



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
May 27, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, May 27, 2021.

HOW TO COMMENT VIRTUALLY:

Public comments can be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but will not be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

CLOSED SESSION - 2:00 p.m.

To Discuss Property, Personnel, and Litigation

WORK SESSION

3:15 p.m. – FY2021-22 City Manager’s Recommended Budget: Capital Budget
Presentation and Review
[FY22 Budget Staff Report](#)
[Exhibit A: March 2021 Sales Tax Update](#)

4:15 p.m. - City-Owned Land Analysis and Discussion
[City-Owned Land Analysis Staff Report](#)
[Exhibit A: Clark Ranch Land Analysis](#)
[Exhibit B: Clark Ranch Property Map](#)
[Exhibit C: Mine Bench Land Analysis](#)
[Exhibit D: Mine Bench Property Map](#)
[Exhibit E: Sommer Land Analysis](#)
[Exhibit F: Sommer Property Map](#)

4:45 p.m. - Park City Arts and Culture District Follow Up Discussion: Scope and Plan of Finance
[Arts and Culture District Staff Report](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. RECOGNITION

1. Consideration to Adopt Resolution 12-2021, a Resolution Acknowledging the Role of Rich Bullough and the Summit County Health Department Staff and Recognizing Their Many Contributions in Protecting Park City, Residents and the Community at Large in Response to the COVID-19 Pandemic
(A) Public Input (B) Action
[Recognition of Summit County Health Department Staff Report](#)
[Exhibit A: Summit County Health Department Resolution](#)
2. Consideration to Adopt Resolution 11-2021, a Resolution Recognizing Park City's School District, including Administrators, Support Staff, Teachers and Students who Demonstrated Resilience to Overcome Adversity
(A) Public Input (B) Action
[School Resolution Staff Report](#)
[Exhibit A: School Resolution](#)

III. APPOINTMENTS

1. Appointment of Andrea Zavala and Patricia Stokes and Reappointment of Brynn Bateman Louis to the Library Board for Three-Year Terms Beginning July 2021
[Library Board Appointments Staff Report](#)

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Parking Services 2020-2021 Summary Report
[Parking Services 2020-2021 Summary Report](#)
[Exhibit A: 2020-2021 Parking Summary - Parking Transaction and Revenue](#)
[Exhibit B: 2020-2021 Parking Summary – Residential Permit Management](#)
[Exhibit C: 2020-2021 Parking Summary - Park Avenue Residential “D” Permit Extension](#)
2. Fraud Hotline Implementation
[Hotline Implementation Staff Report](#)
3. Summer Transit Projects Update
[Summer Transit Projects Update Staff Report](#)
[Exhibit A: Park-City Transit Summer Service Overview](#)
[Exhibit B: Transit Separation Frequently Asked Questions](#)
[Exhibit C: UTA Art Competition - Park City Entries](#)

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

VI. CONSIDERATION OF MINUTES

VII. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Hidden Peak Electric Co., Inc., to Construct the Empire Canyon Fiber Optic Line, in an Amount Not to Exceed \$273,900.00
[Empire Canyon Fiber Optic Conduit Staff Report](#)
[Exhibit A: Empire Canyon Fiber Optic Line Concept Routing](#)
[Exhibit B: 3KWTP Capital Improvement Projects Summary](#)
2. Request to Authorize the City Manager to Execute a Contract for Water Distribution System Advanced Water Main Cleaning with Ice Pigging, in a Form Approved by the City Attorney, with American Pipeline Solutions, Inc., in an Amount Not to Exceed \$300,000
[Ice Pigging Contract Staff Report](#)
[Exhibit A: American Pipeline Solutions Ice Pig Proposal](#)

VIII. OLD BUSINESS

1. Consideration to Adopt Resolution 14-2021, a Resolution Adopting the Park City Community Wildfire Preparedness Plan (CWPP)
(A) Public Hearing (B) Action
[Community Wildfire Preparedness Plan Staff Report](#)
[Exhibit A: 2020 PCMC CWPP](#)
[Exhibit B: 2020-2021 Community Outreach, Projects, and Programs](#)
[Exhibit C: Community Wildfire Preparedness Plan Resolution](#)
2. Woodside Park Phase 2 Update
[Staff Report - Woodside Park Phase 2](#)
[Exhibit A: Woodside Park Phase 2 Feasibility Study](#)
[Exhibit B: Housing Pipeline Spreadsheet](#)
3. Consideration to Approve Changes to the Park City Fourth of July Celebration, a Level 5 Special Event, in a Form Approved by the City Attorney
(A) Public Hearing (B) Action
[Fourth of July Staff Report](#)
[Exhibit A: Fourth of July Outreach Summary](#)

IX. NEW BUSINESS

1. Consideration to Adopt Resolution 13-2021, a Resolution Proclaiming June 2021, as Pride Month in Park City and Pride Month City-Wide Activations
(A) Public Input (B) Action
[Pride Month Staff Report](#)
[Exhibit A: Pride 2021 Proclamation](#)

2. Consideration to Approve Ordinance No. 2021-24, an Ordinance Approving the Pinion Pines Subdivision at 1115 & 1117 Lowell Avenue, Park City, Utah
(A) Public Hearing (B) Action
[Pinion Pines Subdivision Staff Report](#)
[Exhibit A: Ordinance No. 2021-24 and Pinion Pines Subdivision Plat](#)
[Exhibit B: Existing Conditions](#)
[Exhibit C: Applicant Photo](#)
[Exhibit D: Declaration to Terminate Pinion Pines Condominium](#)
3. Consideration to Approve Ordinance 2021-25, an Ordinance Approving the Chatham Lots 52 and 53 Amended Plat, Located at 3 and 5 Victoria Circle, Park City, Utah
(A) Public Hearing (B) Action
[3 & 5 Victoria Circle Plat Amendment Staff Report](#)
[Exhibit A: Ordinance 2021-25](#)
[Exhibit B: Chatham Crossing Subdivision Plat](#)
[Exhibit C: Chatham Lots 52 & 53 Amended Plat](#)
[Exhibit D: Letter of Intent and HOA Approval Letter](#)
4. Consideration to Approve Ordinance No. 2021-26, an Ordinance Approving Lot 1, Thomas Replat, Located at 200 Grant Avenue, Park City, Utah
(A) Public Hearing (B) Action
[147 Grant Ave Plat Amendment Staff Report](#)
[Exhibit A: Ordinance 2021-26](#)
[Exhibit B: Survey of Existing Conditions](#)
[Exhibit C: Proposed Plat](#)
[Exhibit D: Letter of Intent](#)
5. FY2021-22 City Manager's Recommended Budget
(A) Public Hearing (B) Continue to June 17, 2021

X. 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: May 27, 2021

Submitted by: Erik Daenitz

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

3:15 p.m. – FY2021-22 City Manager's Recommended Budget: Capital Budget Presentation and Review

Suggested Action:

Attachments:

[FY22 Budget Staff Report](#)

[Exhibit A: March 2021 Sales Tax Update](#)



City Council Work Session Report

Subject: City Manager's Recommended Budget
Author: Jed Briggs, Erik Daenitz
Department: Budget, Debt, & Grants
Resources Date: May 27, 2021
Type of Item: Legislative

Executive Summary

Over the next month, staff will present various aspects of the FY22 City Manager's Recommended Budget to Council and the public. This report focuses on the City's Capital plans, including Walkability, Additional Resort Sales Tax (ARST), Housing Pipeline, and other plans detailed below.

On June 24, 2021, City Council will hold a public hearing and adopt the FY22 Budget.

Background

Park City maintains five funds that make material contributions to capital expenditures. They are the General Fund, Capital Fund, Lower Park Avenue RDA, Transportation Fund, and Water Fund. Each year, the General Fund transfers a portion of its revenue to the Capital Fund, which is referred to as the "General Fund Transfer." The City's Capital Committee reviews various projects, equipment, and maintenance requests, and ultimately makes a recommendation to the City Manager. Committee members include:

- Julia Collins
- Troy Dayley
- Ken Fisher
- Mindy Finlinson
- Matt Twombly
- John Robertson
- Scott Robertson
- Matt Twombly
- Jonathan Weidenhamer

Projects, equipment, maintenance requests are reviewed through a multi-step process:

1. Source of Revenue

- a. Projects funded by grants or bonds tied directly to a project were excluded from consideration

2. CIP Process Score

- a. Projects ranked from lowest to highest CIP score (lowest = least critical, highest = more critical; the new Community Pillars a guiding factor)

3. Project Status

- a. Complete projects with any remaining balance were repurposed

4. Manager Feedback

- a. Feedback from managers provides context and scrutiny on project priority

5. CIP Committee Analysis

- a. In addition to quantitative and qualitative metrics cited above, the

CIP committee pursued a detailed project-by-project discussion.

Highlights of Significant FY22 Project Additions Across Funds

In FY22, we recommend several significant capital project initiatives that reflect community values and alignment with Community Pillars. Highlights include:

- **Rail Trail Improvements (\$850k, Walkability Bond)** – Proposed for FY22 and FY23, undertake significant enhancements over the next several years to improve the Rail Trail experience for all types of users, and to better connect the alternative corridor with the future Quinn’s Junction Park and Ride. Staff is also recommending a supplemental allocation from the City’s Walkability Bond. Over time, funds are targeted towards repaving and widening, new benches, lighting, recreation stations, weeding, Summit County Bike Share stations, and ecological and historical signage. Long term, this upgrade will help reduce traffic and congestion and improve the quality of life for Park City residents.
- **Open Space Improvements (\$100k, General Fund Transfer)** – \$100k increase to enhance open space maintenance, such as weed mitigation and fire prevention. For several years, the City has invested heavily in obtaining more open space. As part of the increase, staff will focus on manual weed mitigation techniques less dependent on chemical treatments and enhance our focus on asset maintenance and management.
- **LED Upgrade Quinn’s Fields (\$600k, General Fund Transfer)** – Replace and enhance LED lighting at Quinn’s Junction, our multiuse recreation facility. Initially budgeted for \$100k in FY21, an additional \$500k in FY22 is recommended. Funding the entire project is recommended through the use of impact fees, which is described below in the “General Fund Transfer Overview” section of the report. This project aligns with our sustainability goals and responds to resident and user/community feedback.
- **Artificial Turf Replacement Quinn’s (\$625k, General Fund Transfer)** – Also paid by impact fees, replacement of artificial turf fields at Quinn’s Junction will provide an immeasurable benefit to our youth and recreation programming. The replacement will enhance the quality and playability of the turf field while also enhancing safety. Modern turf is designed to provide a more stable and safer surface for athletes of all ages. The current turf is 15 years old and has outlived its expected lifespan of approximately 7 years.
- **Ice Facility Capital Replacement (\$291k, General Fund Transfer)** – The Ice Arena requires ongoing capital facility and equipment replacement to maintain appropriate levels of service, operational and quality standards. This increase will put the Ice facility’s replacement program on more stable footing moving forward, and has been contemplated for several years. In FY22, staff anticipates essential maintenance work occurring in the facility’s HVAC system and dehumidifier. Additionally, staff is encouraged by the potential for Basin Recreation to increase its role in supporting this shared community facility.

Highlights of Significant Continuing Projects in FY22

In FY22, the City plans to continue several notable capital projects. These include:

- **Housing Pipeline (\$25M, Sales Tax Revenue Bond & Asset Sales)** – The City continues to maintain \$25 million in its housing pipeline. These funds are ready to deploy on several affordable housing projects. While Council committed \$25M towards the “Woodside Phase II” project initially, staff is prepared to reconfigure the funding strategy to take advantage of several projects, possibly all at once – Arts and Culture Housing, Homestake public-private partnership, and other housing developmentss to maximize their use. Funds in the pipeline are largely from the \$22 million sales tax revenue bond, but also includes small balances from the Woodside Phase I project, and sales of affordable housing units over the past few years. Additionally, Council has directed staff to utilize the balance set aside to fund a new Senior Center, in the amount of \$1.8 million, and the housing-fee-in-lieu, \$840k, to add to the pipeline total.
- **MIW Treatment (\$28M, Water Revenue Bond)** – Also known as the Three Kings Water Treatment plant, construction of the City’s new water treatment plant will provide safe and reliable drinking for generations to come. The plant is currently under construction with multiple buildings already vertical. The project is funded by bond proceeds from debt service paid by water service fees. As part of the long-term plan for project construction, staff anticipates bonding for the next tranche of project funds within the latter half of FY22.
- **Transit Rolling Stock Replacement (\$14M, Multiple Funding Sources)** – Continue modernizing the City’s transportation system with large investments in electric rolling stock replacements. Bus replacements will add both efficiency and reliability as the technology and competition has significantly improved. This project is anticipated to primarily rely upon federal grants. Out of a \$14 million purchase price, the City expects to match from sales tax revenues only \$2 million.
- **Electric Bus Charging Infrastructure (\$1.3M, Multiple Funding Sources)** - Continue to mature the City’s electric bus charging infrastructure in FY22. Additional charging capacity directly correlates with time-savings and electric bus reliability. This project is also funded using federal grants and City sales taxes, in amounts of \$1.1 million and \$200k, respectively.
- **Pavement Management Implementation (\$630k, General Fund Transfer)** - Continue investment in neighborhood pavement management program. Staff recommends \$630k in FY22 to maintain City streets. The pavement management plan is supported by a study conducted by the Streets department in coordination with a roadway consultant. This program has been a staple of the Capital Fund.

Additional Resort Sales Tax Flexibility

As part of ongoing Art & Culture project discussions, Council directed staff to exclude the use of Additional Resort Sales Tax (ARST). The largest revenue stream within the Capital Improvement Fund, the ARST has existing projects programmed against it and additional bonding capacity in the future. For reference, the ARST provided \$5.2 million of the FY20 Capital Fund budget.

As a reminder, the ARST can be utilized on any municipal project as determined appropriate by Council. However, the sales tax has been traditionally used for but not limited to the types of projects listed below:

- Open Space/Land Acquisition

- Downtown/Main Street Infrastructure
- Streets Infrastructure
- Storm Water
- Equipment Replacement
- Any other capital projects as determined appropriate by City Council

Looking forward, staff plans to return to Council to identify a future planning and review process surrounding community priorities and use of ARST.

General Fund Transfer Overview

Generally, annual transfer of approximately \$2.3-2.5 million is provided from the General Fund to the Capital Fund to help support capital projects and municipal infrastructure. In FY22, a General Fund Transfer is recommended at \$4.87 million. However, the actual transfer from the General Fund for FY22 will only be \$3.67 million. The increase is sustained by two primary sources:

1. **\$1.37M from improved revenue outlook** – Latest revenue projections indicate improved revenues relative to original FY21 projections. This enables growth in the size of the transfer to the City's Capital Fund to fund more community projects and better align with a desire for action and implementation.
2. **\$1.2M from reimbursed GO Bond proceeds eligible for Capital projects** – As part of the FY22 budget, staff conducted an additional round of analysis with project managers to close out remaining project budgets and update impact fees. In particular, past G.O. bond proceeds are proposed to be reimbursed with eligible impact fees. In other words, expenses related to the Park City Ice Arena, field replacement, and LED lighting upgrades at Quinn's Junction are all eligible.

In summary, these actions allow the City to take considerable leaps to increase the General Fund Transfer to Capital Projects. Key projects include wildfire and weed mitigation efforts in open spaces, repair of PC MARC's leisure pool, and key recreation facility maintenance programs. After going through a round of capital budget cuts and delayed project timelines due to the pandemic, staff is anxious to meet community goals quickly.

Fiscal Year 2021

The chart below comprises capital projects with proposed increases for FY21.

Project	Carry Forward	2021 Base	2021 Newly Requested	2022 Base	2022 Newly Requested	Score	Manager
CP0280 Aquatics Equipment Replacement	\$0	\$15,000	\$10,000	\$15,000	\$10,000	21.04	Fisher
CP0292 Cemetery Improvements	\$0	\$0	\$20,000	\$27,014	\$20,000	19.46	Fisher

Fiscal Year 2022

The chart below comprises capital projects with proposed increases for FY22.

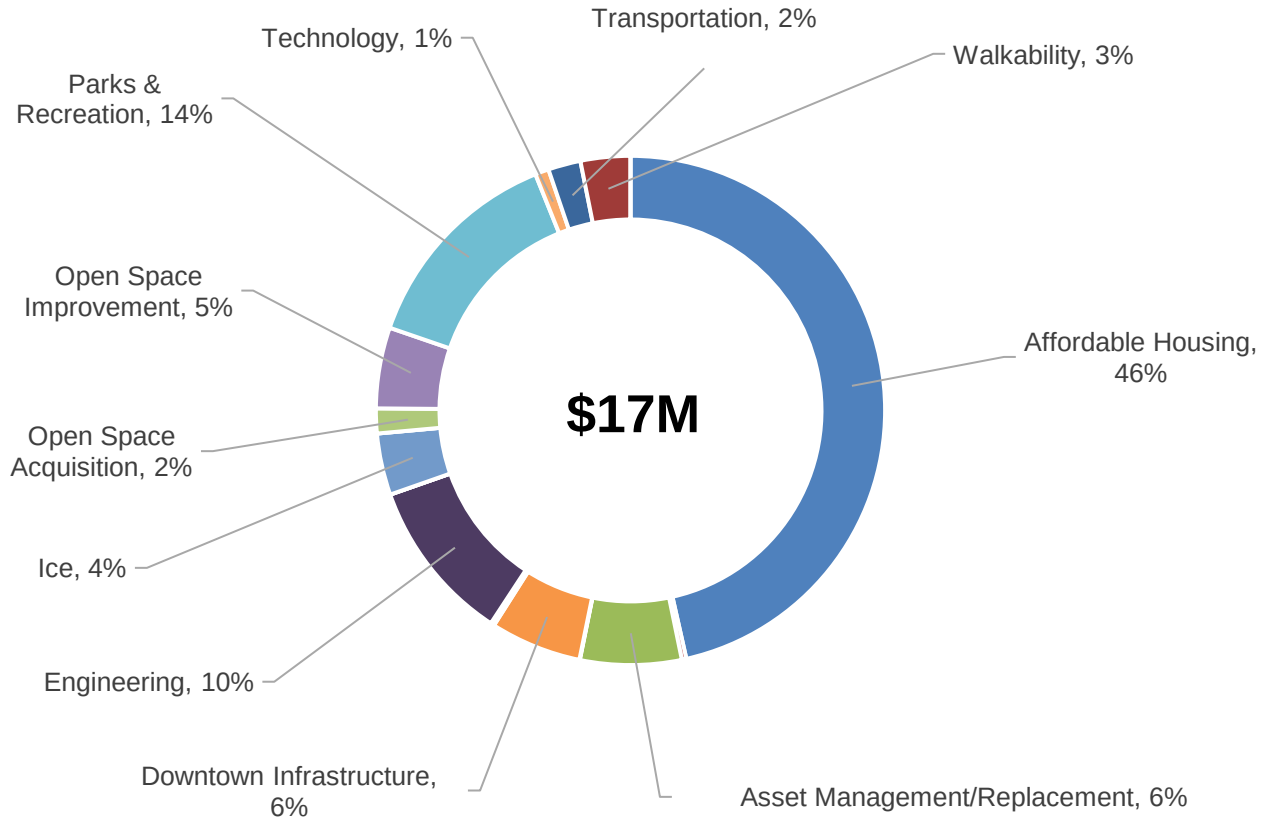
Project	Carry Forward	2021 Base	2021 Newly Requested	2022 Base	2022 Newly Requested	Score	Manager
CP0150 Ice Facility Capital Replacement	\$285,398	\$50,000	\$0	\$50,000	\$291,000	25.96	Angevine
CP0191 Walkability Maintenance	\$26,535	\$50,500	\$0	\$50,500	\$21,325	22.17	Dayley
CP0089 Public Art	\$318,000	\$0	\$0	\$0	\$50,000	22.21	Everitt
CP0280 Aquatics Equipment Replacement	\$0	\$15,000	\$10,000	\$15,000	\$10,000	21.04	Fisher
CP0352 Parks Irrigation System Efficiency Imp	\$33,204	\$25,000	\$0	\$25,000	\$5,000	21.00	Dayley
CP0292 Cemetery Improvements	\$0	\$0	\$20,000	\$27,014	\$20,000	19.46	Fisher
0000000568 MARC Leisure Pool Water Feature	\$0	\$0	\$0	\$0	\$53,000	21.29	Shaw
CP0351 Artificial Turf Replacement Quinn's	\$0	\$0	\$0	\$0	\$625,000	19.13	Dayley
CP0092 Open Space Improvements	\$0	\$0	\$0	\$0	\$100,000	19.83	Deters

Capital Fund

The bulk of expense budgets in the Capital Fund is the City's affordable housing funds. In FY22, total capital expenditure budgets are planned at \$17 million, excluding carry-forward. This is a \$9 million increase from FY21, excluding carryforward. However, a significant portion of this increase is due to a realignment of bond proceeds. Our recommendation is to spend bond proceeds effectively first for capital projects, rather than let them accrue interest and sit idle. For example, the Walkability G.O. bond, the 2015 sales tax revenue bond, and the 2017 sales tax revenue bond were adjusted to allocate remaining balances.

Overall, the FY22 Capital Fund expense budgets are summarized below.

