property is requesting an extension to the plat amendment approval so that he may have extra time to work through the encroachments that exist into the Old Town Neighborhood Park, the City-owned property to the east of this Lot.

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider **approving** a request for a one year extension for the 166 Main Street Plat Amendment approval based on the findings of fact, conclusions of law, and conditions of approval as found in the attached ordinance.

Background

August 30, 1993 – The Historic District Commission approved the design of this single family residence deeming the design in compliance with the Historic District Design Guidelines. The home itself was constructed in 1997 on a vacant lot at this location.

August 5, 2016 – The applicant submitted a Historic District Design Review (HDDR) Pre-Application with a request to raise the house two feet to level out the driveway. The applicant will need to submit a full HDDR application in order to do this.

April 26, 2017 – The Planning Commission reviewed the original 166 Main Street Plat Amendment and issued a positive recommendation to the City Council with a

unanimous vote. For reference, see the [Staff Report](#) (starting on page 125) and [Minutes](#) (starting on page 23).

May 25, 2017 – The City Council approved the 166 Main Street Plat Amendment with a unanimous vote as indicated in [Ordinance 2017-24](#) . For reference, see the [Staff Report](#) (starting on page 314) and [Minutes](#) (page 18).

May 22, 2018 – The applicant filed for a one year extension of approval for the approved 166 Main Street Plat Amendment which was deemed complete on the same date. This extension was requested by the applicant for more time to work through existing encroachments on City property which need to be removed.

Purpose

The purpose of the HR-2 District is to:

- A. allow for adaptive reuse of Historic Structures by allowing commercial and office Uses in Historic Structures in the following Areas:
 - a. Upper Main Street;
 - b. Upper Swede Alley; and
 - c. Grant Avenue,
- B. encourage and provide incentives for the preservation and renovation of Historic Structures,
- C. establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A,
- D. encourage the preservation of Historic Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height, and
- F. provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Structures on Upper Main Street, Swede Alley, and Grant Avenue,
- G. ensure improved livability of residential areas around the historic commercial core,
- H. encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the historic character of the surrounding residential neighborhood,
- I. encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives,
- J. minimize visual impacts of the automobile and parking by encouraging alternative parking solutions,
- K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

Properties within the HR-2 District located east of Main Street, including properties fronting on Main Street, Swede Alley, and Grant Avenue along with properties west of Main Street within Both 13 and fronting on Main Street fall under Sub-Zone B. This includes the subject property. Special requirements for Sub-Zone B of the HR-2 District apply only to Commercial Uses and historic structures, and this property is neither commercial nor historic.

Analysis

Applicants may request time extensions of the City Council approval by submitting a written request to the Planning Department prior to the expiration of approval according to [LMC 15-7.1-6\(C\)\(5\) Final Subdivision Plat](#) and as stated in Condition of Approval #2 from the original plat approval. The applicant submitted a Request for Extension Application to the Planning Department on May 22, 2018, and the application was deemed complete on the same day.

The City Council may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or finding of non-compliance with the General Plan or Land Management Code. Staff has reviewed the applicant's Request for Extension and found no changes in circumstance, including no physical changes to the property or surroundings.

The analysis of this plat amendment was included in the [May 25, 2017 City Council Staff Report](#) (page 316) and through [Ordinance 2017-24](#) .

The City Council's approval of the plat amendment in 2017 included several Conditions of Approval as follows:

- The encroachment of the cider block retaining wall must be resolved with the neighbor at 158 Main Street as the retaining wall encroaches over the south property line into their property.
- The property owner shall resolve the encroachment of the deck with the hot tub over the east property line into the adjacent City owned property to the rear of the house by removing the portion of the deck which encroaches on the City property.
- The property owner shall resolve the encroachment of the additional detached deck and the stone patio which encroaches over the east property line into the adjacent City owned property by removing the encroaching structures.
- The property owner shall resolve the encroachment of the wood steel fence which encroaches onto the properties to the north into 170 Main Street, south into 158 Main Street, and east into City owned property by either removing the fence or by entering into an encroachment agreement with each of the affected property owners.

Finally, the attached Draft Ordinance includes an updated copy of the plat amendment to reflect the redlines that were submitted to the Planning Department on May 22, 2018.

Department Review

This project has gone through an interdepartmental review. No issues were brought up which were not previously addressed in the original plat approval. There has also been no change of circumstance of either the property, the Land Management Code, or the zoning map since the date of approval that create a need to make changes to the proposed plat.

Process

Approval of the extension application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. The extension provides an additional year for the applicant to record the condominium plat at Summit County. Recordation shall occur prior to May 25, 2019 or the approval will expire, unless the applicant submits a written request for an additional extension.