FY22 Capital Fund Budgets
Project Type Decomposition by %



Walkability Bond Adjustments

Proceeds of \$5.1 million from the City's Walkability G.O. bond were proposed at the May 13, 2021 City Council meeting. This item is a placeholder, as a new WALC committee will be formed with Council assistance next month.

Projects	Description of Improvements	FY21	FY22	FY23	FY24	Total WALC Funds
Rail Trail Improvements	Funds will be used for adding amenities (benches lighting), widening of trail to separate cyclists from pedestrians		\$425,000	\$425,000		\$850,000
PC Heights Pathway/Boardwalk	Park City Heights/Richardson Flat Boardwalk and Pathway. Consistent with WALC project 32	\$65,000				\$65,000
Park Ave (CP0420) Sidewalk and bus shelters	Park Ave sidewalk improvements to 10' along the east side of SR224/Park Ave around Double Tree from Kearns to Iron horse. Includes bus stop improvements. Continuation of WALC 1.	\$250,000				\$250,000

Prospector Square Rail Trail Connector	Improve connection to Rail Trail behind Lot G with new ramps and stairway	\$40,000				\$40,000
Olympic Park Pathway - cp Water Pipeline	As part of the SR248 waterline improvement project, improve 10' pathway along Snow Creek to the end of McLeod Creek	\$113,000				\$113,000
Homestake Multi Use Path	Design, acquire right of way, and construct a 12' to 15' multiuse trail, pedestrian crossings, bike lane markings, signs and sidewalks.		\$345,905	\$783,836		\$1,129,741
Munchkin/Woodbine Multi Use path & sidewalk improvements	12' to 15' pathway on south side of parcel and 6' sidewalk on the north side, improved crossings.			\$238,282	\$620,953	\$859,235
Arts & Culture - to be approved as part of A&C plan	Funds to be used in support of active transportation amenities within the District.		\$750,000	\$500,000		\$1,250,000
Federal/State Grant Match or Additional Arts and Culture Active Transportation Connectivity	A number of projects with active transportation elements have been submitted for funding that will require match. In addition there are a handful of planned projects at key intersections to enhance connectivity through the Arts and Culture District		\$250,000			\$250,000
SR248 & Snow Creek Crossing	Preliminary tunnel alignment and improvements analysis to determine total projects scope and costs. WALC project formerly "Dan's to Jan's" Project WALC 1. The funds will go towards preliminary tunnel analysis to determine total projects scope and costs		\$350,000			\$350,000
Total		\$468,000	\$2,120,905	\$1,947,118	\$620,953	\$5,156,976

2015 and 2017 Sales Tax Revenue Bond Adjustments

The City has about \$2 million in remaining balances from the 2015 and 2017 Sales Tax Revenue bond. Staff proposes directing the remaining balance to create multi-use streets surrounding the City's proposed Arts & Culture District. This placeholder would significantly enhance an area of our community with serious connectivity gaps. Existing balances and projects recommended are noted below.

Bond Balances	STR 2015	STR 2017
Existing Bond Balance	\$231,649	\$1,821,066
Existing Use	STR 2015	STR 2017
CP0270 Downtown Enhancements Phase II	\$152,130	\$1,483,392
CP0401 Downtown Projects Plazas		\$484,326

Proposed future uses of bond proceeds are indicated below. In addition to the use of the remaining 2015 and 2017 bond balances, these projects utilize funding from the 2013 Walkability bond and a small portion of General Fund Transfer.

Homestake Multi Use Path	FY21	FY22	FY23	FY24	FY25	FY26	Total
2013A Walkability Bond		\$345,905	\$783,836				\$1,129,741
2017 Sales Tax Revenue Bond		\$132,218	\$1,052,523				\$1,184,741
Total	\$0	\$478,123	\$1,836,359	\$0	\$0	\$0	\$2,314,482

Munchkin/Woodbine Multi Use path & sidewalk improvements	FY21	FY22	FY23	FY24	FY25	FY26	Total
2013A Walkability Bond			\$238,282	\$620,953			\$859,235
2017 Sales Tax Revenue Bond				\$636,325			\$636,325
2015 Sales Tax Revenue Bond			\$108,842	\$122,807			\$231,649
General Fund Transfer				\$131,616			\$131,616
Total	\$0	\$0	\$347,124	\$1,511,701	\$0	\$0	\$1,858,825

Affordable Housing Pipeline

Overall proceeds remain unchanged in the City's affordable housing pipeline as of the tentative FY22 budget.

Historical Housing Spending & Current Budgets		
Project	Realized Actual Expenses	Current CIP Balance
WOODSIDE PHASE I	\$ 6,054,921	\$ 460,864
AFFORDABLE HOUSING	\$ 5,886,223	\$ -
PARK CITY HEIGHTS	\$ 5,798,522	\$ -
SNOWCREEK AFFORDABLE HOUSING	\$ 4,319,769	\$ -
CENTRAL PARK CITY CONDOS	\$ 4,242,235	\$ 21,819
WOODSIDE PHASE II	\$ 2,324,712	\$ 25,093,346
1450-60 PARK AVENUE	\$ 1,360,588	\$ -
LAND ACQUISITION/BANKING PROGRAM	\$ 1,100,187	\$ -
PRIVATE LAND ACQUISITION #1	\$ 258,522	\$ -
HOMESTAKE HOUSING	\$ -	\$ -
ARTS & CULTURE DISTRICT HOUSING	\$ -	\$ -
OLD TOWN HOUSING	\$ -	\$ -
Total	\$ 31,345,680	\$ 25,576,029

As part of the affordable housing pipeline, staff has also created multiple rental models that depend on the volume, configuration, and AMI rent levels of potential units built at Arts and Culture, Homestake, and potential Woodside II sites. Given the potential for pursuing public/private partnerships at the Homestake site and the ongoing discussions related to Arts & Culture, staff has not programmed any sale revenue or construction expense budgets for a potential rent-based housing pipeline at this time.

Council will note, as seen above, that the existing capital budget houses most of the housing pipeline proceeds within the existing Woodside Phase II CIP. If the housing portion of the Arts and Culture District is determined prior to the June 24 final budget adoption, staff will include those changes. If not, staff recommends adopting a revised FY22 budget as soon as a project budget is approved.

Existing Additional Resort Sales Tax-Related Projects

In addition to the previously discussed flexibility surrounding ARST, the following is a review of ARST commitments. staff provides Council transparency into all existing ARST-related project budgets below.

Existing ARST Funded Projects	Carry Forward	FY21	FY22	FY23	FY24	FY25	FY26	Total
CP0385 Park Avenue Reconstruction	\$2,079,545	\$1,662,900	\$747,100	\$2,250,000	\$0	\$0	\$0	\$4,660,000
CP0256 Storm Water Improvements	\$180,784	\$450,000	\$300,000	\$300,000	\$300,000	\$315,000	\$661,500	\$2,326,500
CP0157 OTIS Phase III(a)	\$1,804,736	\$1,948,120	\$150,000	\$0	\$0	\$0	\$0	\$2,098,120
CP0402 Additional Downtown Projects	\$0	\$0	\$500,000	\$1,200,000	\$0	\$0	\$0	\$1,700,000
CP0396 Park Ave SD	\$0	\$750,000	\$750,000	\$0	\$0	\$0	\$0	\$1,500,000
CP0329 Main Street Infrastructure Asset Managem	\$443,434	(\$399,310)	\$100,000	\$100,000	\$599,310	\$100,000	\$200,000	\$700,000
CP0397 Vehicle and Equipment Replacement	\$70,000	\$70,000	\$70,000	\$70,000	\$160,000	\$72,100	\$148,526	\$590,626
CP0270 Downtown Enhancements Phase II	\$1,630,810	(\$1,483,392)	\$327,104	\$327,104	\$327,104	\$327,104	\$654,208	\$479,232
CP0361 Land Acquisition/Banking Program	\$0	\$0	\$274,845	\$0	\$0	\$0	\$0	\$274,845

Arts & Culture

As noted earlier, the adopted tentative capital budget does not include any change to the City's proposed Arts & Culture District budget. However, an independent budget strategy for this project has been discussed at length with City Council. Staff is prepared to configure this project in the FY22 final budget if Council directs.

Transportation Fund

The City's Transportation Fund continues to evolve as Park City focuses its transportation operations on the core of Park City while High Valley Transit District will focus on regional operations. Based on a new revenue profile and the addition of CARES act funding, staff has assembled a new financial model for the Transportation Fund. As such, transportation capital project increases in the amount of \$2k and \$2.5 million are proposed for FY21 and FY22, respectively. These projects are listed below.

Proposed FY21 and FY22 Adjustments

Project	FY21	FY22
CP0411 SR 248/US 40 Park and Ride Lot	(\$1,171,780)	
CP0420 Enhanced Bus Stops at Fresh Market and P	\$24,852	\$0
0000000579 Arts and Culture Exterior Bus Stops	\$0	\$330,000
CP0381 Transit and Transportation Land Acq	(\$0)	
CP0313 Transportation Plans and Studies	(\$65,000)	
0000000593 Active Transportation Master Plan	\$95,000	
0000000594 Short Range Transit Plan	\$180,000	
CP0419 VMS Signs	\$0	\$15,000
CP0025 Bus Shelters		\$0
0000000595 TDM Capital Improvement Projects		\$280,000
CP0444 SR 248 New Tunnel	(\$1,179,974)	
CP0465 SR-248 Corridor and Safety Improvement Project	\$1,691,000	\$0
CP0469 Deer Valley Drive Bicycle and Pedestrian	\$200,000	
CP0009 Transit Rolling Stock Replacement	(\$2,713)	(\$331,477)

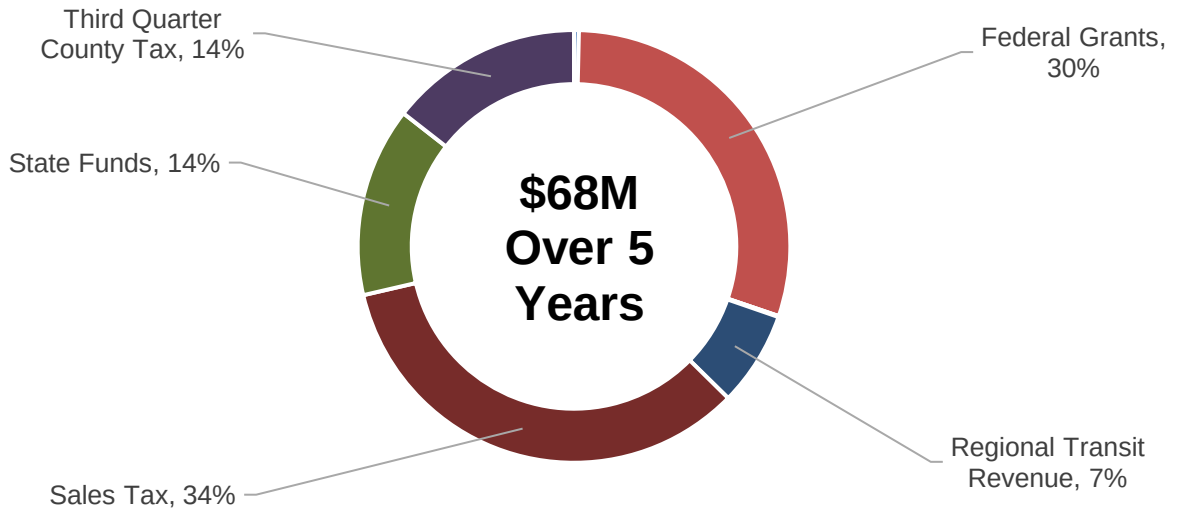
0000000592 Electric Bus Charging Infrastructure		\$1,296,000
CP0289 Ironhorse Transit Facility Asset Management	(\$1,651,083)	(\$180,000)
CP0316 Transit Facility Capital Renewal Account	\$1,606,429	\$180,000
CP0438 Remodel for Transit Driver Housing	(\$283,895)	
CP0244 Transit Contribution to County	\$659,324	\$1,000,000
CP0363 Traffic Management Cameras	(\$76,916)	
CP0466 Scheduling Software	\$20,000	
CP0336 Prospector Avenue Reconstruction	(\$42,707)	
Total	\$ 2,537	\$ 2,589,523

In addition to the proposed FY21 and FY22 adjustments, staff notes that the Transportation Fund CIP schedule is highly dependent on grants. To this end, staff computed a grid demonstrating the planned funding structure of Transportation projects through the five-year capital plan.

Transportation Funding Source	Carry Forward	FY21	FY22	FY23	FY24	FY25	FY26	Total 5Y
Bond Proceeds	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$250,000
Federal Grants	(\$396)	\$5,494,905	\$12,970,000	\$0	\$2,000,000	\$0	\$0	\$20,464,509
Fund Balance	\$6,499	(\$6,499)	\$0	\$0	\$0	\$0	\$0	\$0
Garage Revenue	\$49,310	(\$712)	\$0	\$0	\$0	\$0	\$0	\$48,598
General Fund	\$9,470	(\$9,470)	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Regional Transit Revenue	\$427,702	(\$576,548)	\$0	\$300,000	\$2,700,000	\$2,000,000	\$0	\$4,851,154
Sales Tax	\$2,675,032	\$1,300,511	\$3,443,748	\$2,706,172	\$2,171,172	\$2,030,000	\$8,980,000	\$23,306,635
State Funds	\$200,000	(\$130,000)	\$0	\$0	\$200,000	\$5,640,000	\$3,800,000	\$9,710,000
Third Quarter County Tax	(\$50,096)	\$5,925,316	\$1,250,000	\$1,230,000	\$850,000	\$450,000	\$250,000	\$9,905,220

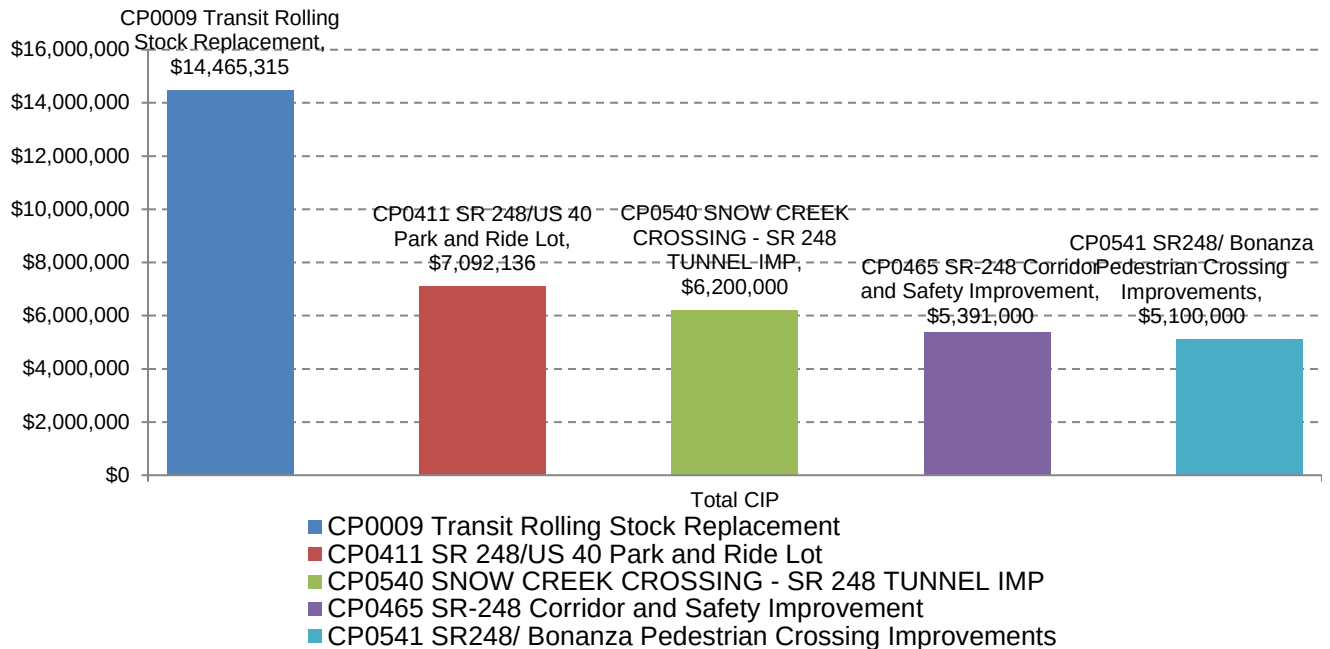
Over the course of the full plan, the projected key contributor to funding is the City's transportation sales taxes with Federal grant matches as a close second. Maintaining the City's ability to fund grant matches via flexible revenue sources, such as sales tax, will remain important.

Transportation Fund - % Source of Planned Funding for Projects



Further, insight into the Transportation Fund's top priorities is provided below as the top 5 planned projects comprise 56% of all currently planned expenditures in the fund.

Transportation Fund - Top 5 Capital Projects Over Next 5 Years



Water Fund

The City's Water fund continues its existing capital plan with the construction of the Three Kings Water Treatment Plan at the forefront. Staff expects the Water Fund to utilize all 2020 Water Revenue bond proceeds by FY22 on its key projects and bond for further proceeds in FY22 at approximately \$60 million. The Water Fund bonding plan was discussed and approved by Council last year. Staff will return and provide more updates as we approach the bond issuance.

Project	Carry Forward	2021	2022	2023	2024	2025	2026	Total
CP0389 MIW Treatment	\$16,146,449	\$35,712,816	\$28,200,000	\$10,600,000	\$0	\$0	\$0	\$90,659,265
CP0178 Rockport Water, Pipeline, and Storage	\$518,504	\$1,458,700	\$1,458,700	\$1,458,700	\$1,498,200	\$1,391,306	\$1,460,871	\$9,244,981
CP0040 Water Dept Infrastructure Improvement	\$1,223,115	(\$592,000)	\$1,745,250	\$2,154,863	\$2,196,538	\$1,126,879	\$1,183,223	\$9,037,868
CP0007 Tunnel Maintenance	\$3,581,647	\$268,049	\$274,750	\$281,619	\$292,884	\$304,599	\$319,829	\$5,323,377
CP0371 C1 - Quinns WTP to Boothill - Phase 1	\$2,077,043	\$1,850,000	\$1,110,000	\$0	\$0	\$0	\$0	\$5,037,043

Lower Park Avenue RDA

Projects in the Lower Park Avenue RDA (LPA RDA) have undergone no change in the FY22 budget relative to FY21. The predominant use of revenues from the LPA RDA continues to be debt service on the City's 2019 sales tax revenue bond, which serves to fund the City's existing affordable housing initiatives. Current balances for housing from the 2019 sales tax revenue bond continue to stand at \$22 million. Projects funded directly by LPA RDA funds are listed below.

Project	Carry Forward	2021	2022	2023	2024	2025	2026	Total
CP0003 Old Town Stairs	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$0	\$0	\$600,000
CP0005 City Park Improvements	\$542,248	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$942,248
CP0013 Affordable Housing Program	\$25,886	\$0	\$0	\$0	\$0	\$0	\$0	\$25,886
CP0020 City-wide Signs Phase I	\$7,156	\$0	\$0	\$0	\$0	\$0	\$0	\$7,156
CP0036 Traffic Calming	\$39,845	\$0	\$0	\$0	\$0	\$0	\$0	\$39,845
CP0089 Public Art	\$42,749	\$0	\$0	\$0	\$0	\$0	\$0	\$42,749
CP0167 Skate Park Repairs	\$9,749	\$5,000	\$5,000	\$5,000	\$5,000	\$30,000	\$0	\$59,749
CP0265 Crescent Tramway Trail	\$193,858	\$0	\$0	\$0	\$0	\$0	\$0	\$193,858
CP0308 Library Remodel	\$449	\$0	\$0	\$0	\$0	\$0	\$0	\$449

CP0309 Woodside Phase I	\$182	\$0	\$0	\$0	\$0	\$0	\$0	\$182
CP0311 Senior Community Center	\$991,390	\$0	\$0	\$0	\$0	\$0	\$0	\$991,390
CP0362 Woodside Phase II	\$2,208	\$0	\$0	\$0	\$0	\$0	\$0	\$2,208
CP0386 Recreation Building in City Park	\$243,539	\$0	\$0	\$0	\$0	\$4,200,000	\$0	\$4,443,539
CP0406 Central Park	\$1,364	\$0	\$0	\$0	\$0	\$0	\$0	\$1,364
Total	\$2,250,623	\$255,000	\$255,000	\$255,000	\$105,000	\$4,230,000	\$0	\$7,350,623

Conclusion

Park City continues to benefit from a strong financial position and proactive management to enable significant investments in community infrastructure and capital projects. Capital initiatives, city-wide, total more than \$62 million in the FY21 Adjusted Budget (excluding carryforward) and more than \$74 million in FY22. This reflects a commitment the City's continuing priority of action and investing in our community values.

Department Review

This report was reviewed by the City Attorney's Office and the City Manager's Office.

Attachments:

[A – City Manager Tentative Budget Volume II \(Please see Capital Projects Summary starting on page 7\)](#)

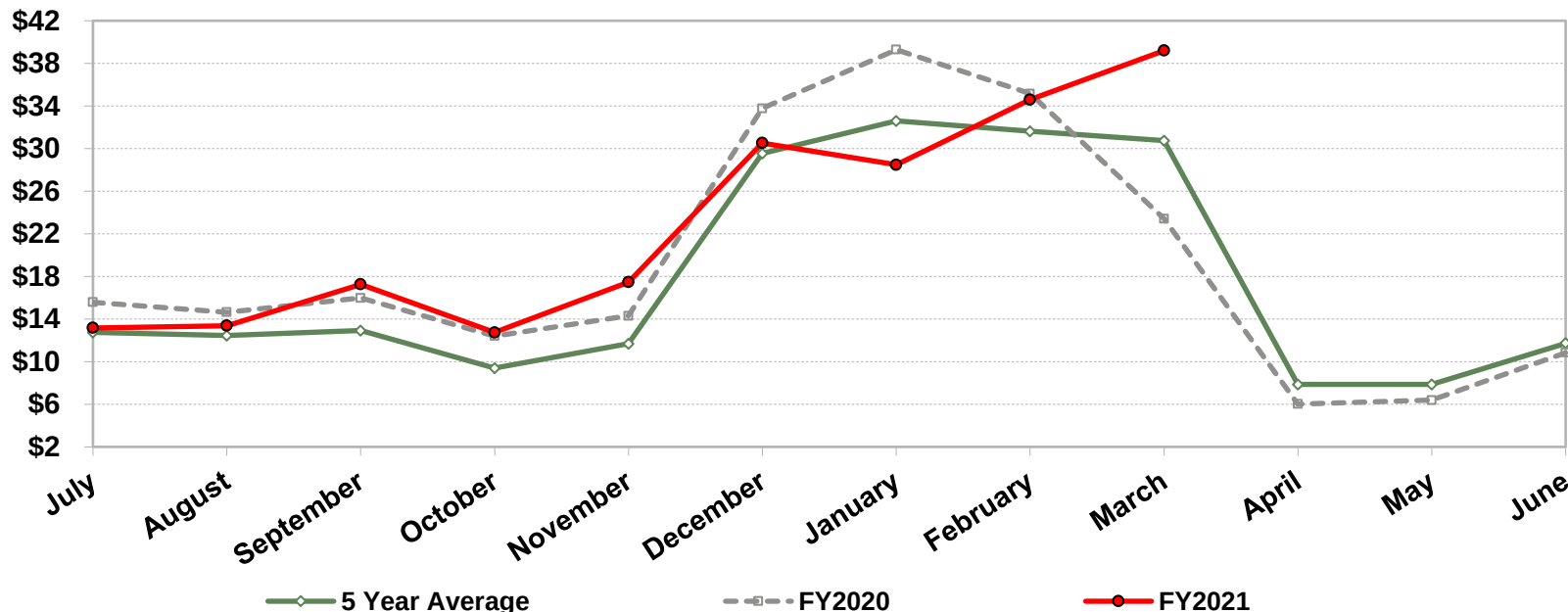
March 2021 Sales Tax Update



Citywide

Sales Tax Revenues through March

x 100000



*Does not Include TRT or Transit Tax

- July–March up 1.1% vs. FY20
- March up 67% from previous March
- TRT July–March down -12%

Source: Park City Municipal Corporation. As of May 24, 2021.



General Fund

Sales Tax Summary – General Fund

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

Sales Tax Summary – General Fund

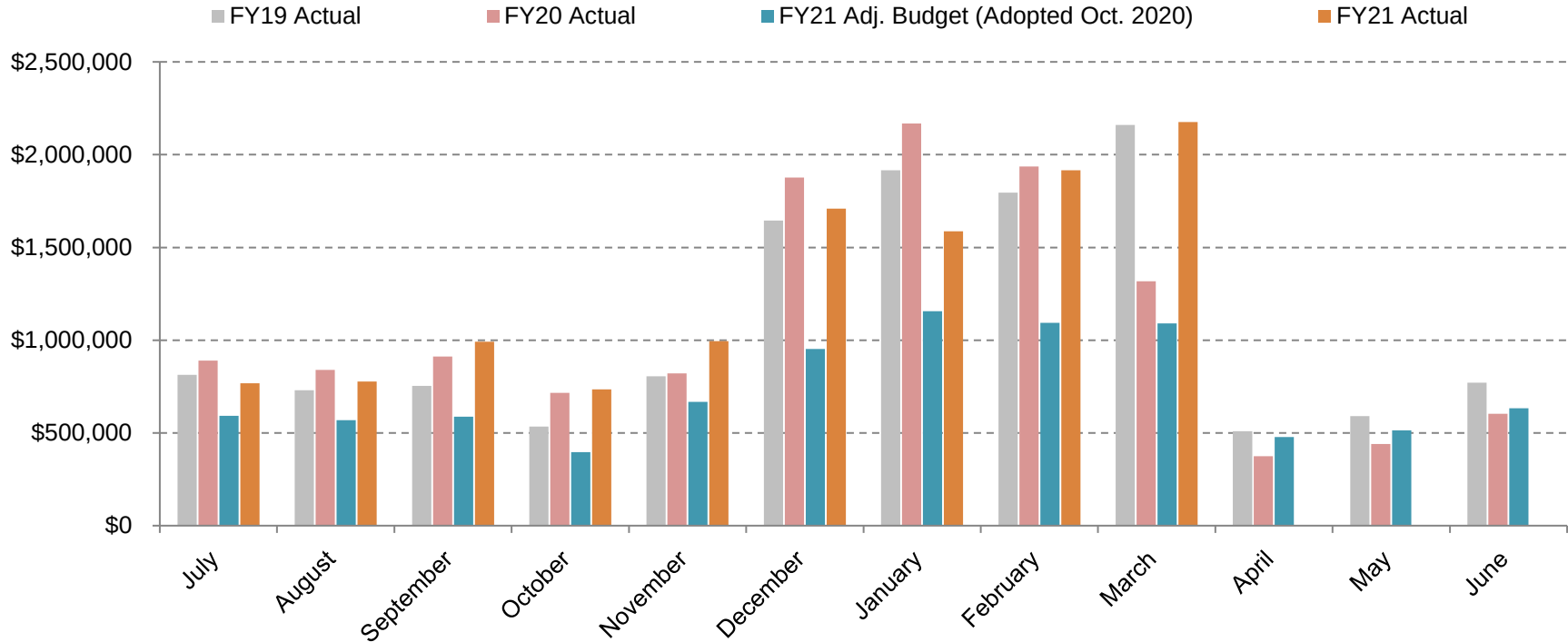
General Fund - Sales Tax Summary - Cumulative				
Month	FY19 Actual	FY20 Actual	FY21 Budget (Adopted Oct. 2020)	FY21 Actual
July	\$812,668	\$890,546	\$592,130	\$767,523
August	\$1,543,164	\$1,729,866	\$1,161,259	\$1,545,014
September	\$2,297,507	\$2,642,039	\$1,748,537	\$2,536,611
October	\$2,831,498	\$3,357,926	\$2,145,329	\$3,271,697
November	\$3,636,959	\$4,178,291	\$2,812,446	\$4,267,183
December	\$5,281,229	\$6,055,832	\$3,764,269	\$5,976,497
January	\$7,197,172	\$8,223,410	\$4,920,218	\$7,563,748
February	\$8,992,786	\$10,159,462	\$6,013,487	\$9,479,432
March	\$11,152,957	\$11,477,718	\$7,103,739	\$11,654,958
April	\$11,662,263	\$11,851,968	\$7,582,347	
May	\$12,253,661	\$12,291,589	\$8,095,792	
June	\$13,024,993	\$12,894,725	\$8,728,066	

General Fund - Sales Tax Summary - \$ Change				
Month	FY20 Actual vs. FY19 Actual	FY20 Actual vs. FY20 Original Budget	FY21 Actual vs. FY20 Actual	FY21 Actual vs. FY21 Budget (Adopted Oct. 2020)
July	\$77,879	\$52,194	(\$123,023)	\$175,394
August	\$108,823	(\$2,041)	(\$61,829)	\$208,361
September	\$157,830	(\$38,870)	\$79,424	\$404,320
October	\$181,897	\$40,169	\$19,198	\$338,294
November	\$14,903	\$44,454	\$175,122	\$328,369
December	\$233,271	(\$222,037)	(\$168,227)	\$757,491
January	\$251,635	\$73,377	(\$580,327)	\$431,303
February	\$140,438	(\$116,856)	(\$20,367)	\$822,415
March	(\$841,914)	(\$1,051,782)	\$857,269	\$1,085,273
April	(\$135,056)	(\$570,080)		
May	(\$151,776)	(\$172,163)		
June	(\$168,196)	(\$372,764)		
Total	(\$130,267)	(\$2,336,399)	\$177,240	\$4,551,219

Sales Tax Summary – General Fund

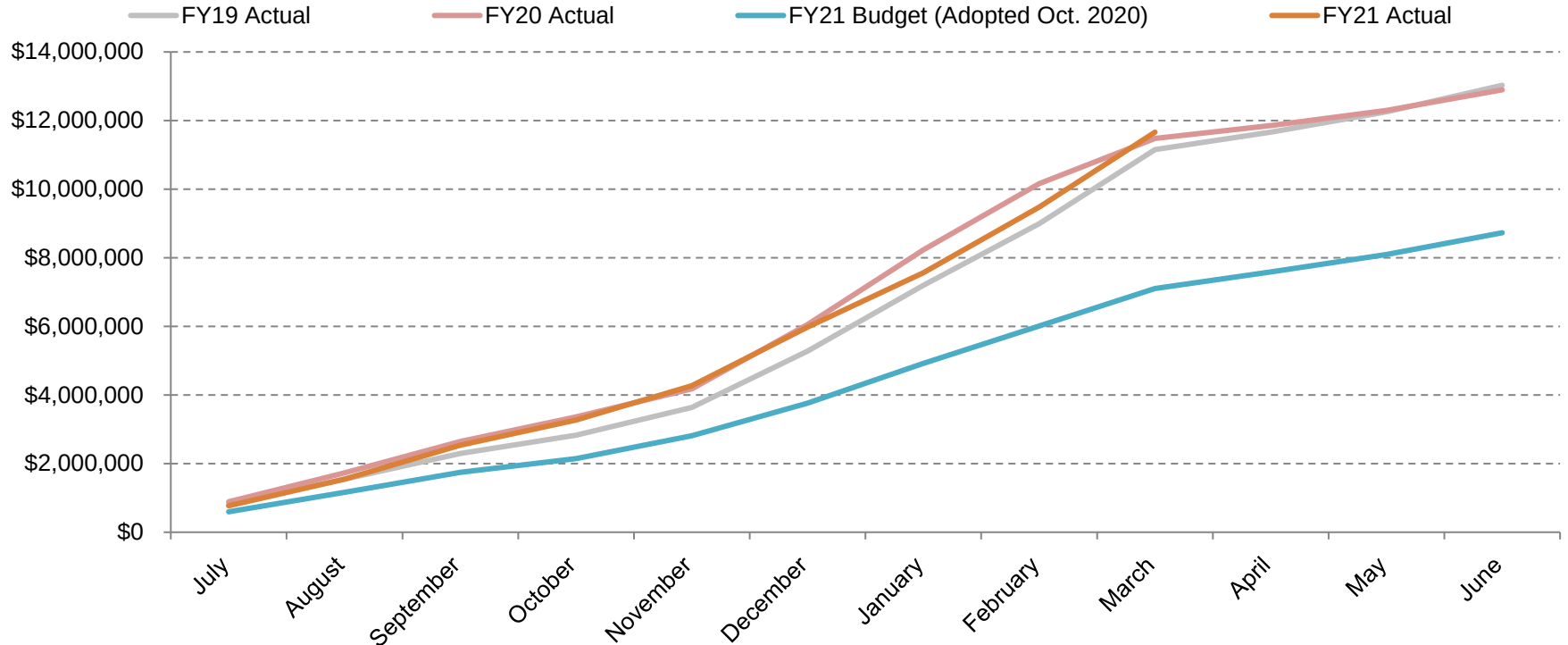
General Fund

Historical Sales Tax Revenues & Budgets Over Time by Month



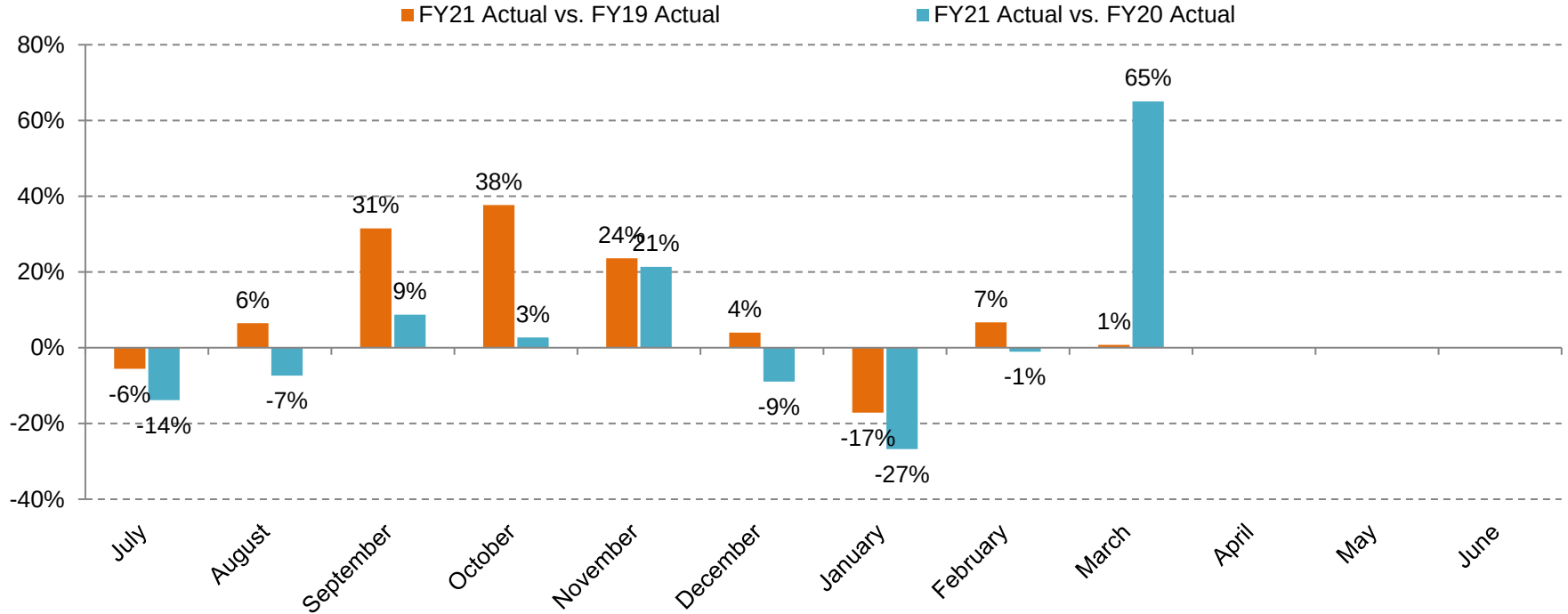
Sales Tax Summary – General Fund

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



Sales Tax Summary – General Fund

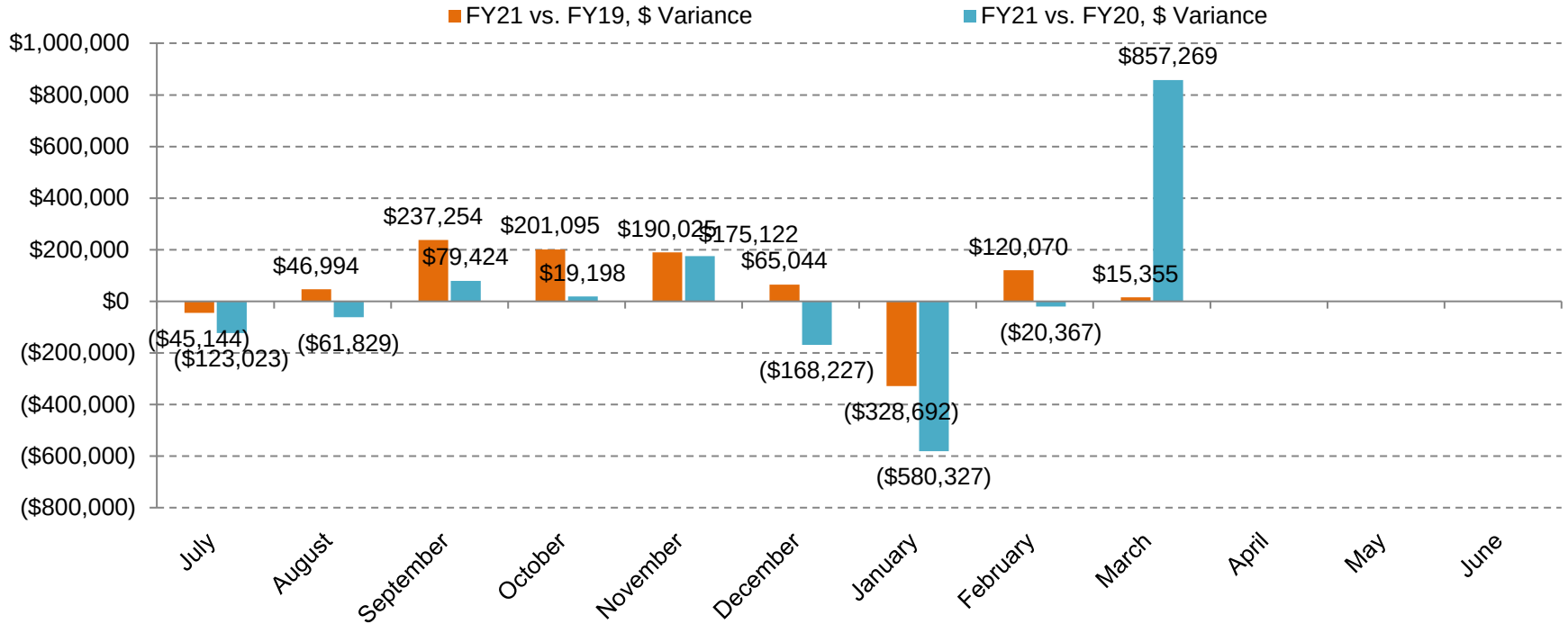
General Fund FY21 Sales Tax % Change from Previous Fiscal Years



Source: Park City Municipal Corporation. As of March 24, 2021. Note, FY21 January distribution numbers are estimated from State of Utah raw distribution numbers. **27**