Notice

On June 6, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 6, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of writing this report.

Alternatives

- The City Council may approve the request for an extension of approval for the 166 Main Street Plat Amendment as conditioned or amended; or
- The City Council may deny the request for an extension of approval for the 166 Main Street Plat Amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the extension request to a date certain and request additional information.
- There is not a “no action” option with this type of item.

Significant Impacts

There are no significant fiscal or environmental impacts from this application which is an extension of approval of the plat amendment.

Consequences of not taking recommended action

The plat approval will have expired and the applicant will have to begin the plat amendment process anew.

Recommendation

Staff recommends the City Council hold a public hearing and consider **approving** a request for a one year extension for the 166 Main Street Plat Amendment approval, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Exhibits

Exhibit A –Ordinance with Proposed Plat Amendment

Exhibit B – Written Request for Extension

Ordinance No. 2018-36

AN ORDINANCE APPROVING AN EXTENSION OF THE MAY 25, 2017 APPROVAL OF THE 166 MAIN STREET PLAT AMENDMENT LOCATED AT 166 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 166 Main Street has petitioned the City Council for approval of an extension of the 166 Main Street Plat Amendment approval; and

WHEREAS, on June 6, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners;

WHEREAS, the Planning Commission held a public hearing on April 26, 2017, to receive input on plat amendment located at the aforementioned address;

WHEREAS, the Planning Commission, on the aforementioned date, forwarded a recommendation to the City Council to approve the proposed condominium plat according to the Findings of Fact, Conclusions of Law and Conditions of approval as stated herein;

WHEREAS; the City Council, held a public hearing on May 25, 2017, and approved the 166 Main Street Plat Amendment;

WHEREAS; the City Council, held a public hearing on June 21, 2018 and approved an extension of the plat approval to May 25, 2019;

WHEREAS, it is in the best interest of Park City, Utah to approve the extension of the 166 Main Street Plat Amendment approval to allow time to resolve issues of interest to the City that are also required to be complied with prior to plat recordation.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 166 Main Street Plat Amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 166 Main Street.
2. The property consists of most of Lot 3 and all of Lot 4 of Block 20 of the Park City Survey.

3. Lot 3 consists of 1,409 square feet and Lot 4 consists of 1,687 square feet; the total lot size is 3,096 square feet.
4. The property is in the Historic Residential (HR-2) District Sub-Zone B.
5. This site is not listed on Park City's Historic Sites Inventory (HSI).
6. The Plat Amendment removes one interior lot line which bisects the existing home.
7. The proposed Plat Amendment combines the property into one (1) lot measuring 3,096 square feet.
8. A single-family dwelling is an allowed use in the District.
9. The house on this lot was constructed in 1997 on a vacant lot at this location.
10. At the time of construction, the house complied with all requirements of the Land Management Code.
11. The proposed amendment also complies with the existing Land Management Code.
12. The minimum lot area for a single-family dwelling is 1,875 square feet in the HR-2 zone. The proposed lots meet the minimum lot area for single-family dwellings. The proposed lot would not accommodate a duplex dwelling as it would be less than 3,750 square feet in area.
13. The proposed lot width is width is approximately 50 feet along Main Street.
14. The minimum lot width required is twenty-five feet (25'). The proposed lot meets the minimum lot width requirement.
15. The setback requirements in this zone are as follows: front and rear yards – 10 feet; side yards – 5 feet.
16. At the time of approval, setback requirements in the HR-1 zone which applied to this property were as follows: front and rear yards – 10 feet; side yards – 3 feet.
17. The proposed lot has front and rear yard setbacks of 10 feet and side yard setbacks of 5 feet and 4.5 feet.
18. The proposed lot meets the setback requirements of the HR-1 zone which applied to this property at the time the house was constructed. No changes to setbacks from front, side, and rear lot lines are proposed.
19. House size has consistently been interpreted to mean the Gross Residential Floor Area as defined by the Land Management Code. No changes to house size are proposed with this application.
20. The deck at the rear of the house and a portion of the hot tub encroaches into Park City property to the east by approximately 1.5 feet.
21. The cinder block retaining wall at the south of this property encroaches into the neighboring property at 158 Main Street by approximately 3 feet.
22. The wood deck and stone patio to the rear of the home encroaches onto City property.
23. The wood steel fence to the rear of the property encroaches on to City property.
24. A remnant parcel exists at the north of Lot 3 which belongs to 170 Main Street which accommodates the Landmark Historic home which sits on the original lot line between Lots 2 and 3 of Block 20 of the Park City Survey.
25. The remnant parcel on the north side of Lot 3 of Block 20 of the Park City Survey is a part of 170 Main Street and shall be incorporated into that lot with a plat amendment if the property owners of 170 Main Street choose to alter the lot or the historic home in any way.
26. A portion of this property sits in FEMA Flood Zone A.