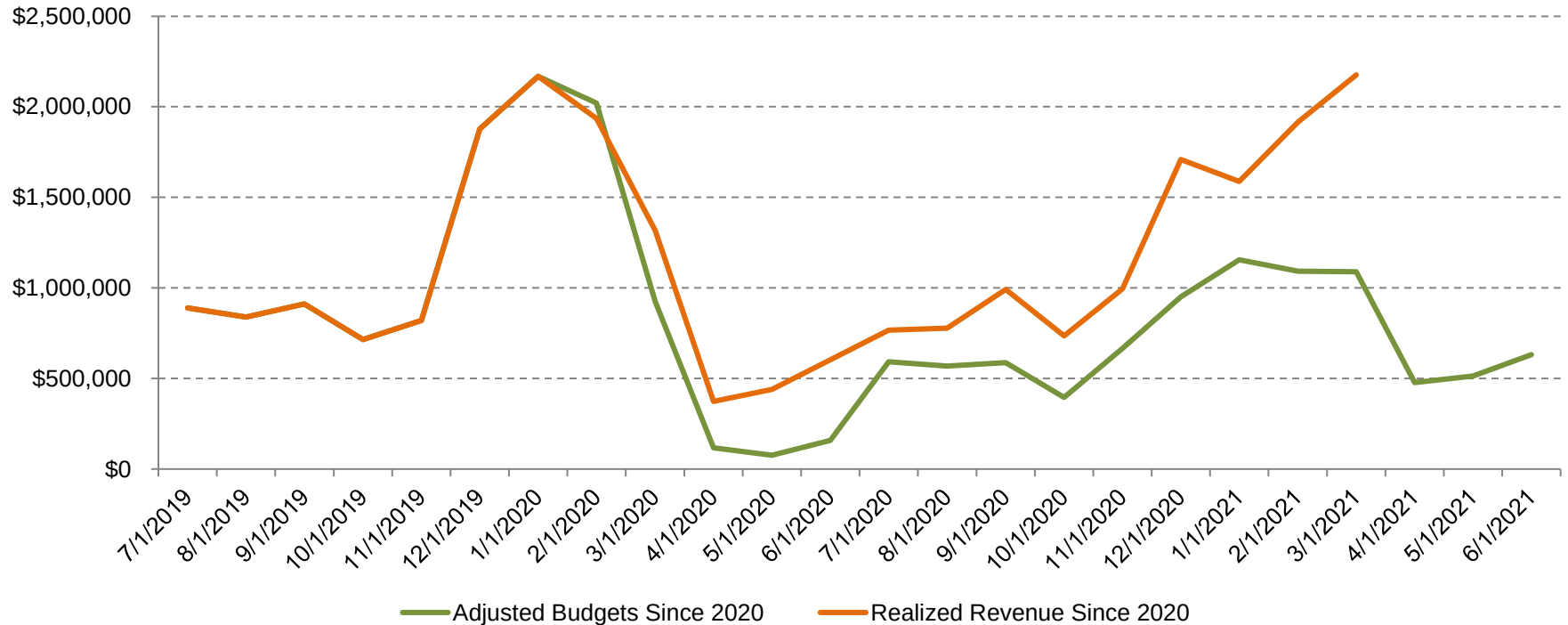
Sales Tax Summary – General Fund

General Fund \$ Change from Previous Fiscal Years



Sales Tax Summary – General Fund

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





Capital Fund

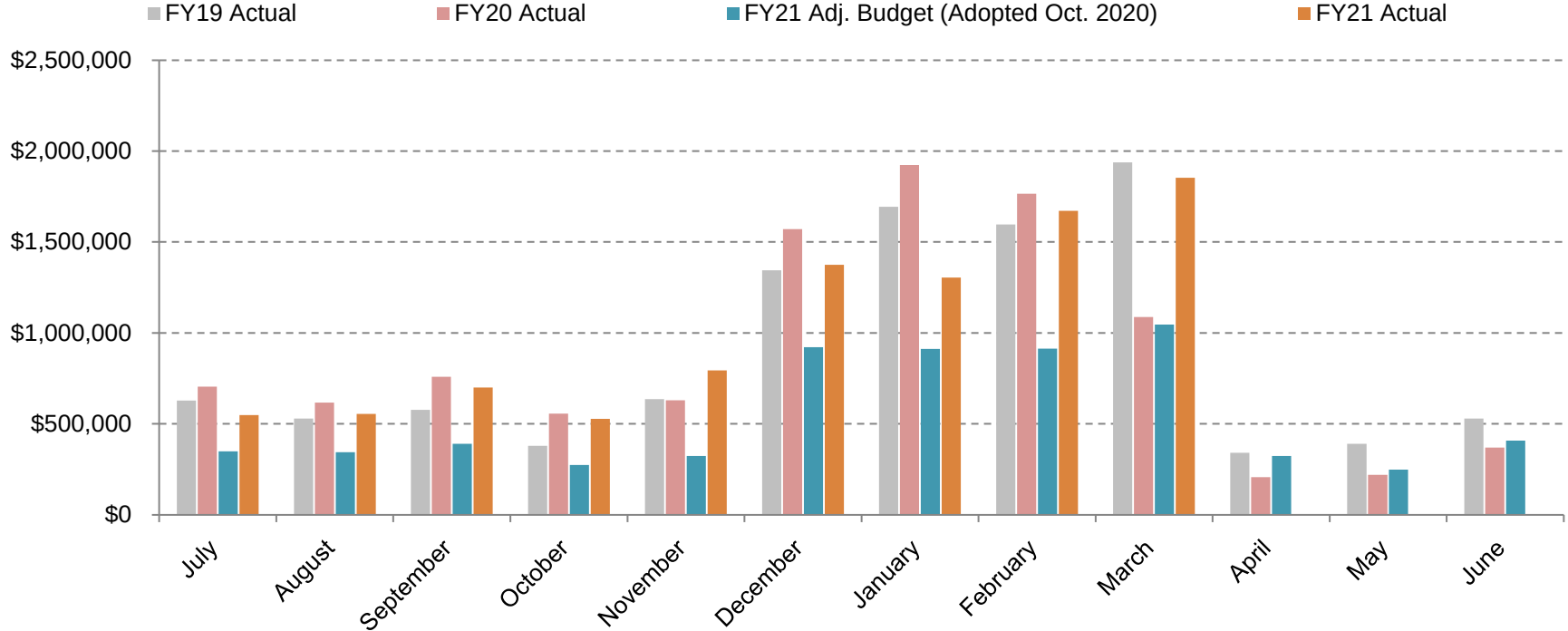
Sales Tax Summary – Capital Fund

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

Sales Tax Summary – Capital Fund

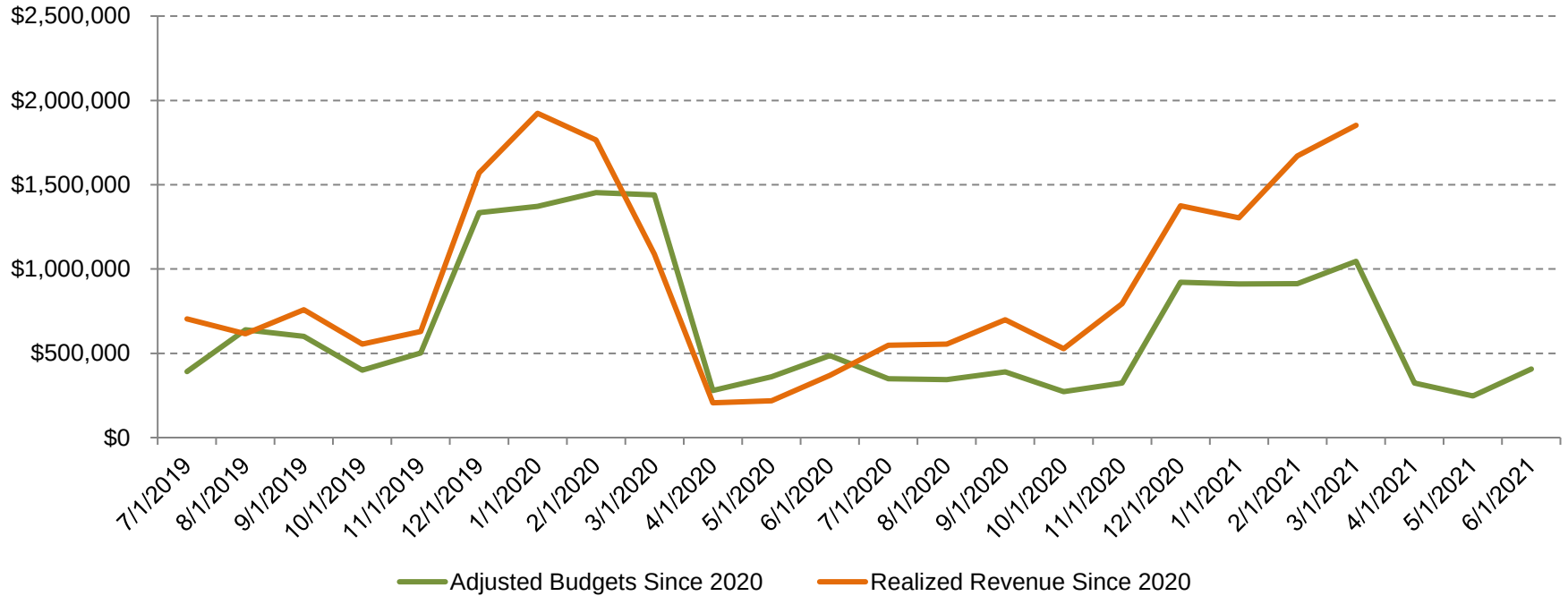
Capital Fund

Historical Sales Tax Revenues & Budgets Over Time by Month



Sales Tax Summary – Capital Fund

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

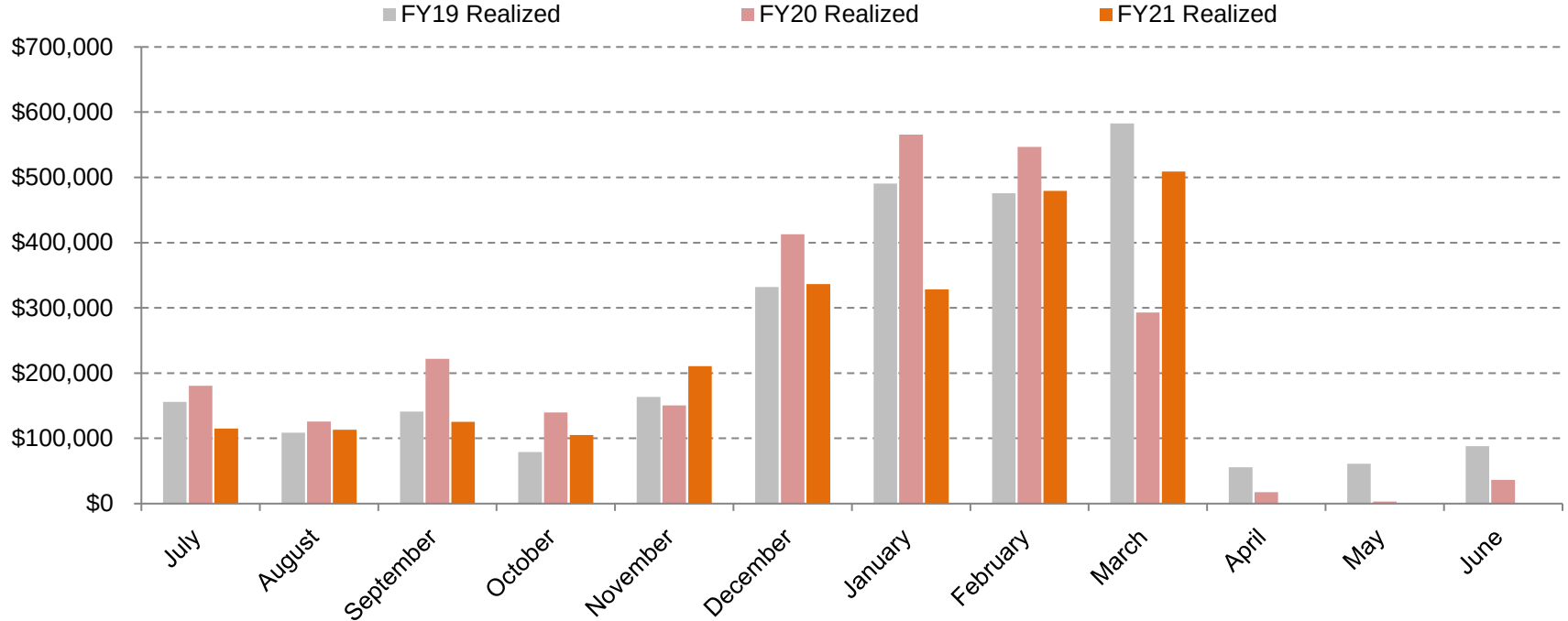


Sales Tax Summary – Transient Room Tax

Transient Room Tax							
Monthly	FY19 Realized	FY20 Realized	FY21 Realized	FY21 vs. FY19, \$ Variance	FY21 vs. FY20, \$ Variance	FY21 vs. FY19, % Variance	FY21 vs. FY20, % Variance
July	\$155,919	\$180,669	\$114,918	(\$41,001)	(\$65,751)	-26%	-36%
August	\$108,460	\$125,677	\$112,872	\$4,412	(\$12,804)	4%	-10%
September	\$140,971	\$221,639	\$125,348	(\$15,623)	(\$96,290)	-11%	-43%
October	\$78,769	\$139,424	\$104,921	\$26,153	(\$34,503)	33%	-25%
November	\$163,248	\$150,563	\$210,795	\$47,548	\$60,232	29%	40%
December	\$332,107	\$412,832	\$336,374	\$4,267	(\$76,458)	1%	-19%
January	\$490,668	\$565,442	\$328,467	(\$162,201)	(\$236,975)	-33%	-42%
February	\$475,570	\$546,738	\$479,315	\$3,745	(\$67,423)	1%	-12%
March	\$582,847	\$292,669	\$509,063	(\$73,784)	\$216,394	-13%	74%
April	\$55,730	\$17,479					
May	\$60,892	\$3,114					
June	\$87,903	\$36,423					
Total	\$2,733,084	\$2,692,669	\$2,322,075	(\$206,484)	(\$313,578)		

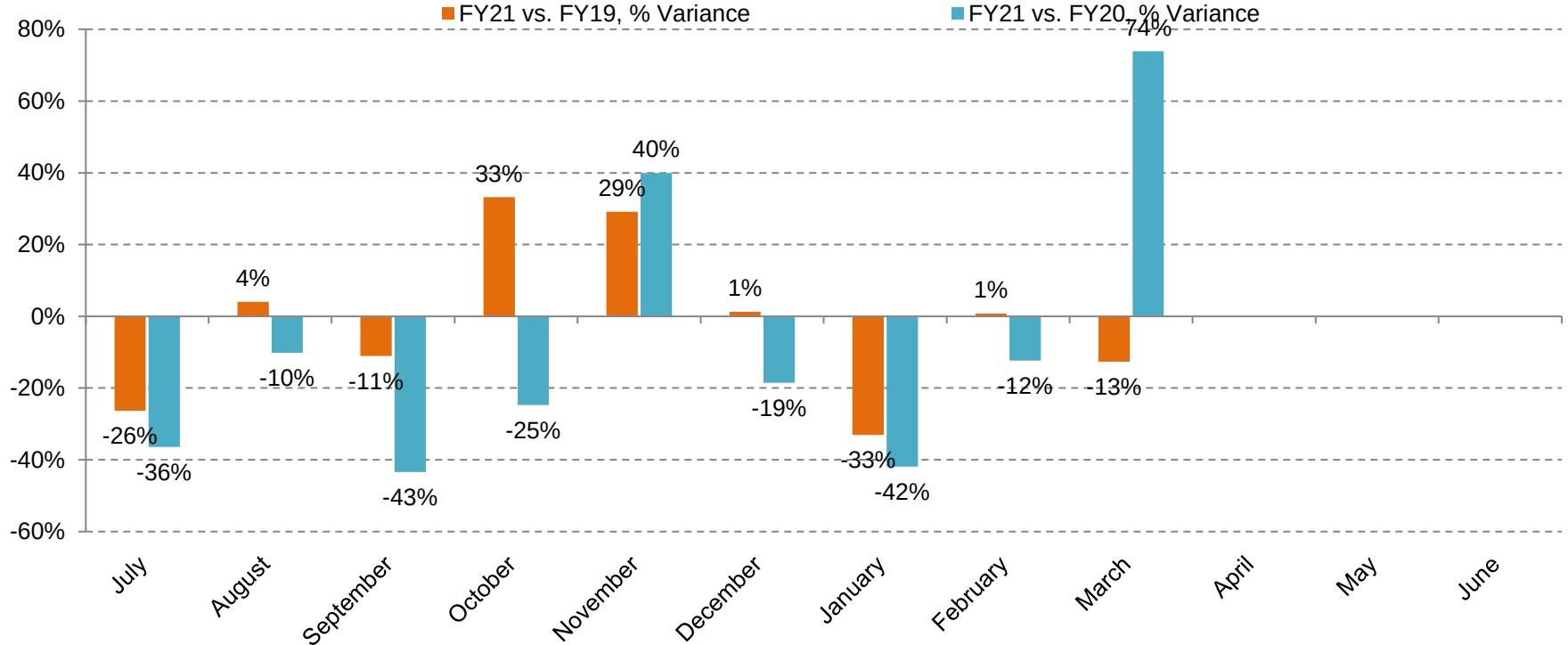
Sales Tax Summary – Transient Room Tax

Transient Room Tax Historical Revenues Over Time by Month



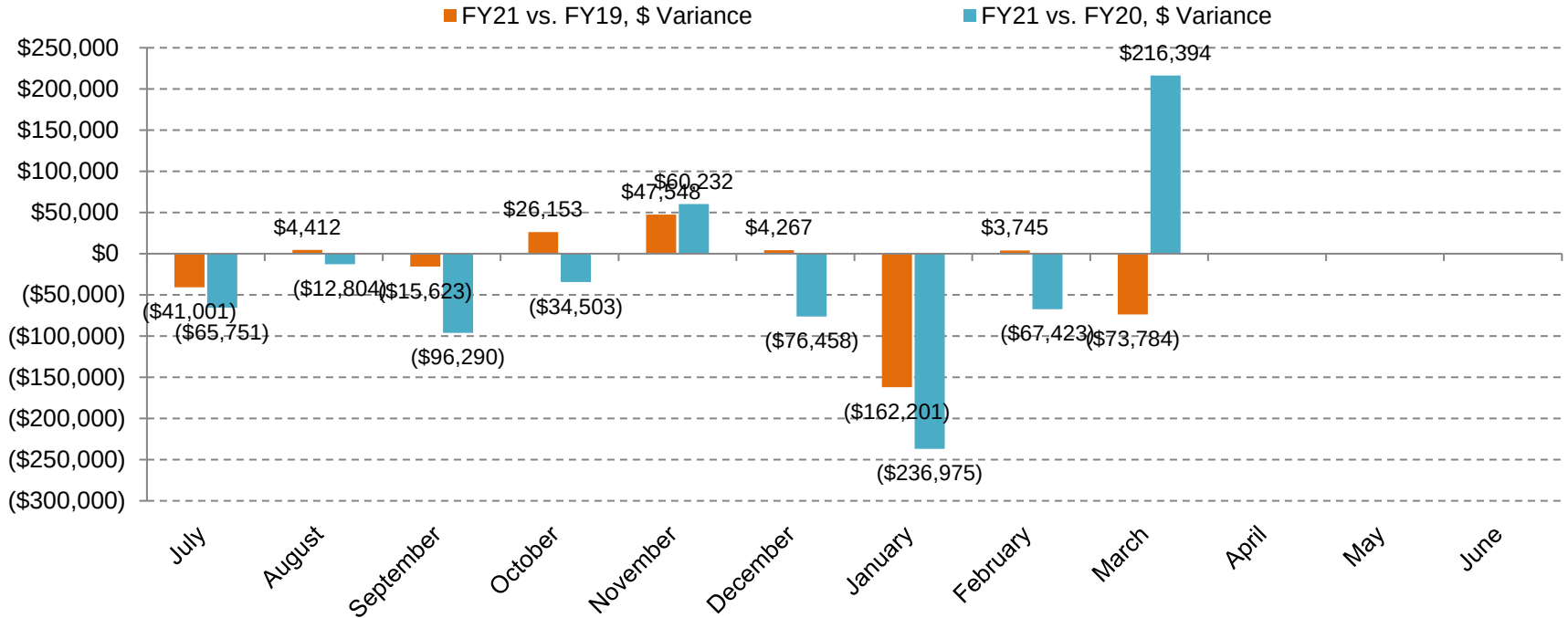
Sales Tax Summary – Transient Room Tax

Transient Room Tax % Change from Previous Fiscal Years



Sales Tax Summary – Transient Room Tax

Transient Room Tax \$ Change from Previous Fiscal Years





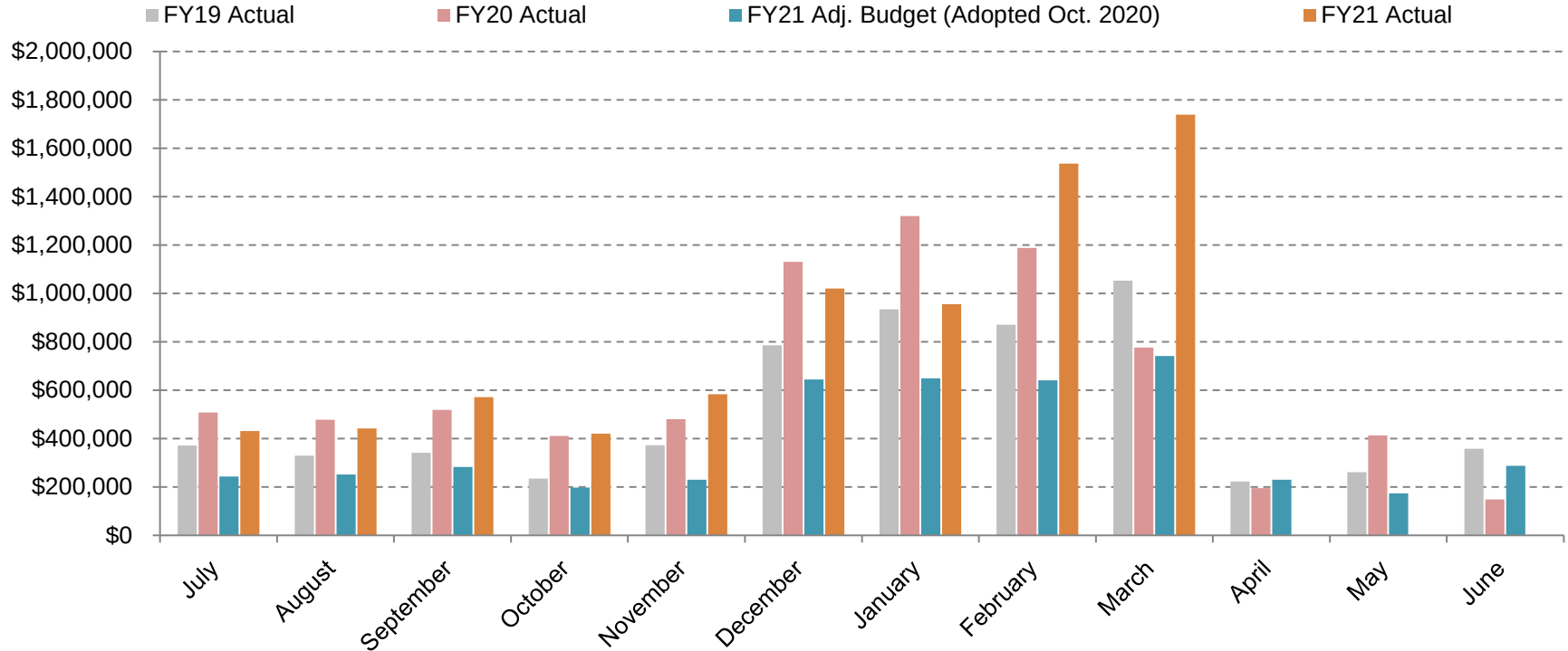
Transportation Fund

Sales Tax Summary – Transportation Fund

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

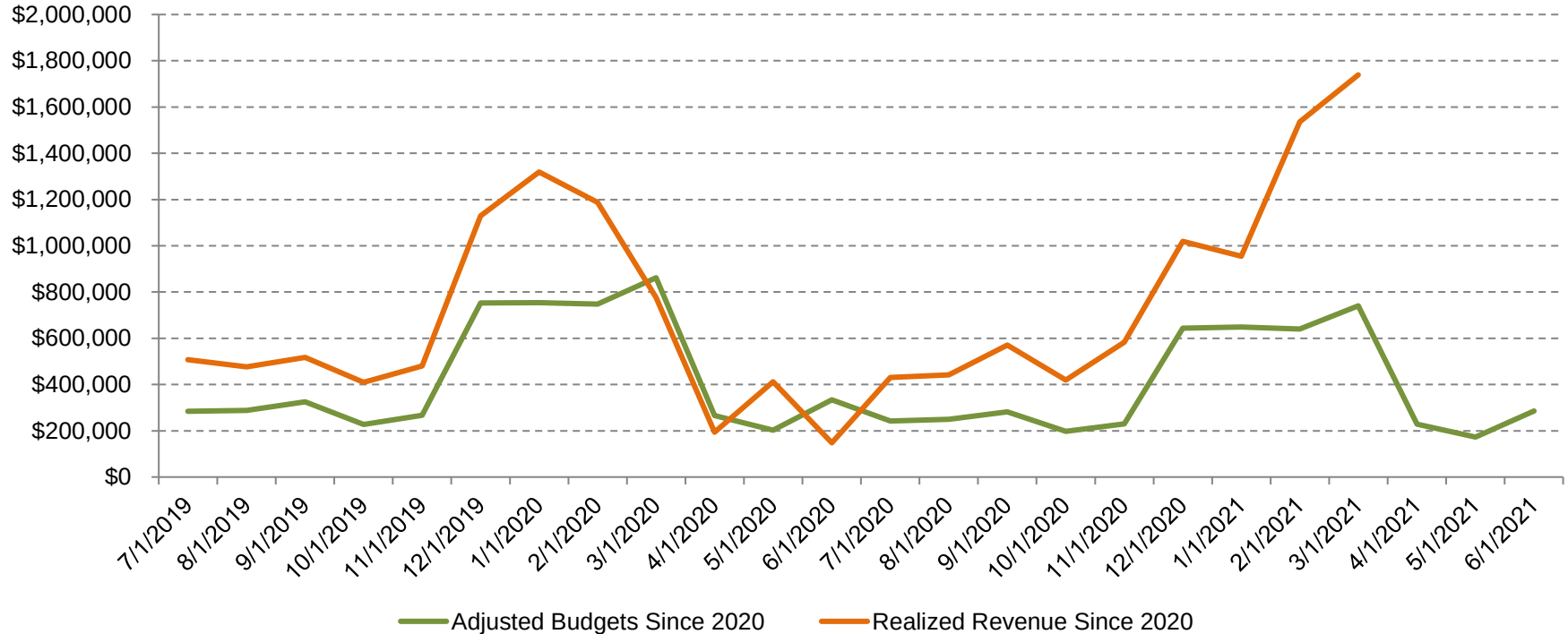
Sales Tax Summary – Transportation Fund

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



Sales Tax Summary – Transportation Fund

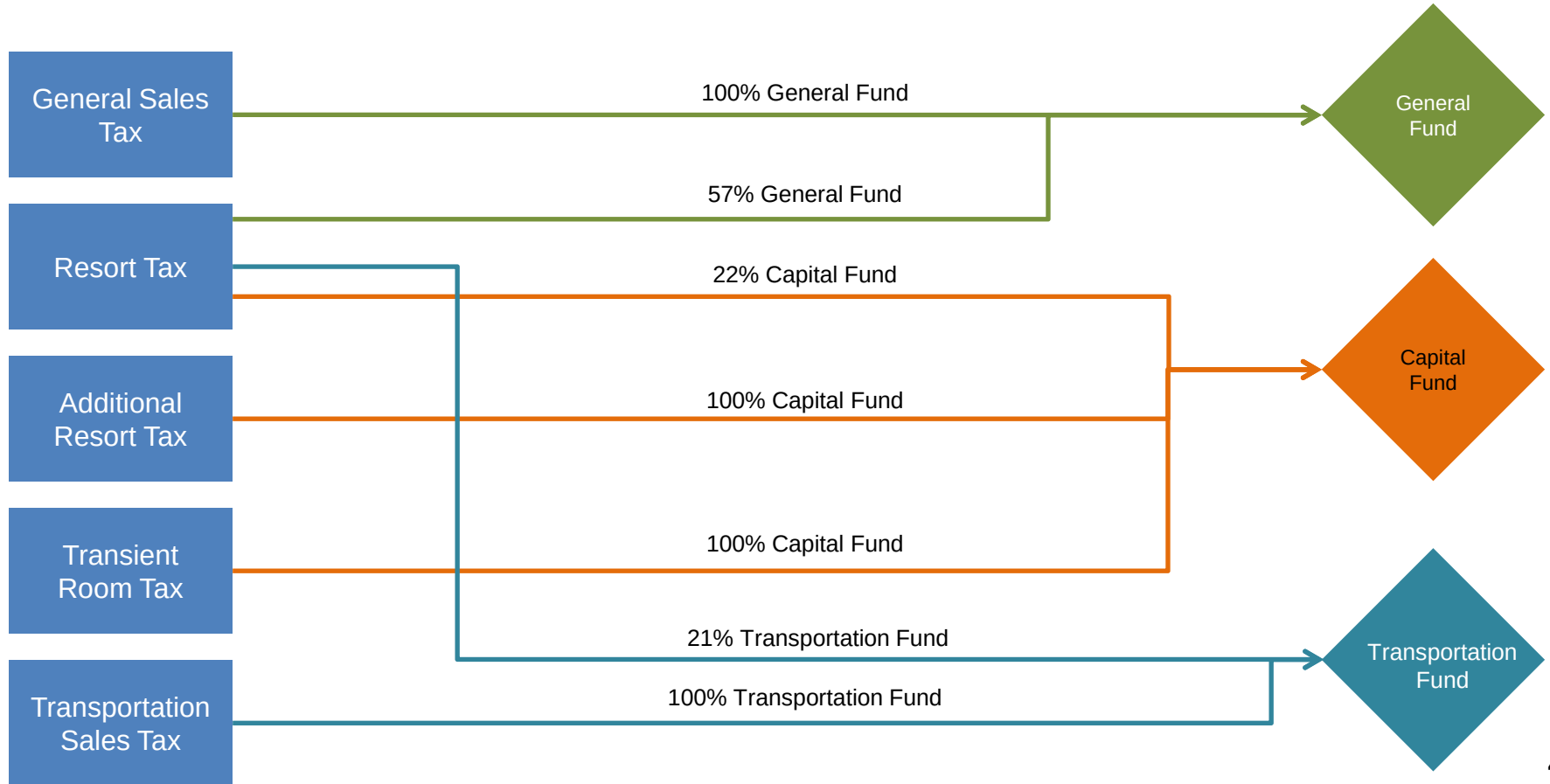
Transportation Fund - Sales Taxes Original Budgets, Adjusted Budgets and Realized Revenue Since FY20





Appendix

Where Do Our Sales Taxes Go?



Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Jason Glidden

Submitting Department: Community Development

Item Type: Work Session

Agenda Section:

Subject:

4:15 p.m. - City-Owned Land Analysis and Discussion

Suggested Action:

Staff is recommending that Council provide direction to move forward with the next steps for the entitlement of the Clark Ranch, Mine Bench, and Sommer properties for the potential development of affordable housing.

Attachments:

[City-Owned Land Analysis Staff Report](#)

[Exhibit A: Clark Ranch Land Analysis](#)

[Exhibit B: Clark Ranch Property Map](#)

[Exhibit C: Mine Bench Land Analysis](#)

[Exhibit D: Mine Bench Property Map](#)

[Exhibit E: Sommer Land Analysis](#)

[Exhibit F: Sommer Property Map](#)

City Council Staff Report



Subject: City-Owned Land Analysis

Author: Jason Glidden, Rebecca Ward, Heinrich Deters

Department: Housing, Planning, & Sustainability

Date: May 27, 2021

Type of Item: Administrative

Recommendation

Authorize the activation of pre-entitlement work to consider three City-owned properties – commonly known as Clark Ranch, Mine Bench, and Sommer – for development of affordable housing.

Executive Summary

Park City set an aggressive community goal of 800 new affordable/attainable units by 2026. The plan to reach this goal requires several diverse strategies, including construction, regulation, and partnering with the private sector to develop affordable housing units on City-owned land. The City recently released a Request for Qualifications (RFQ) to select a preferred developer for the Homestake Lot. As Staff continues the process of solidifying a partnership for Homestake, future housing site development should continue concurrently on other available City property.

On February 11, 2021 ([Staff Report](#), [Minutes](#)), Staff requested the City Council prioritize a list of potential City-owned properties to target for affordable housing. This report presents an in-depth analysis of the top three (Clark Ranch, Mine Bench, and Sommers) and recommends moving forward with pre-entitlement services. Inclusive within the pre-entitlement process would be additional public engagement, such as an open house, project website, and neighborhood meeting(s). If the pre-entitlement work was favorable, staff would return to council for final direction and include a public engagement plan prior to submitting any formal application.

Analysis

Staff completed a cursory analysis of three City-owned properties (Exhibit A, B, and C) - a brief history, current conditions, etc. Staff developed a list of potential pre-entitlement next steps:

Clark Ranch

- Clear the property from bond language restrictions by assigning funding in the amount of the land value associated with the ten acres to an approved project in the bond language. This assignment of funds will allow housing development on that portion of the property, as originally contemplated (public uses).
- Annex property into City limits, and seek a rezone to Community Transition zone (and Recreation Open Space or Protected Open Space for the remaining 334 acres) as part of the annexation. Multi-Unit Dwelling and Affordable Master Planned Developments are allowed in the Community Transition Zone, with a density of one unit per acre. Another possibility could be Residential Development, which allows up

to five units per acre. Council would have additional time to discuss which zoning is appropriate during the annexation process.

- Hire a professional engineering firm to determine the best and most cost-efficient access to the property.

Mine Bench property

- Consider a re-zone of the Mine Bench property from Recreation Open Space to Residential Development.
- Develop a plan for relocation of existing tenants, such as moving to a new location onsite or onto other City-owned property.
- Hire engineering firm to conduct a steep slope analysis to determine developable land that does not exceed 40% slope.

Sommer property

- Consider a re-zone of the Sommer property from Estate to Residential Development.
- Evaluate access points based on costs and feasibility.
- Hire engineering firm to conduct a steep slope analysis to determine developable land that does not exceed 40% slope.

Funding

The City allocated approximately \$19 million in Lower Park Ave RDA bond funds and \$5 million in Additional Resort Communities Sales Tax revenue to fund housing projects. These funds could be used to support the necessary steps for pre-entitlement for these properties.

We project a budget of \$250,000 to complete all the steps recommended, and the vast majority of the work would be conducted by outside experts so they can take place concurrently. Staff does not have the resources to conduct these pre-entitlement services with existing personnel. By utilizing outside experts who work with staff, report in to Council, and assist with project and community engagement, these projects can move along at the same time.

Exhibits

- A – Land Analysis – Clark Ranch
- B – Clark Ranch Property Map
- C – Land Analysis – Mine Bench
- D – Mine Bench Property Map
- E – Land Analysis – Sommer
- F – Sommer Property Map

Exhibit A – Land Analysis - Clark Ranch

Clark Ranch

Background

Clark Ranch is a 344-acre property along the City's eastern boundary, south of SR 248, along HWY 40 in unincorporated Summit County. The Park City Heights residential development and Morning Star Estates subdivision are west of Clark Ranch. An undeveloped BLM parcel in unincorporated Summit County and undeveloped private property in unincorporated Wasatch County are to the south. Private property that is not yet developed is located to the north and east, including the development-restricted Richardson Flat area.

On October 9, 2014, the City Council approved a Real Estate Purchase Contract for the City's purchase of Clark Ranch to preserve the acreage for recreational open space ([Staff Report](#), p. 181; [Minutes](#), p. 7).

To open the door for the City to annex Clark Ranch into the City boundary, on September 12, 2019, the City Council adopted [Ordinance No. 2019-48](#), amending the City's Annexation Expansion Area to include, in part, Clark Ranch ([Staff Report](#); [Minutes](#), p. 10). City staff is prepared to annex Clark Ranch but has put the annexation process on hold until the annexation of other properties is analyzed.

When evaluating future land uses for Clark Ranch, City Council recommended carving out a ten-acre triangle located south of the Park City Heights development for the potential development of affordable units. This ten-acre portion of Clark Ranch features vacant land with slopes that range from 8% to 20%. There are currently no utilities for the property, and future access is limited through the Park City Heights residential neighborhood or the frontage county road parallel to HWY 40.

Challenges

Bond Language - The City purchased Clark Ranch back in 2015 with a tax-exempt Series 2015 STR government bond. Tax-exempt bond proceeds are not allowed to be used for private business use. However, the City could spend the value of the housing project land on another governmental project that does meet the approved uses of the 2015 STR bonds. This would decouple the tax-exempt bond proceeds from the housing project land and enable the land to be used for private development.

Annexation & Existing Zoning - Summit County zoned Clark Ranch Mountain Remote. The Mountain Remote Zone allows one unit of density per 120 acres. If Clark Ranch is developed in unincorporated Summit County, the total development for the 344-acre site is 2.866 units. Multi-unit dwellings are not allowed in the Mountain Remote Zone, so development would be restricted to a few single-family homes and require a low-impact permit from Summit County.

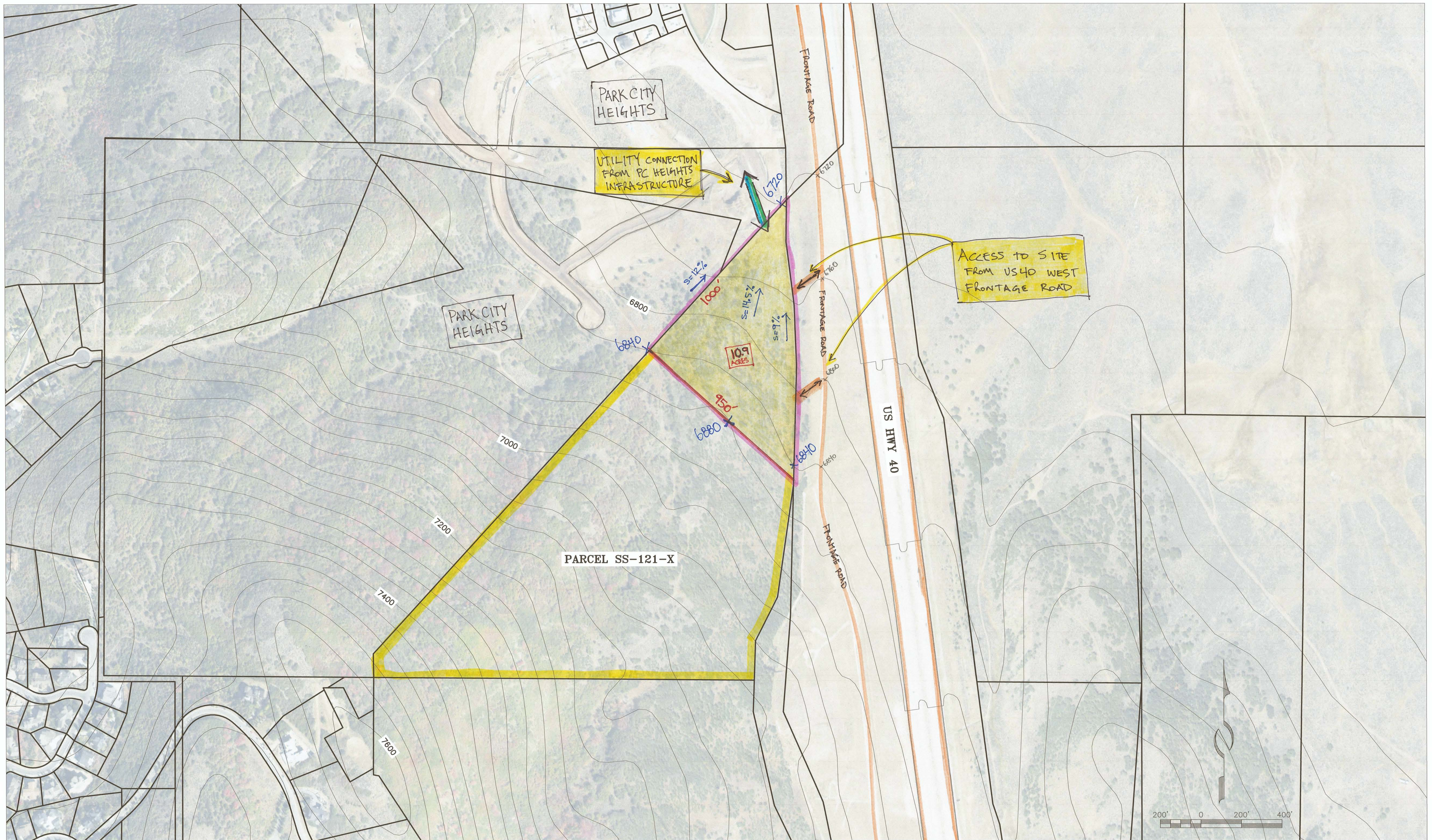
Annexing Clark Ranch into the City boundary will likely take at least six months. An annexation petition triggers an internal review by a staff review team including the

Planning Director, City Engineer, Director of Public Works, Fire Marshal, Police Chief, representatives from utility providers, and the Park City School District superintendent. This staff team evaluates the land and then makes a recommendation to the Planning Commission regarding land use and zoning. The Planning Commission considers appropriate zoning and ultimately makes a recommendation to the City Council for final annexation approval. The City Council has final discretion on Clark Ranch zoning.

Access - Access to the 10-acre area may be possible through the Park City Heights subdivision but will require collaboration with the developer. During the Park City Heights review, there was a discussion about potential access to Clark Ranch through Park City Heights. However, at this time, staff cannot find any conditions of approval or agreements prohibiting additional access points in the Park City Heights approval documents. Staff has reached out to the developer to request a meeting to further discuss options. Another access option to the 10-acre area would be from the frontage road that runs parallel to HWY 40. This will require Summit County approvals for an encroachment/driveway agreement. A professional engineering/traffic study will be necessary to vet these options thoroughly.

Potential next steps for entitlement of the Clark Ranch property

- Assign funding in the amount of the land value associated with the ten acres to an approved project in the bond language. This assignment of funds will allow the private development of that portion of the property.
- File for the annexation of the Clark Ranch property into City limits. As part of the annexation, the City will be able to rezone the property possibly to Community Transition zoning for the 10-acre parcel (and recreation Open Space or Protected Open Space for the remaining 334 acres). Multi-Unit Dwelling and Affordable Master Planned Developments are allowed in the Community Transition zone with a density of one unit per acre. Another possibility could be Residential Development, which allows up to five units per acre.
- Hire a professional engineering firm to conduct a study on the best and most cost-efficient access to the property.



$$\begin{aligned} &1000' \\ &\times 950 \\ &\div 2 \\ &A = 475,000 \text{ SF} \\ &= 10.9 \text{ ACRES} \end{aligned}$$

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
BLAYDE MCINTIRE
DATE: 12/17/20

EXHIBIT - 200 SCALE
CLARK RANCH

FOR: PCMC
JOB NO.: XX-XX-XX
FILE: X:\Park City Municipal\dwg\Clark Ranch 10 acres\Clark Ranch-civil.dwg

SHEET
1
OF
1

Exhibit B – Land Analysis – Mine Bench

Mine Bench

Background

Park City annexed the ~30-acre Mine Bench property, which is about one-and-a-half-miles south of City Hall on Marsac Avenue, as part of the 1999 Flagstaff Annexation ([Resolution No. 12-98](#) and [Resolution No. 20-99](#)).

In 2017, Park City acquired ~29 acres of the Mine Bench property in an exchange agreement with REDUS/Wells Fargo through foreclosure proceedings ([Staff Report](#), p. 152; [Minutes](#), p. 7). The City purchased the property for essential municipal uses, including office and storage space for the Streets, Public Utilities, and Parks Departments. Other essential municipal services contemplated for the site include a satellite facility for snow removal and salt storage, emergency response equipment, and contractor staging for City Capital Improvement Projects.

Challenges

Zoning - When the City annexed the Mine Bench property in 1998, the City zoned the property Recreation Open Space. Uses within the Recreation Open Space zone are limited to conservation, trails, horse and livestock grazing, recreation facilities, essential municipal public utilities, and mines and mine exploration. Residential development on the site requires rezoning.