27. This plat amendment does not change any exterior lot lines of this parcel.
28. This plat amendment does not change any setback, lot size, or other requirements for this zone as applied to this parcel and the existing single family dwelling.
29. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.
30. City Council approved the 166 Main Street Plat Amendment as Ordinance 2017-24 on May 25, 2017.
31. On May 22, 2018, the applicant submitted a written request for an extension of the approval to allow additional time to address the required conditions of approval that have to be completed prior to plat recordation. The application for extension was deemed complete on May 22, 2018.
32. There have been no changes of circumstance of either the property, the Land Management Code, or the zoning map, since the date of approval, that create the need to make additional changes to the proposed plat prior to action on the extension request.
33. The Land Management Code allows for the City Council to approve extensions of plat approvals.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat 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 one year from the date of City Council approval. If recordation has not occurred within one (1) 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. The encroachment of the cedar block retaining wall must be resolved with the neighbor at 158 Main Street as the retaining wall encroaches over the south property line into their property.
4. The property owner shall resolve the encroachment of the deck with the hot tub over the east property line into the adjacent City owned property to the rear of the house by removing the portion of the deck which encroaches on the City property.
5. The property owner shall resolve the encroachment of the additional detached deck and the stone patio which encroaches over the east property line into the adjacent City owned property by removing the encroaching structures.

6. The property owner shall resolve the encroachment of the wood steel fence which encroaches onto the properties to the north into 170 Main Street, south into 158 Main Street, and east into City owned property by removing the fence.
7. A Hydraulic and Hydrology study is required before the applicant may submit for a building permit because the property is in FEMA Flood Zone A. If the flood zone changes by more than 1 foot, a Letter of Map Revision (LOMR) will also be required to be submitted to FEMA.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

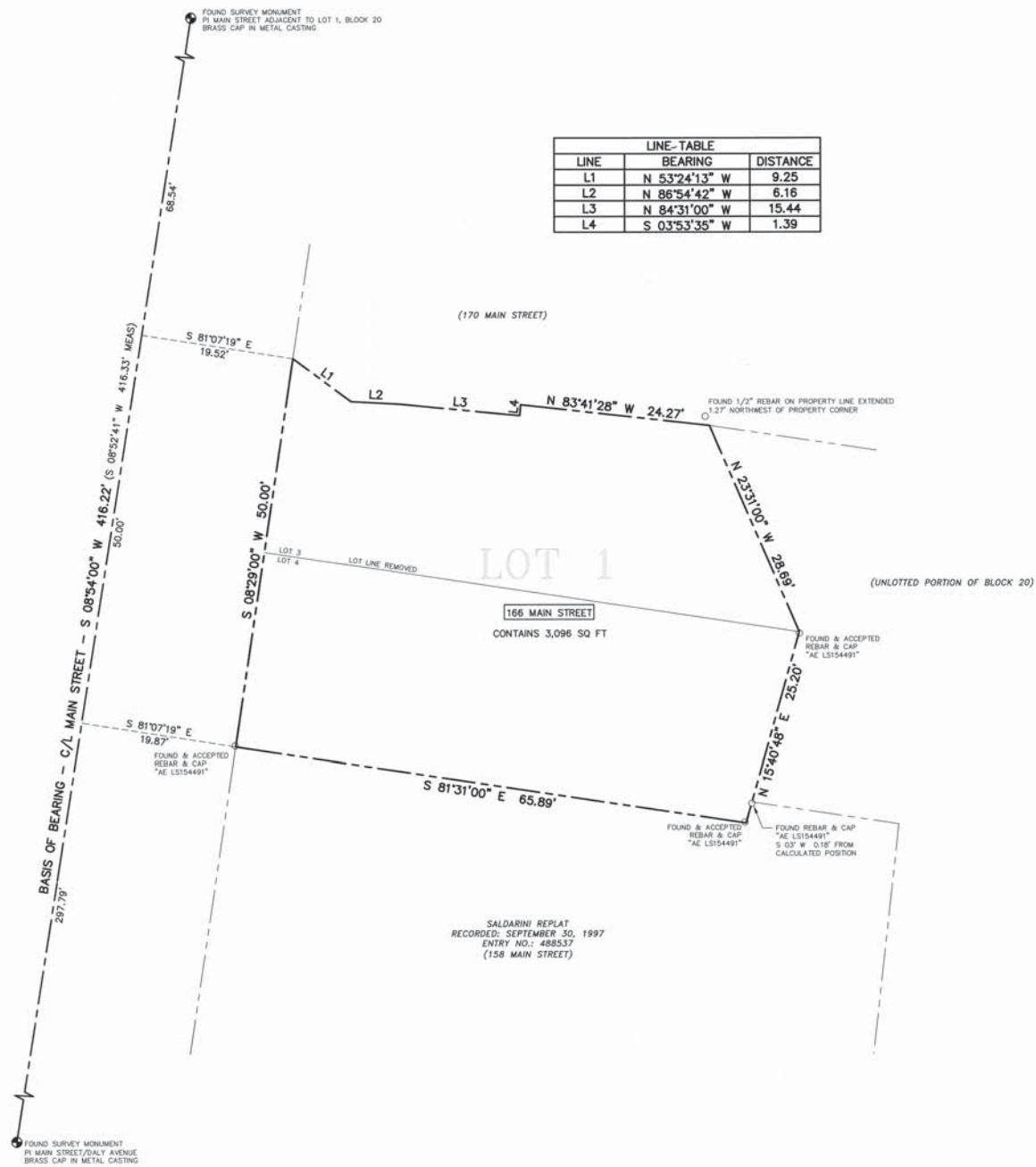
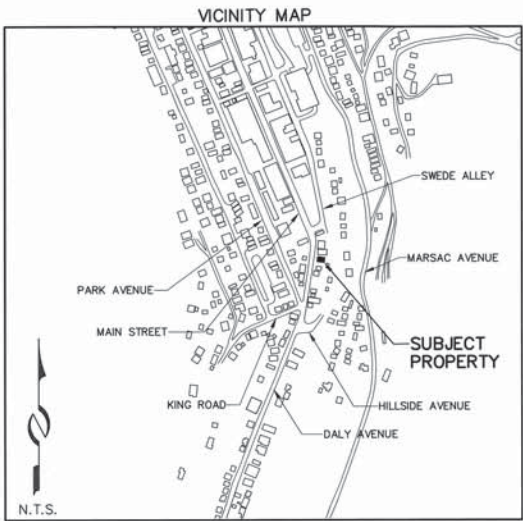
City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Proposed Plat Amendment