Steep Slope - While the City owns ~29 acres of the Mine Bench Property, much of this property is steeply sloped. Only approximately 13 acres of the site (including the JSSD-owned 1.99 acres) has a relatively level grade. The Sensitive Lands Overlay prohibits development within 50 feet of steep slopes greater than 40%. It imposes additional development restrictions for steep slopes between 15% and 40%, including Planning Commission discretion for additional setback requirements, minimization of cutting and filling for roads, additional retaining wall permits, landscaping and revegetation requirements, and additional open space obligations. However, a portion of the density can be transferred from open space to clustered development on the site.

Contaminated Soils - The City purchased the Mine Bench property with the understanding that future remedial action could be required. Based on the 2017 acquisition [Staff Report](#) (p. 156), “[t]he Mine Bench is a highly impacted former location of mining operations. Lead and other heavy metals have been identified as hazardous substances of concern at the site.” The site is part of the Uinta Mining District, subject to a 2015 Action Memorandum by the U.S. Environmental Protection Agency.

Existing Tenants - The Mine Bench property includes three non-complying structures currently used for office, maintenance, and storage facilities:

- Mine Bench 1 (Exhibit A – Office Building) – The Talisker Club pays the City ~\$12,000 per year as part of a 99-year lease to use the two-story, 5,600-square-

foot office and storage building. The lease includes a provision for relocation on the site or relocation to an equal or better location.

- Mine Bench 2 (Exhibit A – Maintenance Building) – The Empire Pass HOA pays the City ~\$30,000 per year as part of a 99-year lease for the two oversized vehicle bays, shop, office space, and restroom. The lease includes a provision for relocation on the site or for relocation to an equal or better location.
- Mine Bench 3 (Exhibit A – Existing Building) – The City uses the 17,500-square-foot building for public works storage and training. JSSD owns the 13,000-square-foot building to access the Ontario Tunnel water infrastructure (Exhibit A – Building).

Potential next steps for entitlement of the Mine Bench property

- Begin the process to re-zone the property to Residential Development.
- Develop a plan for the possible relocation of existing tenants.
- Hire a professional engineering firm to conduct a steep slope analysis to determine developable land that does not exceed 40% slope.

Mine Bench Parcel R-18



Exhibit E – Land Analysis – Sommer

Sommer

Background

The Sommers property is 14.35 acres and is located south of the Rail Trail with the Fireside and Ironhorse Condos to the west, the Prospector area to the north, and open space to the east and south. The City purchased the 14.35-acre parcel in 2015. A portion of the purchase price was paid for using the Housing Fund with the thought that housing could be developed on the property at some point.

Challenges

Access – Sommers is landlocked and requires access through Lower or Upper Iron Horse Loop Road or Prospector Square. Access will require coordination with neighboring properties. An access study was performed two years ago that provided several options to access the property. This study needs to be revisited and prioritized based on the difficulty level and the costs associated with each option. In addition, meetings with the neighboring property owners will need to be scheduled to further discuss accessibility options.

Soils – The property is in the Soils Ordinance Boundary and does not have a Certificate of Compliance.

Topography – An initial analysis of the property notes the following;

- 3.33 acres 10-20% slope
- 5.25 acres 20-30% slope
- Remaining acreage over 30%
- The property is in the Sensitive Lands Overlay, which prohibits development within 50 feet of steep slopes greater than 40%. It imposes additional development restrictions for steep slopes between 15% and 40%, including Planning Commission discretion for additional setback requirements, minimization of cutting and filling for roads, additional retaining wall permits, landscaping and revegetation requirements, and additional open space obligations. However, a portion of the density can be transferred from open space to clustered development on the site.

Zoning – The current zoning for the Sommers property is Estate, which is low density, prohibits multi-unit dwellings, and requires a minimum lot size of three acres for single-family dwellings, and six acres for a duplex. Rezoning the property to Residential Development—the Zoning District to the east— would allow for increased density for an Affordable Master Planned Development and—depending on access—the site could potentially accommodate 80 to 100 units.

Trails – The Free Mason trail currently crosses the property and would need to be redesigned and relocated.

Potential next steps for entitlement of the Sommer property

- Begin the process to re-zone the property to Residential Development.
- Re-evaluate possible access points and prioritize them based on the difficulty level and the costs associated with each option.
- Schedule meetings with neighboring property owners to discuss access.
- Hire a professional engineering firm to conduct a steep slope analysis to determine developable land that does not exceed 40% slope.

Sommer Property Map

Sommer Parcel



Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: David Everitt

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

4:45 p.m. - Park City Arts and Culture District Follow Up Discussion: Scope and Plan of Finance

Suggested Action:

Attachments:

[Arts and Culture District Staff Report](#)

City Council Staff Report

Subject: Park City Arts and Culture District Follow Up Discussion: Scope and Plan of Finance
Author: David Everitt
Department: Executive
Date: May 27, 2021
Type of Item: Work Session

Recommendation

Review and provide direction for Park City's portion of the proposed Arts and Culture District to incorporate general parameters into the City's FY 2022 budget.

Background

For the past seven months, the City Council, community, and Staff have conducted an extensive public review of the proposed Park City Arts and Cultural District ("District"), with the Council narrowing in on a scope and estimated budget for the municipal elements that would allow for the project team to proceed with the land use regulatory process and reengage with the District Partners on site design, land acquisition, and governance and operations agreements.

Most recently, in response to the community and Council's feedback, the project team presented a sources-of-funds plan that:

- Does not rely on the City's additional resort community sales tax revenues ("ARCST");
- More aggressively leverages the City's anticipated transient room tax ("TRT") revenues;
- Reduces the per-unit cost for affordable housing units;
- Increases the overall number of affordable housing units;
- Preserves the potential for a future structure where Building 2 was previously located; and
- Reduces expected project costs overall through broad value engineering and changes in materials and internal designs.

During the Council meeting, Staff plans to review the proposed budget and scope described below, which reflects the latest input from City Council. Generally speaking, staff recommends Council direct the project team to move forward with:

- a) Locking in general parameters of the use/amounts of municipal funding sources – not to exceed project budget;
- b) Identifying the preferred balance of District elements - affordable housing, arts, cultural, and community spaces;
- c) Refining the overall site master plan in close coordination with the District Partners;

- d) Revising the Master Planned Development (MPD) application for the site and submitting it to the Planning Department for review;
- e) Engaging the District Partners to develop purchase-sale agreements for their respective parcels;
- f) Integrating Council direction into the FY22 budget for consideration; and
- g) Renewing agreements with the architect and owner's representative.

Analysis

At the April 29, 2021, work session, the Council discussed a range of budget and scope scenarios. Based on that discussion, Staff prepared a budget as described below that includes 60 housing units minus Building 2 for \$65.4 million.

USES	<u>Full Buildout w/ 60 housing units and no Bldg 2</u>
Site Elements (plaza, parking, circulation)	\$ 28,176,562
Housing A (28 units)	\$ 8,907,424
Housing B (16 units)	\$ 3,898,451
Housing C (16 units)	\$ 4,184,868
Building 1 Balcony/Housing common	\$ 1,281,464
Building 1 Coop Core & Shell	\$ 4,707,664
Building 4 Food Hall/Event Core & Shell	\$ 6,555,022
Building 3 Programmable Arts Space Core & Shell	\$ 7,622,046
Total	\$ 65,333,500
SOURCES	
Housing funds	\$ 13,500,000
Senior Center remainder	\$ 1,800,000
Firehouse sale proceeds	\$ 1,000,000
Transportation Fund	\$ 5,000,000
WALC Bond proceeds	\$ 1,250,000
TRT Bond	\$ 25,500,000
TRT cash on hand	\$ 6,000,000
Decrease fund balance transfer	\$ 1,400,000
FY21 additional revenue	\$ 1,850,000
Soils Repository recapture	\$ 1,750,000
Sale of land	\$ 6,825,000
Total	\$ 65,875,000

Use and availability of affordable housing funds

The cost to construct 60 affordable housing units is approximately \$17.6 million, or roughly \$300,000 per unit. We propose using \$13.5 million of the City's available housing fund pipeline, plus the remaining capital budget (\$1.8 million) set aside for a new Senior Center that is no longer desired, plus the \$1 million from the sale of the firehouse for housing construction costs.

This strategy would leave ~\$12 million in the housing pipeline available for future housing developments, including public-private-partnerships. This does not include any revenue generated by rental of the units at the District.

Use of the Transportation Fund

Transportation-related elements of the District – transit stops, underground vehicle circulation, and underground parking – are estimated to cost \$16.5 million. We propose to tap the City’s Transportation Fund for \$5 million. The rest of the cost will be paid for by a combination of TRT, land sales, and city capital funds.

Use of Walkability bond proceeds

Integrated pedestrian and bicycle improvements, and the community plaza (linking the District’s buildings, transit stops, and neighboring properties), are estimated to cost \$7.4 million, with the perimeter improvements alone estimated at \$2.3 million. Staff proposes that a portion of the Walkability bond’s proceeds contribute \$1.25 million to these costs. These funds will help resolve gaps in our pathways and trails connecting different parts of town.

Capital repurpose/fund balance

Staff propose allocating some Capital Fund balance (\$1.4 million) along with unexpected FY21 additional revenue (\$1.85 million) to close the gap. Doing so would not affect this year’s aggressive capital project budget and is consistent with the City Manager’s recommended FY22 budget.

Future Transient Room Tax (“TRT”) bond

A future 20-year bond for \$25.5 million, serviced by the City’s 1% TRT, would obligate approximately 75% of expected TRT revenues, leaving an estimated \$600,000 to \$1 million annually available for operations and arts programming. This conservative estimate does not include additional development at the base of PCMR and DV.

Housing targets

Whether the Council endorses this broad scope and budget or not, Staff is preparing for a more comprehensive discussion of the City’s housing funding pipeline strategy, housing goals, and how they target populations for the District’s housing – the type of housing and for whom in the District.

As Park City emerges from the pandemic, we look forward to proceeding with the development of the Arts and Culture District to reinvest revenues from our tourism economy locally. Many decisions lie ahead, such as determining specific uses in the Food Hall building, the process for identifying future tenants, and delineating operations and activation budgets. The Park City community will be closely involved in these public discussions as we design this unique opportunity to support artists and our arts institutions, the creative economy, and the City’s workforce.

Previous Council Meetings – 2020-present

- July 9, 2020 - The first Council meeting about the District after the March COVID-19 shutdown was July 2020 ([Staff report link](#)) and included preliminary construction cost estimates along with a cash flow model that reflected COVID-related tax revenue impacts. Council directed staff to continue pre-construction work and return with updated cost estimates, and additional analysis on the affordable housing component.
- December 15, 2020 - The Council reviewed cost estimates and a proposed phasing plan for City-owned District elements that focused on historically identified funding sources ([Staff report link](#)). At that time, Council directed staff to prepare a plan to fund the entire District buildout and facilitate additional work sessions on transportation and housing. This was followed by a public hearing on December 17.
- January 7, 2021 – Follow up discussion on housing, transportation, and costs - [Staff report](#) and [minutes](#)
- January 21, 2021 – Focused on transportation – [Staff Report](#) and [minutes](#)
- February 4, 2021 – Focused on housing – [Staff Report](#) and [minutes](#)
- February 25, 2021 – Focused on the latest plan of finance and project scope. [Staff report](#)
- March 31, 2021 – Public hearing. [Meeting agenda](#), [staff report](#), and [minutes](#) (includes presentation at end).
- April 1 – Follow up discussion to public hearing. [Staff report](#) and [minutes](#).
- April 29 – Discussion of scope and budget. [Staff report](#) and [minutes](#)

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

5:45 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Mike McComb

Submitting Department: Executive

Item Type: Resolution

Agenda Section:

Subject:

Consideration to Adopt Resolution 12-2021, a Resolution Acknowledging the Role of Rich Bullough and the Summit County Health Department Staff and Recognizing Their Many Contributions in Protecting Park City, Residents and the Community at Large in Response to the COVID-19 Pandemic

(A) Public Input (B) Action

Suggested Action:

Enact the resolution for the recognition of Rich Bullough and the Staff of the Summit County Health Department for their role in protecting Park City, residents, and the community-at-large during the response to the global COVID-19 pandemic.

Attachments:

[Recognition of Summit County Health Department Staff Report](#)

[Exhibit A: Summit County Health Department Resolution](#)

Subject: Proposed Resolution Acknowledging the Role of Rich Bullough and the Staff of Summit County Health Department in Protecting Park City in Response to the COVID-19 Pandemic

Author: Mike McComb

Department: Emergency Management

Date: May 27, 2021

Type of Item: Administrative

Recommendation

Adopt a resolution recognizing Rich Bullough and the Summit County Health Department staff for their role in protecting Park City residents, businesses, and the entire community during the COVID-19 pandemic.

Background

In the face of an unprecedented pandemic, the Summit County Health Department (SCHD) consistently led the State in formulating and enacting protective measures against the spread of COVID-19. Director Rich Bullough and his staff worked tirelessly to coordinate and communicate with stakeholders at all levels throughout the public and private sectors, ranging from federal, state, and local agencies, organizations, businesses, and individuals.

Recognizing the unique threat posed to Park City and Summit County by the international travel destination status of the resorts and the highly contagious nature of COVID-19, SCHD took an aggressive approach from the initial onset of the disease. The agency's quick actions ultimately benefitted the City and County economies; while dampened, revenues largely matched or exceeded those seen in fiscal year 2019. This can be attributed in large part to Summit County's management of the pandemic and visitors' sense of anticipated level of safety.

The ultimate goals of the public health orders were 1) to slow the rate of spread of COVID-19 to levels which would allow hospitals to manage increased numbers of patients, and 2) protect the most vulnerable by buying time for development of a vaccine. Balancing these goals with economic and societal imperatives was the crux of the problem. By all standards, Summit County Health Department's efforts exceeded these goals.

Between August and December 2020, Rich Bullough and his team continued to conduct liaison with all community stakeholders in conducting testing, providing business and school operational guidance, planning for vaccinations, conducting contact tracing, coordinating response with the State and County, communicating with the public via a variety of mediums, as well as a myriad of other varied tasks related to the emergency.

Summit County would go through the fall with a rise in confirmed cases, ultimately peaking at 1,078 active cases (21-day model) on January 17th, 2021. As of May 10th, 2021, Summit County's total COVID-related deaths remain by far the lowest number of any health department jurisdiction in the State of Utah.

Working with the State of Utah's Department of Health, Summit County and SCHD sought to quickly and efficiently administer the COVID-19 vaccine to Summit County residents and workforce in a safe and effective manner.

The extensive operations undertaken by the Summit County Health Department from January through May 2021 to vaccinate Park City residents and workers resulted in one of the highest vaccination delivery rates in the state and in the nation.

As of May 10, 2021, vaccination rates for initial doses in Summit County stood at:

- 86% of 16+ year-old residents
- 94% of 70+ residents
- 99% of 65-69 year-olds
- 98% of the 50-64 age group

These remarkable statistics are due in significant part to the work of SCHD and the leadership of Rich Bullough.

Department Review

Budget, Legal, Emergency Management, and Executive all reviewed this proposed resolution.

Attachments

A. Proposed Resolution



Resolution No. 12-2021

A RESOLUTION ACKNOWLEDGING THE ROLE OF RICH BULLOUGH AND THE SUMMIT COUNTY HEALTH DEPARTMENT STAFF AND RECOGNIZING THEIR MANY CONTRIBUTIONS IN PROTECTING PARK CITY RESIDENTS AND THE COMMUNITY AT LARGE IN RESPONSE TO THE COVID-19 PANDEMIC

WHEREAS, beginning in March 2020 and lasting into May 2021, Rich Bullough and the Summit County Health Department were a model in the State in formulating and enacting protective measures against the spread of the COVID-19 virus in Park City and surrounding community; and

WHEREAS, Rich Bullough and the Summit County Health Department worked tirelessly to inform, educate, support and protect local businesses, visitors, workers, and residents from the spread of COVID-19 during that time; and

WHEREAS, Rich Bullough and the Summit County Health Department conducted extensive operations from January 2021 through today and beyond to vaccinate Park City residents and workers, resulting in the highest vaccination delivery rate in the State and one of the highest in the Nation;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby deem it appropriate to acknowledge Rich Bullough and the entire staff of the Summit County Health Department for their diligence and tireless work, endless patience, dedication to duty, and for protecting our community here in Park City.

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Michelle Downard

Submitting Department: Executive

Item Type: Resolution

Agenda Section:

Subject:

Consideration to Adopt Resolution 11-2021, a Resolution Recognizing Park City's School District, including Administrators, Support Staff, Teachers and Students who Demonstrated Resilience to Overcome Adversity
(A) Public Input (B) Action

Suggested Action:

Attachments:

[School Resolution Staff Report](#)

[Exhibit A: School Resolution](#)



City Council Staff Report

Subject: Recognition of Park City's Teachers and Students
Author: Michelle Downard, Resident Advocate
Department: Executive Department
Date: May 27, 2021
Type of Item: Administrative

Summary Recommendation

Approve a resolution recognizing Park City's School District, local teachers, and students whose resilience has allowed them to overcome adversity and achieve remarkable accomplishments during the 2020-2021 school year.

Background

The Park City School District serves 4,841 students. The schools are not only the foundation for educational learning, but they also provide a location for social interaction and are essential support for local working parents.

The COVID-19 pandemic has impacted the daily lives of individuals locally and nationwide. On Monday, March 16, 2020, Utah's grade schools abruptly shifted to remote learning for the remainder of the academic year. At that time, the duration of remote learning and the impacts on athletic events and other extracurricular activities were unclear in local schools. Park City's School District, teachers and students embarked upon a significant undertaking approaching the 2020-2021 school year.

Analysis

School District- The Park City School District, including support staff, successfully submitted a comprehensive Return To School Plan prioritizing staff and student health and safety, updated HVAC systems, provided PPE and mobile hotspots to students. The District created monthly newsletters, added an Engagement Coordinator position and communicated ongoing COVID counts.

Teachers- Park City teachers' exhaustive efforts focused on redesigning curriculum to support in person and remote learning options and supporting athletic and other extracurricular activities. Students were provided mobile hotspots, HVAC systems were upgraded, and classroom layouts were modified.

To recognize Park City teachers, the Park City Education Foundation partnered with participating Main Street merchants to post "Thank You" window signs and offer discounts. As a component of Running with Ed, City light pole banners will display teacher appreciation messages with teachers' names during May. The Park City Education Foundation will encourage kids, parents, and teachers to visit Main Street, support local businesses in the offseason, take pictures and promote social media.

Abby McNulty, Executive Director of the Park City Education Foundation, stated “The covid-19 pandemic brought into sharp focus just how important school is to student, family, and community success. Park City Schools are a safe and nurturing place for all kids. They support a child's academic growth, create social connections, build community engagement, and nurture emotional wellness. In a time when most schools across the country were closed to in-person learning, our schools stayed open. They welcomed kids every single day. And they did it through careful practice, mitigation, study, diligence, and an unyielding commitment to our kids, families, and community. With great enthusiasm and appreciation, we thank every person of the Park City School District for their efforts in keeping school doors open and kids engaged, in the most challenging of years. We appreciate you and honor you!”



Students- Park City's students have proven resilient during the 2020-2021 school year. Numerous recognitions and awards accumulated for academic and athletic performances and can be found on the [Park City School District Website](#).

- | | |
|--|---|
| ★ United Way Changemaker Award- Principal Bob Edmiston | ★ Cameron Solomon - Runner Up, Science |
| ★ 2021 UCET Innovative Educator - Shelby Cornett | ★ Max O'Reilly - Runner Up, Vocal Performance |
| ★ 2021 Top Nearpod Educator - Keven Pesque | ★ Erin Hardy - Runner Up, World Languages |
| ★ ACCESS Equity Task Force Chairperson - Dr. Claustina Mahon-Reynolds | ★ Vocal & Ensemble Competition - 1st Division (Superior) Ratings: Justin Zink, Hannah Miner, Emery Nelson, Lena Klein |
| ★ Utah Middle Level Assoc- Presenter- Dr. Claustina Mahon-Reynolds | ★ NATA Safe Sports Award Recognition - First Team for a three-year period |
| ★ Dream Big Program - Mel Moffat | |
| ★ Computer Sciences K12 Grant - Lyndsay Huntsman | ★ UVU Concurrent Enrollment Recognition - Highest Percentage Increase in Underserved Student Participation (25%) |
| ★ Four Corners Latinx Leadership Academy - Sam Salinas | ★ United States Senate Youth Program (USSYP) - Caroline Blair Waldmann |
| ★ 20 Bright Futures graduates- first-generation college students | ★ State Drama Competition - Jonathan Mount, Portia Kermizis |
| ★ National Merit Scholars - Elle Anderson, Wyatt Peterson, Lauren Stampfli | ★ All American Academic Award - National Speech & Debate Assoc - Jack Gladson, Caroline Waldmann, Will Efrusy, Tom Perret, Max O'Reilly |
| ★ Sterling Scholar Participants: | ★ Debate- National Qualifiers - Noam Levinsky, Carly McAleer, Jak Goodman, Cody Rutkowski, Jack Allison, Michael O'Brien |
| ★ Drew Neff - 1st Place Computer Technology | |
| ★ Hailey Hultberg- Runner Up, Dance | |
| ★ Mia Cutler - Runner Up, Instrumental Music | |

- ★ SCPW Energy Ambassadors - Emma Cook, Brooke Walterson
- ★ Mr. Miner 2021- Slade Schemmer
- ★ Utah Ethics Bowl- 1st Place Overall - Emma Stockwell, Tom Perret, Max O'Reilly
- ★ All-Region Girls Basketball - Ava Kimche
- ★ All-American USA Wrestling - Stone Combs
- ★ State Wrestling
- ★ Girls - Annika Futch (2nd Place)
- ★ Boys - Stone Combs, Jared Miller
- ★ Volleyball - Region Title (5th Year)
- ★ Football - UHSAA 4A, State Quarterfinals
- ★ Girls Swimming - 2nd Place at 5A States
- ★ Water Polo - 18U Silver - 1st Place (all other teams took 2nd)
- ★ Robotics - Nuclear Yolk team scored 425 - World Record and won state championship, 5 teams made semi-finals

Specifically, the graduating class of 2021 includes 393 seniors. The upcoming June 3, 2021 graduation is a time to celebrate their accomplishments which were made possible and supported by the efforts of their teachers. With this resolution, Park City Municipal recognizes these combined efforts and the essential role of schools within the Park City community.