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°24'13" W	9.25
L2	N 86°54'42" W	6.16
L3	N 84°31'00" W	15.44
L4	S 03°53'35" W	1.39



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land into a lot, hereafter to be known as 166 MAIN STREET PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

LOTS 3 and 4, Block 20, Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Less and excepting:

A parcel of land located in Lot 3, Block 20, Park City Survey, according to the official plat thereof on file and of record in the office of the Recorder of Summit County, Utah:

Beginning at the northwest corner of Lot 3, Block 20, Park City Survey, according to the official plat thereof on file and of record in the Office of the Recorder of Summit County, Utah; and running thence along the northerly line of Lot 3 South 81°31'00" East 53.43 feet to the northeast corner of Lot 3; thence along the easterly line of Lot 3, South 23°31'00" East 0.79 feet; thence North 83°41'28" West 24.27 feet; thence South 03°53'35" West 1.39 feet; thence North 84°31'00" West 15.44 feet; thence North 86°54'42" West 6.16 feet; thence North 53°24'13" West 9.25 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Robert A. Dixon, Trustee of Robert A. Dixon Trust, dated December 20, 2006, as amended and restated October 21, 2010, and March 14, 2014, hereby certifies that he has caused a survey to be made and this Plat Amendment to be prepared and hereby consents to the recordation of this Plat Amendment.

In witness whereof, the undersigned set his hand this 11 day of May, 2018.

By: Robert A. Dixon, Trustee

ACKNOWLEDGMENT

State of Utah

SS:

County of Summit

On this 11 day of May, 2018, Robert A. Dixon personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Trustee of Robert A. Dixon Trust, dated December 20, 2006, as amended and restated October 21, 2010, and March 14, 2014, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed the 166 Main Street Plat Amendment.

A notary public commissioned in Utah

Printed Name Doreen J. Winkler

Residing in: Coalville, Utah

My commission expires: 6-22-21



NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2017-24.
- In order for a building permit to be issued, the following encroachments must be removed as promulgated in the Conditions of Approval in Ordinance 2017-24:
 - the portion of the deck and hot tub over the east property line into city owned property
 - the detached deck and stone patio over the east property line into city owned property
 - the wood steel fence to the north into 170 Main Street, south into 158 Main Street and east into city owned property
- An Encroachment Agreement recorded April 19, 2018, as Entry No. 1090012 in Book 2458 at Page 1378 affects the southerly boundary of this property.
- A Record of Survey has been performed and is on file in the Summit County Recorder's Office.