Together, the elected officials and staff of Park City Municipal and Summit County are honored to recognize the dedication, resiliency, and achievements of Park City's students, teachers, and staff. As the 2020-21 school year comes to a close, we celebrate each of you and your outstanding accomplishments and contributions to our community.

Department Review

The Legal and Executive Department has reviewed this report.

Exhibit

A Resolution recognizing Park City's Teachers and Students

**RESOLUTION RECOGNIZING THE PARK CITY SCHOOL DISTRICT, TEACHERS,
AND STUDENTS WHO DEMONSTRATED RESILIENCE TO OVERCOME
ADVERSITY**

WHEREAS, Park City, Utah is a community which acknowledges the impact that individuals have through community contributions and service, particularly to our youth and schools; and

WHEREAS, the COVID-19 Pandemic significantly impacted school operations nationwide; and

WHEREAS, the Park City School District, including administrators, support staff, and teachers, implemented numerous modifications to provide in person and remote learning options to support the health and safety; and

WHEREAS, 4,841 students, including 393 seniors, demonstrated resilience and thrived throughout the 2020-2021 school year; and

WHEREAS, Park City's schools serve an essential community role supporting our youth and their parents; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby deems it appropriate to acknowledge Park City's School District, teachers, and students whose resilience has allowed them to overcome adversity and achieve remarkable accomplishments during the 2020-2021 school year.

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

APPROVED TO FORM:

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Adriane Juarez

Submitting Department: Library

Item Type: Staff Report

Agenda Section:

Subject:

Appointment of Andrea Zavala and Patricia Stokes and Reappointment of Brynn Bateman Louis to the Library Board for Three-Year Terms Beginning July 2021

Suggested Action:

Attachments:

[Library Board Appointments Staff Report](#)

City Council Manager's Report



Subject: FY22 Library Board Appointments
Author: Adriane Herrick Juarez
Department: Library
Date: May 27, 2021

Summary Recommendations:

Appointment of Andrea Zavala and Patricia Stokes and reappointment of Brynn Bateman Louis to serve on the Library Board for three-year terms beginning July 2021.

Background:

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

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

Currently, the Park City Library Board has nine board members. Three of the current board members' terms expire on June 30, 2021. Brynn Bateman Louis reapplied for her seat and is eligible to serve an additional term according to Library Board Bylaws. The Library Board is recommending the reappointment of Brynn Bateman Louis for an additional term, and the appointment of Andrea Zavala and Patricia Stokes, newly applying board members, to serve beginning July 1. This will maintain a total of nine board members.

In accordance with City policy, ads for the Library Board vacancies were publicly posted in the Park Record. Applications for Board positions were available on the City & Library web sites.

Analysis:

A Library Board subcommittee comprised of the City Council Liaison, the Library Board Chair, the Library Board Vice-Chair, and the Library Director interviewed the new candidates. There were six new applications and one renewal application received in total prior to the application deadline of April 30. One application was received after the April 30 deadline and that person was not interviewed. The full Park City Library Board voted on May 19 to recommend three appointments: Brynn Bateman Louis for an additional term, and the new appointment of Andrea Zavala and Patricia Stokes.

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

Attachment A

May 19, 2021

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

Honorable Mayor and City Council,

After conducting interviews of the new candidates who applied, the Park City Library Board recommends the addition of Andrea Zavala and Patricia Stokes to the Library Board and the reappointment of Brynn Bateman Louis, for 3-year terms.

Andrea Zavala has lived in Park City for 17 years. She states in her application that she “would like to have input as a Latin resident” and bring representation of this community to the table on the Library Board. She is interested in helping the Library develop deeper collections, have more variety for kids in books that contribute to their education, communicate about Library programs and amenities, and make the community aware of the broad range of benefits that the Library has to offer.

Patricia Stokes has lived in Park City for 19 years. She relishes the town and strives to expand connections for people of all abilities and economic status. She works for, and volunteers with, the National Ability Center as an Adaptive Ski Instructor and an Education and Training Coordinator. She notes in her application that as a child her town library was an activity center and safe haven for her curious mind. She would like to become involved with the Library to assist in spreading the word on offerings, as well as in expanding access and understanding of the potential for all ages, abilities, and economic positions. She believes that books offer freedom, while fostering and feeding creativity.

Brynn Bateman Louis has lived in Park City for 10½ years and has been an engaged Library Board Member for 3 years. She is a McPolin Elementary Parent, lived directly across from the Library, and is an active patron of community events. She worked at the MARC Daycare until it closed for Covid. She is an advocate and supporter of “our wonderful library and its staff.” She is looking for another term on the Library Board to continue getting info out to the community about the multitude of services, programs, and items that the Library offers, especially with so many new residents in our community. “The staff does a really great job of this already, so we just need to continue to find ways to reach our community.”

The Library Board appreciates your consideration of these applicants to the Park City Library Board.

Sincerely,

Jess Griffiths
FY21 Library Board, Chair

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Johnny Wasden

Submitting Department: Parking Services

Item Type: Staff Report

Agenda Section:

Subject:

Parking Services 2020-2021 Summary Report

Suggested Action:

Staff Communication

Attachments:

[Parking Services 2020-2021 Summary Report](#)

[Exhibit A: 2020-2021 Parking Summary - Parking Transaction and Revenue](#)

[Exhibit B: 2020-2021 Parking Summary – Residential Permit Management](#)

[Exhibit C: 2020-2021 Parking Summary - Park Avenue Residential “D” Permit Extension](#)

Subject: Parking Services Report
Author: Johnny Wasden- Parking Manager
Department: Parking Services
Date: May 27, 2021
Type of Item: Informational

This report is a status update on various Parking Services programs and projects.

Paid Parking

The Downtown Parking Management Program started December 2017. The goals remain: incentivizing transit ridership, reducing traffic congestion, and efficiently allocating parking spot turnover to benefit the health and vibrancy of commercial areas and respect residential neighborhood quality of life.

The suspension of paid parking during COVID created a funding gap for the department. The uncertainty of the pandemic climate made for complex projections and planning; therefore, Staff implemented a conservative spending approach. Since reintroducing paid parking on December 19, 2020, parking session revenues have returned, and much of the normally anticipated funding has been restored, despite permit revenue shortfalls due to the cancellation of special events.

Revenue data is a primary tool to measure and improve the paid parking program. The collected data provides valuable key indicators such as:

1. Use of parking resources
2. Times of the day when stalls are occupied
3. Compliance with parking rules
4. Efficacy of wayfinding and signage
5. How events, activities, or weather influence parking habits
6. Customer experience

When used in tandem with other metrics across departments, these help guide decisions in parking pricing and management of parking resources. Exhibit A illustrates parking transactions and revenue with several key takeaways:

- Measurable parking session transactions (January- April) have shown up to a 95% return from pre-COVID 19 transaction totals
- Paid Parking revenue reflects a 62% return from pre-COVID 19 revenue totals, between January – April
- Permit sales and ticket revenue, both independent revenue sources, have only been 20% of pre-COVID-19 years.

The business community, residents, and visitors are still recovering from the economic impacts of the pandemic and staff recommends using 2019 paid parking rates through

the summer season to maintain consistency and predictability as visitors return. After we analyze data collected during the summer event season, Staff will return with an update and possibly recommend rate changes.

Residential Parking

Residential Parking permit expiration dates were extended throughout the winter season to accommodate permit holders, reduce in-person office visits, and improve the residential permit program. Staff is working to create a “virtual” permitting system for residents that uses the vehicle license plate as the displayed parking permit. This accomplishes two goals:

- Creates a more flexible and simpler way to self-manage vehicles and guest parking for residents; and
- Streamlines the patrol process by providing more consistent and frequent coverage of residential zones by parking officers.

Residents will be given the option to submit proof of residency, manage their parking permissions, and communicate with City staff through a customer web portal. The outreach and messaging for this program began this spring. Virtual permits will be implemented before July 2021, and the self-management web portal is planned to be available by Fall 2021 (Exhibit B).

Furthermore, in conjunction with the Park Avenue redesign pilot project between 9th Street and Deer Valley Drive, residential zone “D” was expanded and feedback will be closely monitored. (See Exhibit C.)

Old Town Employee Parking Permits

All annual Old Town parking permit expiration dates were extended to June 30, 2021, including the “Blue Square” and Carpool permits. All permit types, names, and designations are being reassessed to simplify applications and convert them to “virtual” license plate-based technology.

Trailhead Data Collection/Parking Enforcement

The summer of 2020 brought many reports of overflowed parking areas at trailheads. In response, the Parking and Trails staff worked to effectively monitor City-owned trailhead use by enforcing on critical parking infractions that affect traffic flow and safety. Data collection included:

1. Number of vehicles parked at each trailhead location at peak use times; and
2. Number of vehicles in violation of posted signage.

The goal is to build an overview of trail use and trailhead parking trends to better support community priorities and livability.

China Bridge Technology

In line with delivering a simplified customer experience and reducing operating costs, China Bridge transitioned to a cloud-based payment system, consistent with the rest of Old Town parking lots. Messaging was performed in lieu of ticketing for the first two

weeks of paid parking reintroduction. There was quick adoption of the new system, regular enforcement of China Bridge was resumed, and compliance was satisfactory. More comprehensive data reporting has followed and China Bridge is now a more utilized parking resource.

Mobile Parking Payment Solutions

Mobile payment has consistently been the customer's choice for how to pay for parking. Since the launch of the GoParkCity app, Parking Services has monitored feedback and noted technical issues that affect customer experience. This prompted Staff to look for alternative mobile parking payment solutions.

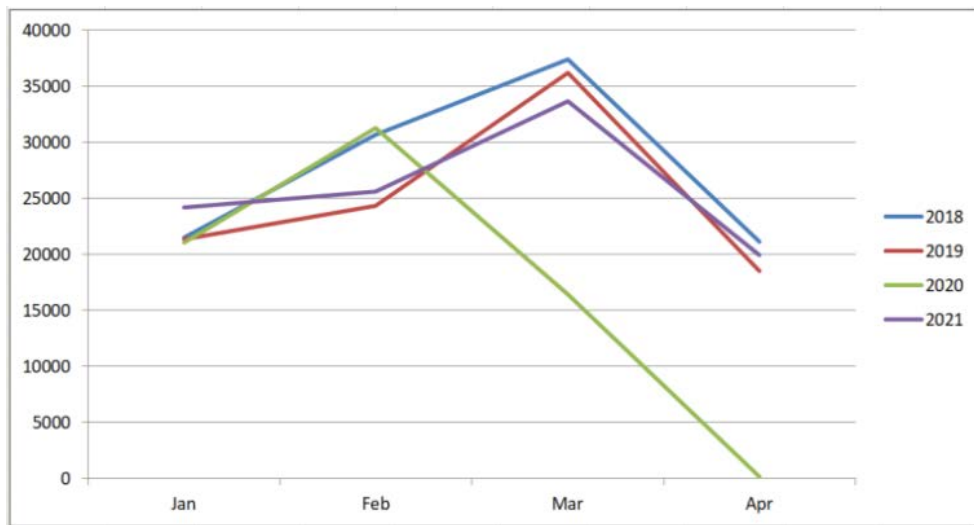
The current parking technology provider has developed a simplified approach that skips the need to download an app on a customer's phone while giving Staff greater control of rate configurations, promotional codes, and messaging. The technology enhancement project includes sign updates throughout paid parking lots to advertise the new payment method. Implementation is set to occur throughout summer/fall 2021 with robust messaging and lenient/informative enforcement. Overlap of current and future payment methods will remain until there is confidence in overall adoption. The transition proposition has been positively received by stakeholders, including the HPCA transportation group.

Paid parking plays a key role in maintaining strong transit ridership, adherence to the General Plan, Transportation Demand Management Plan and the Traffic and Transportation Master Plan, as well as the Vision 2020 goals. Further, the efficient allocation of parking spot turnover is critical to the health and vibrancy of our commercial areas and balance with residential neighborhoods.

2020-2021 Parking Summary

Exhibit – A - Parking Transaction and Revenue Report Year over Year

Parking Transaction Comparison (surface lots) January - April

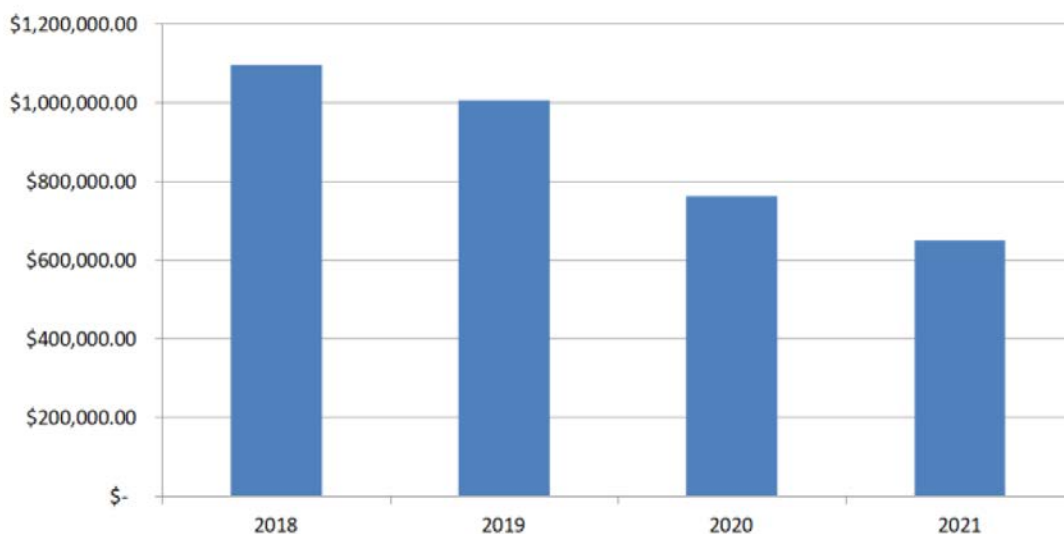


	Jan	Feb	Mar	Apr	AVG
2018	21560	30725	37394	21127	27702
2019	21394	24346	36209	18564	25128
2020	21068	31318	16446	193	17256
2021	24198	25630	33660	19928	25854

*Please note these results do not include China Bridge transactions since the transition of payment technology and suspension of paid parking period do not provide comparable metrics at this time. Once one full year of data is available with the new system, Staff will compile and report data takeaways.

Parking Revenue Totals January - April

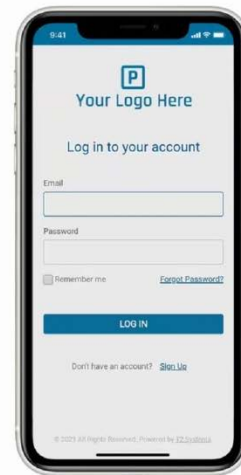
Jan-Apr Comparison



	Jan-Apr
2018	\$ 1,094,694.82
2019	\$ 1,005,123.57
2020	\$ 762,635.90
2021	\$ 649,354.83

What is the Residential Permits Solution?

- Self-service mobility solution to apply for and purchase residential permits
- Property-based eligibility
 - Can be used with resident housing, employee permits, more
- Virtual permits
- White label – display brand and logo
- Responsive technology
- Integrated payments



| Residential Permits: A Self-Service Mobility Solution



Key Benefits

Self-service solution

Residents apply and purchase permits without coming into the office

Unified solution

Seamlessly integrate with Flex to sync data from FlexApp with T2 Flex in real-time

No app to download

Residential Permits app is web page

No need to distribute physical permits

Completely virtual permits – all permits are associated with a license plate

Apply for Updating Occupant Vehicle Number

Need to ask the city to update my new car's plate number on my permit. Let me open the app and do that now.



Change License Plates for Guest Permits

Amy is coming to visit us for a week. Can you update her plate number on our guest permit?



Let me open the app and do that now!



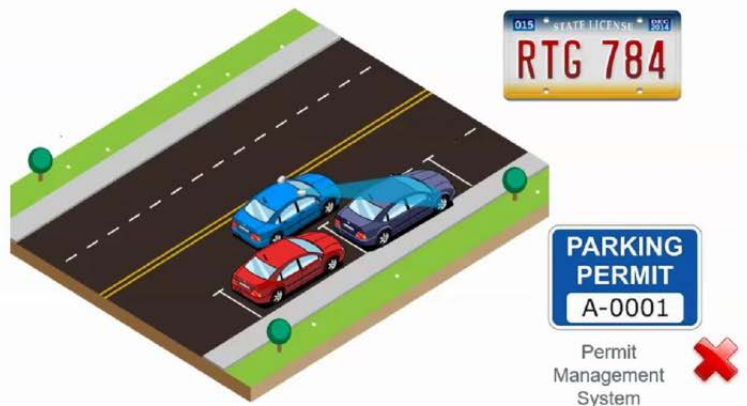
Parking Operation Benefits

- No manual look up of property addresses
 - Application will enforce permit districts
 - Address standardization and verification
- Application evaluator will receive alerts
 - Existing permits or applications for a property
 - Unpaid citations
- Creates virtual permits in Flex
- Reduce in-person office visits



Enforcement Benefits

- Virtual permits
- Efficient use of street space in designated residential parking areas
- Improves permit compliance
- Residential permit district specific details
- Reduces enforcement time and staff time on appeals



2020-2021 Parking Summary - Park Avenue Residential "D" Permit Extension

Exhibit D



* The East side of Park Avenue Between 9th Street and 12th Street will be a 2 Hour Visitor Parking area. Zone “D” permit holders will be exempted from the 2 hour visitor time limit, but all vehicles will be subject to the 2AM-6AM No Parking restriction, which applies to all street parking. The west side of Park Avenue will be designated as No Parking.

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Sara Nagel

Submitting Department: Finance & Accounting

Item Type: Staff Report

Agenda Section:

Subject:

Fraud Hotline Implementation

Suggested Action:

Attachments:

[Hotline Implementation Staff Report](#)

City Council Staff Communications Report



Subject: PCMC Hotline Implementation
Author: Sara Nagel, Treasurer
Department: Finance
Date: May 27, 2021
Type of Item: Informational

Based on City Council's guidance during the [June 18, 2020](#) council meeting, the City is implementing a fraud hotline through Lighthouse Services, LLC, a third party hotline provider, in an effort to bring the City's fraud risk policies in line with the State Auditor's recommendations. The hotline is scheduled to launch June 1, 2021.

The Office of the State Auditor (Office) regularly receives complaints alleging fraud or abuse by local government officials. The Office is also aware of internal investigations performed by local governments of their own officials and employees. Some of these situations receive significant media coverage, while others are resolved with less publicity. According to the Office, the level of concern by the public and local and state officials is significant. In response to requests, the Office implemented a fraud risk [guide](#) and assessment for municipalities designed to help measure and reduce the risk of undetected fraud, abuse, and noncompliance in local governments of all types and sizes.

On June 18, 2020, Council agreed to implement low-cost, efficient policies to increase the City's total risk assessment score from moderate to low. The Finance Department identified the implementation of a third party, anonymous hotline as an impactful program for reducing the risk of undetected fraud, waste and abuse.

As stated in the Office's implementation guide:

"Fraud losses are 50% smaller at organizations with hotlines than those without hotlines. Additionally, according to the Association of Certified Fraud Examiners, 40% of reported instances of fraud are discovered through a tip. More than half of these tips were provided by an employee of the organization and 46% of fraud cases detected by tip were reported through a hotline."

Staff is working with the Community Engagement team to publicize the hotline's launch. Outreach will include 1) adding a direct access button to the hotline on the parkcity.org website landing page, 2) announcement of the hotline in the City's newsletter, 3) any additional outreach methods recommended for activation to augment outreach.

The Community Engagement team will also work with staff to develop the hotline's webpage.