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



A COMBINATION OF LOTS 3 & 4 IN BLOCK 20, PARK CITY SURVEY
166 MAIN STREET PLAT AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

5/11/18 JOB NO.: 7-11-16 FILE: X:\PCS\dwg\sv\plat2016\071116.dwg



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
333 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 14th

DAY OF May, 2017

BY S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 26TH DAY OF APRIL, 2017

BY _____ CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS DAY OF _____, 2017

BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2017

BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 25TH DAY OF MAY, 2017

BY _____ MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS 25TH DAY OF MAY, 2017

BY _____ PARK CITY RECORDER

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

166 MAIN STREET

PLAT AMENDMENT EXTENSION REQUEST

We are requesting an extension for the plat amendment in progress at 166 Main Street. The owner received conflicting answers from the city engineer and the city legal department. He needs more time to sort through this situation, prior to receiving a building permit or the plat amendment being approved.

RECEIVED
MAY 22 2018
PARK CITY
PLANNING DEPT.

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Todd Andersen

Submitting Department: Budget, Debt & Grants

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Resolution RDA 02-2018, a Resolution Adopting the Fiscal Year 2018 Revised Budget and the Fiscal Year 2019 Budget for Park City Redevelopment Agency
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[RDA Budget Adoption Resolution](#)

Resolution No. RDA 02-2018

**A RESOLUTION ADOPTING THE FISCAL YEAR 2018 REVISED BUDGET
AND THE FISCAL YEAR 2019 BUDGET
FOR PARK CITY REDEVELOPMENT AGENCY**

WHEREAS, Utah State law requires that city budgets be adopted; and

WHEREAS, a public hearing was held on May 3, May 17, May 31, June 7, and one more scheduled for June 21, 2018 at the City Council's regularly scheduled meetings, complying with State law;

NOW, THEREFORE BE IT RESOLVED by the Redevelopment Agency of Park City, Utah that:

SECTION 1. 2018 REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2018 Redevelopment Agency Revised Budget for Park City, Utah.

SECTION 2. 2019 BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2019 Redevelopment Agency Budget for Park City, Utah.

SECTION 3. EFFECTIVE DATE. Section 1 for the 2018 Revised Budget shall take effect upon publication and Section 2 for the 2019 Budget shall take effect on July 1, 2018.

PASSED AND ADOPTED the 21st day of June, 2018.

PARK CITY REDEVELOPMENT AGENCY

Chairman Andy Beerman

Attest:

Michelle Kellogg, Secretary

Approved as to form:

Mark D. Harrington, City Attorney

Council Agenda Item Report

Meeting Date: June 21, 2018

Submitted by: Todd Andersen

Submitting Department: Budget, Debt & Grants

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Resolution MBA 02-2018, a Resolution Adopting the Fiscal Year 2018 Revised Budget and the Fiscal Year 2019 Budget for Park City Redevelopment Agency
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[MBA Budget Resolution](#)

Resolution No. MBA 02-2018

**A RESOLUTION ADOPTING THE PARK CITY MUNICIPAL BUILDING
AUTHORITY REVISED BUDGET FOR FISCAL YEAR 2018 AND THE
BUDGET FOR FISCAL YEAR 2019**

WHEREAS, Utah State law requires that city budgets be adopted; and

WHEREAS, a public hearing was held on May 3, May 17, May 31, June 7, and one more scheduled for June 21, 2018 at the City Council's regularly scheduled meetings, complying with State law;

NOW, THEREFORE, BE IT RESOLVED by the Municipal Building Authority of Park City, Utah that:

SECTION 1. 2018 REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2018 Municipal Building Authority Revised Budget for Park City, Utah.

SECTION 2. 2019 BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2018 and with changes as summarized in the attachments to this resolution is hereby adopted as the Fiscal Year 2019 Municipal Building Authority Budget for Park City, Utah.

SECTION 3. EFFECTIVE DATE. Section 1 for the 2018 Revised Budget shall take effect upon publication and Section 2 for the 2019 Budget shall take effect on July 1, 2018.

PASSED AND ADOPTED this 21st day of June, 2018.

PARK CITY MUNICIPAL BUILDING AUTHORITY

Chairman Andy Beerman

Attest:

Michelle Kellogg, Secretary

Approved as to form:

Mark D. Harrington, City Attorney