Beginning June 1, 2021, reports can be made 24/7 in English and Spanish in the following ways:

- App: QR code below
- Online: www.lighthouse-services.com/parkcity
- Phone: 855-222-0323 (English) or 800-216-1288 (Spanish)
- E-mail: reports@lighthouse-services.com
- Fax: (215) 689-3885

iPhone app



Non iPhone app



Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Andy Stevenson

Submitting Department: Transit

Item Type: Staff Report

Agenda Section:

Subject:

Summer Transit Projects Update

Suggested Action:

Attachments:

[Summer Transit Projects Update Staff Report](#)

[Exhibit A: Park-City Transit Summer Service Overview](#)

[Exhibit B: Transit Separation Frequently Asked Questions](#)

[Exhibit C: UTA Art Competition - Park City Entries](#)



City Council Staff Communications Report

Subject: Summer Transit Service Update
Author: Scott Burningham, Service Planner
Kim Fjeldsted, Transit Manager
Alex Roy, Senior Transportation Planner
Andy Stevenson, Transit Outreach & Marketing Coordinator
Department: Transit Department
Date: May 27, 2021
Type of Item: Informational

Summary

The Transit Department is implementing a variety of projects this summer. These projects include routine service changes (Summer Transit Service), a public outreach campaign for the upcoming launch of a second transit system in Summit County, and a student art competition in partnership with UTA. This report also provides an update on the Short Range Transit Plan (S RTP).

Park City Transit Summer Service begins June 6

Starting June 6, 2021 Park City Transit summer service will include:

- 1 Red, 2 Green, 5 Yellow, 6 Lime, 7 Pink, 10 White, 11 Black
- The 4 Orange and 9 Purple will be back in service, returning Park City to summer 2019 service levels.
- The Trolley will remain out of service this season due to budget constraints. We are committed to bringing it back as soon as budget constraints allow.

The above Interim Transit Plan was built based on input received from both transit operators and a public survey administered in September 2020. Implementation of Summer Transit Service will be paired with an outreach plan to publicize the added service. Communication efforts will clarify that the June 6 change is not related to service changes due to system separation from Summit County happening July 1, 2021. See **Exhibit A** for details on Summer Transit Service routes and hours of operation.

Park City Transit and High Valley Transit System Separation

Starting July 1, 2021 Park City Transit and High Valley Transit will operate two separate but coordinated transit systems. City and County staff have worked collaboratively to ensure high-quality transit service will continue for our community.

The following are the main changes as of July 1, 2021:

- Park City Transit will continue to operate as a department of Park City Municipal Corporation. Park City Transit operators and staff will remain employees of Park City Municipal. High Valley Transit is an independent transit district created by the government of Summit County, Utah. As an independent agency, it will be overseen by a board of trustees.

- High Valley Transit will combine the 6 Lime and 7 Pink into a new high-frequency route called 101- Spiro/224 Local. This route will run between Jeremy Ranch and Deer Valley Resort.
- High Valley Transit will operate the 11 Black, renamed 102 Gateway/Kamas Valley Commuter, with an additional stop located in Francis.
- The 8 Brown/Trailside Loop Circulator currently operated by Summit County will become the 104 Bitner Shuttle operated by High Valley Transit. This route will run between Kimball Junction Transit Center and Canyon Creek Club.
- Park City Transit will provide service within Park City boundaries (on the 1 Red, 2 Green, 5 Yellow, and seasonal routes like the 3 Blue, 4 Orange, 9 Purple, and City-Wide), as well as connections to regional transit hubs (on the 10 White Express). See **Exhibit A** for details on Park City Transit Summer Service routes and hours of operation.

Community Outreach Plan

Staff have developed a comprehensive outreach plan to explain the changes caused by the transit system separation. The plan covers targeted media campaigns to encourage more resident and visitor ridership and build awareness of ongoing transit health and safety measures.

Outreach and Public Awareness methods include:

- A Frequently Asked Questions (FAQs) document with information about the launch of High Valley Transit on July 1st, 2020. See Exhibit B for more information.
- Social media posts on Park City and Summit County channels.
- Joint radio appearances from Park City and Summit County leaders to discuss the shift to a two-agency transit service model and how it benefits our region.
- Joint press release.
- Joint presentation and Q&A from Park City and Summit County leaders at the June 1 Coffee With Council event.
- Park City Transit webpage updated with schedule and route change [information](#).
- Car-free vacations campaign targeted at potential visitors.
 - o Starting in June, this campaign will highlight benefits of using Transit to get around Park City over renting or driving a vehicle. Campaign will be targeted at visitors through the Chamber of Commerce, digital ads on travel-related websites, and more.
- *Where will Transit Take You* media campaign
 - o Starting in July, this campaign will highlight transit connections to various recreation, retail, city-owned facilities, and employment destinations in Park City.
- The Transit department is exploring the feasibility of hosting a summer scavenger hunt activity. This event would be strategically timed with other summer events to reduce single occupant car trips, boost transit ridership, and reduce barriers to using our transit system.

COVID Restrictions

The CDC has issued, and the TSA is supporting, an order requiring face masks to be worn by all travelers while on public transportation. [The CDC order](#) asks agencies to provide signage instructing passengers that Federal law requires wearing a mask. Transit has placed signage throughout the system with the following instructions: “Federal law requires you to wear a mask that completely covers your mouth and nose while riding or waiting for the bus.” This order will remain in place for both transit drivers and riders until further notice. For more information, please visit the [CDC](#) and [TSA](#) websites.

Short Range Transit Plan Update

As approved at the [April 15, 2021](#) Council [meeting](#), Transit and Transportation Planning staff are working with Fehr & Peers on a Short Range Transit Plan to reimagine our community’s transit service. This project will include an in-depth study of the City’s transit routes and incorporate innovative, high-value transit service options. The Consultant project manager is the former Director of Mountain Rides (Sun Valley Transit Authority) and brings a depth of mountain and resort community transit knowledge to the project.

Planned Project Timeline:

- Project kick-off expected to begin late May
- Public outreach will occur at community events July-September
- Public open house will take place late summer/early fall
- Phase I of the project completed in January 2022 (local transit service)
- Phase II of the project focused on aerial alternatives by summer 2022

Utah Transit Authority (UTA) “My BeUTAHful Community” Student Art Competition

Park City Transit has partnered with UTA to display artwork from UTA’s “My BeUTAHful Community” contest inside Park City Transit buses. This competition was open to all K-12 students throughout the state of Utah, and the theme this year was “Meet Your Neighbor”. Winning artwork and a selection of entries from Park City-area students were chosen by UTA staff and a committee of judges from participating organizations throughout Utah. UTA is in the process of designing and printing the artwork displays and they will be installed in Park City Transit buses late May-early June. The winning artwork entries, including the piece titled “Up, Up, and Away!” from Park City-area student Julia Drummond, are available to view at [RideUTA.com/Art](#). The selection of entries from Park City-area students is available to view in Exhibit C.

Exhibits:

Exhibit A – Park City Transit Summer Service Overview
Exhibit B – Transit Separation Frequently Asked Questions
Exhibit C – UTA Art Competition Park City Entries

Exhibit A: Park City Transit Summer Service Overview

June 6, 2021—June 30, 2021		
	Frequency	Service Hours
1 Red	Every 30 Min.	7:00 a.m. — 11:00 p.m.
2 Green	Every 30 Min.	7:07 a.m. — 11:07 p.m.
4 Orange	Every 30 Min.	6:35 a.m. — 6:05 p.m.
5 Yellow	Every 30 Min.	7:20 a.m. — 11:20 p.m.
6 Lime	Every 30 Min.	5:45 a.m. — 11:45 p.m.
7 Pink	Every 30 Min.	5:45 a.m. — 10:45 p.m.
9 Purple	Every 30 Min.	6:40 a.m. — 6:10 p.m.
10 White	Every 15 Min.	6:40 a.m. — 7:10 p.m.
	Every 30 Min.	7:10 p.m. — 11:10 p.m.
11 Black	6 Trips Daily	5:42 a.m. — 5:35 p.m.

July 1st, 2021 — September 11th, 2021		
	Frequency	Service Hours
1 Red	Every 30 Min.	7:00 a.m. — 11:00 p.m.
2 Green	Every 30 Min.	7:07 a.m. — 11:07 p.m.
4 Orange	Every 30 Min.	6:35 a.m. — 6:05 p.m.
5 Yellow	Every 30 Min.	7:20 a.m. — 11:20 p.m.
9 Purple	Every 30 Min.	6:40 a.m. — 6:10 p.m.
10 White	Every 15 Min.	6:40 a.m. — 7:10 p.m.
	Every 30 Min.	7:10 p.m. — 11:10 p.m.

Exhibit B: Frequently Asked Questions on the July 1st Park City/Summit County Transit Separation

Q1: Why are Summit County (High Valley Transit) and Park City Municipal (Park City Transit) transitioning to separate transit systems?

A: Several years ago, Park City and Summit County recognized the growing need for transit service to extend further throughout the county. Both agencies determined Summit County is best suited to work with neighboring communities and build a regional transit system, while Park City Transit is best suited to operate service within Park City.

Q2: When does High Valley Transit service begin?

A: From April 11—June 30, Park City Transit will continue to operate regular spring and summer service, including service on the 6 Lime, 7 Pink, and 11 Black. On May 17, 2021, High Valley Transit began 'Micro' on-demand service in some Summit County neighborhoods. On **July 1, 2021**, High Valley Transit will launch fixed-route bus service on the 11 Black and a new route replacing the 6 Lime and 7 Pink. **From July 1 forward**, Park City Transit and High Valley Transit will operate separate transit systems. To learn more about proposed High Valley Transit service, visit highvalleytransit.org or refer to questions 8 and 9 below.

Q3: How will the two transit systems operate?

A: After July 1, 2021, Park City Transit will continue to operate as a department of Park City Municipal Corporation. Park City Transit operators and staff will remain employees of Park City Municipal. High Valley Transit is an independent transit district created by the government of Summit County, Utah. As an independent agency, it will be overseen by a board of trustees. For more information about High Valley Transit, please visit their [website](https://highvalleytransit.org).

Q4: What transit service will each system operate?

From July 1, 2021 forward, Park City Transit will provide service within Park City boundaries (on the 1 Red, 2 Green, 5 Yellow, and seasonal routes like the 3 Blue, 4 Orange, 9 Purple, and City-Wide), as well as connections to regional transit hubs (on the 10 White Express). High Valley Transit will focus on providing regional service between areas in Summit County and key destinations in Park City. To learn more about proposed High Valley Transit service, visit their [website](https://highvalleytransit.org), or refer to questions 8 and 9 below.

Q5: Who is guiding this transition?

A: Park City Municipal and Summit County are working closely to ensure a seamless transition to separate transit systems on July 1, 2021. Park City Municipal will guide any planning and public input processes for routes operated by Park City Transit after July 1, and Summit County will guide planning and public input process for routes operated

by High Valley Transit from that date forward. Please visit High Valley Transit's [website](#) for more information.

Q6: Who can I contact for questions about High Valley Transit?

A: Please contact High Valley Transit staff at tdadmin@summitcounty.org or call 435-336-3113.

Q7: Who can I contact for questions about Park City Transit?

A: Please use our digital feedback form [here](#), or contact Andrew Stevenson, Community Outreach and Marketing Coordinator, at andrew.stevenson@parkcity.org

Routes Operated by High Valley Transit (starting July 1, 2021)

Q8: What will happen to the 6 Lime and 7 Pink?

A: The 6 Lime and 7 Pink will be combined into a new high-frequency route between Jeremy Ranch and Deer Valley Resort. This route will operate every 15 minutes or less, year-round (twice as frequent as the routes it will replace). For more information about High Valley Transit Phase 1, please visit their [website](#).

Q9: What will happen to the 11 Black?

A: This service will continue to operate with additional stops in Francis. If funding is available, additional daily trips will also be added throughout the day.

Routes Operated by Park City Transit (starting July 1, 2021)

Q10: What will happen to routes operated by Park City Transit? (1 Red, 2 Green, *3 Blue, *4 Orange, 5 Yellow, *9 Purple, 10 White, and the *City-wide.)

**Indicates a winter-only or seasonal route.*

A: Park City Transit is not planning any major service changes this spring or summer and current routes will remain in service for the near future. Learn more about route maps and schedules [here](#).

This summer and fall, Park City Municipal is excited to kick off a [Short-Range Transit Plan \(S RTP\)](#) to reimagine our existing transit system. This planning process will focus on existing or potential ways to connect major destinations with easy-to-use transit service. Park City will work together with the community to explore options such as microtransit, express routes to major destinations, transit to recreation areas, and more. The final Short-Range Transit Plan will recommend improvements and changes to be implemented over the next several years. Check back soon for opportunities to get involved!

Q11: What will happen to ADA/Paratransit service?

Existing ADA/Paratransit riders will not lose access to this service. Park City and Summit County staff are working closely together to determine which ADA/Paratransit service areas will be operated by Park City Transit, and which areas will be operated by High Valley Transit when it begins fixed-route bus service on July 1, 2021.

Q11: What about other projects that involve transit?

Park City staff are working closely with other city departments to advance Park City's transit-first priorities on a variety of projects. In addition to the Short-Range Transit Plan, staff recently launched an [Active Transportation](#) plan to evaluate walking and biking connections to the city's major destinations and transit. They are also working in conjunction with Summit County on projects such as [Bus Rapid Transit \(BRT\) on SR 224](#).



I Love
Mool!
icecream

Candy

Kirkman
Art
Center

Kirkman St

Park
City
Hotel

P.O.O.O.N

School

Park City Transit

Neighborhood





meet your
neighbor! ♡



Bailey ♥





MEET YOUR NEIGHBOR!

PARK CITY

WELCOME HOME!



meet your neighbor







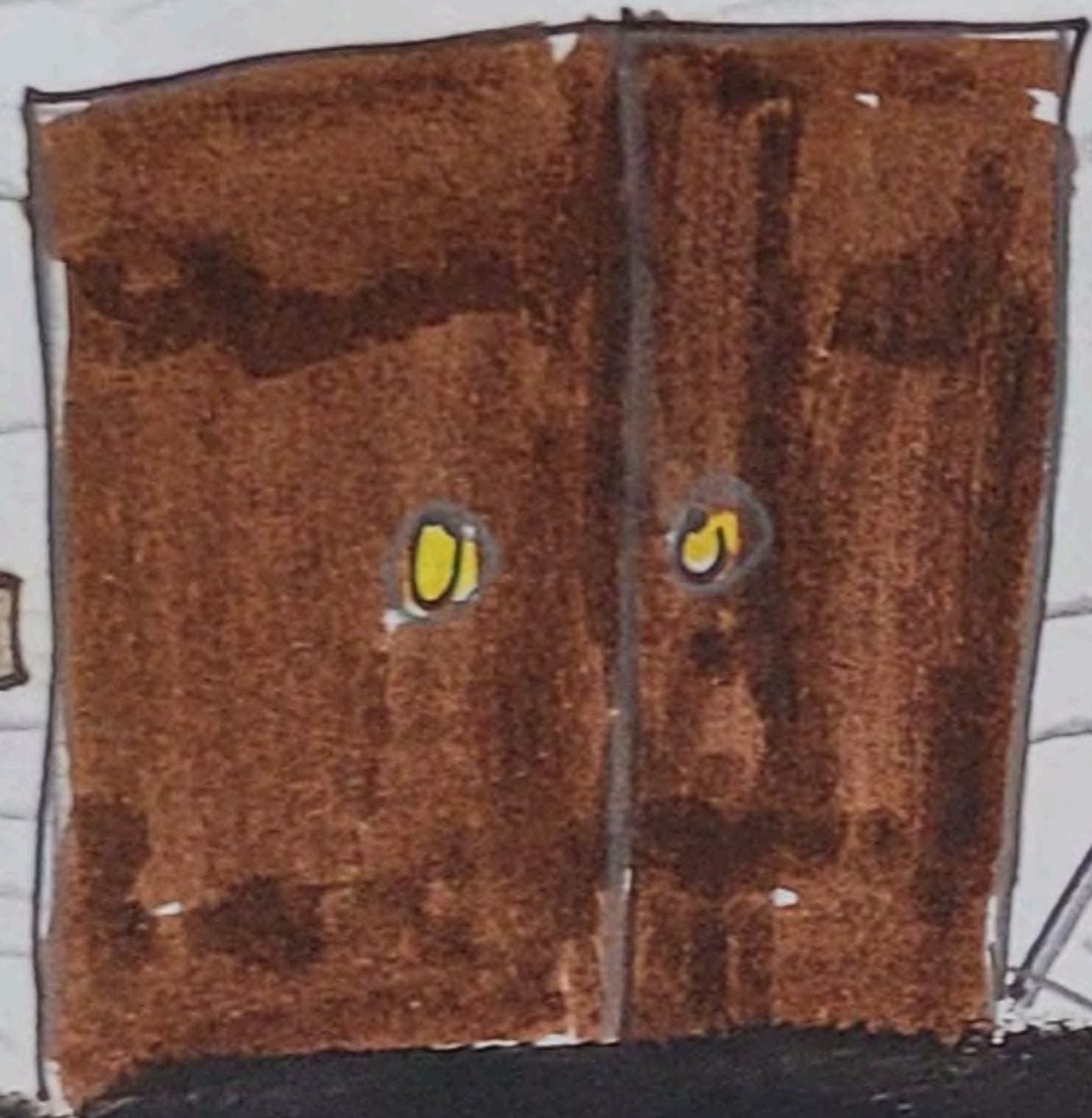


Meet Your Neighbor

Meet Your Neighbors



flower shop





eagle

Meet your
neighbor.

Meet Your
Neighbor!

Welcome to
Park City Utah







meet
your
neighbor

Park
City

Hi!

Hi!





meet
your
neighbor

BUS



MEET

Your

neighbor













I Love Christmas

Meet your every day Neighbor!



MEET YOUR NEIGHBOR

Utah

Holland Davis



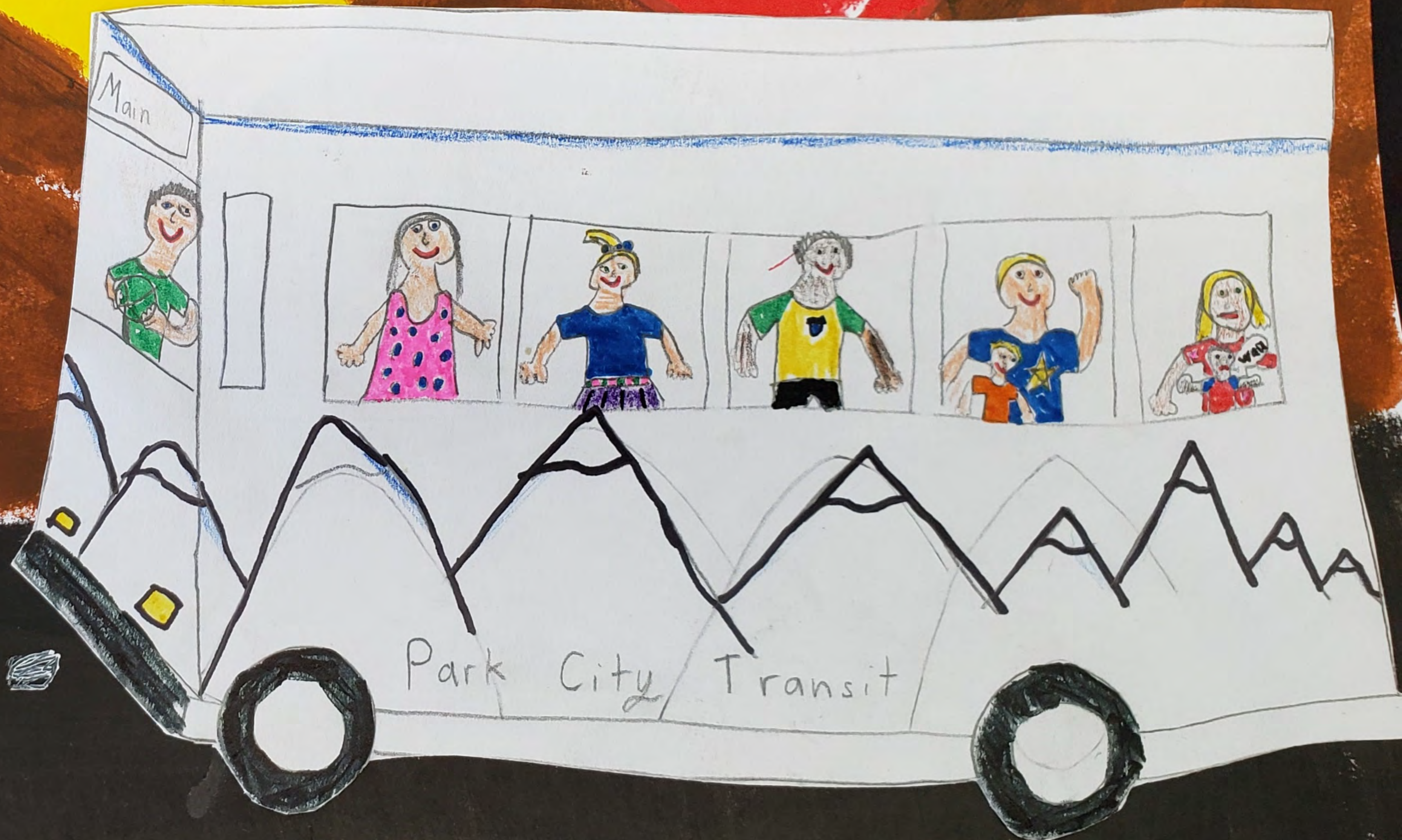


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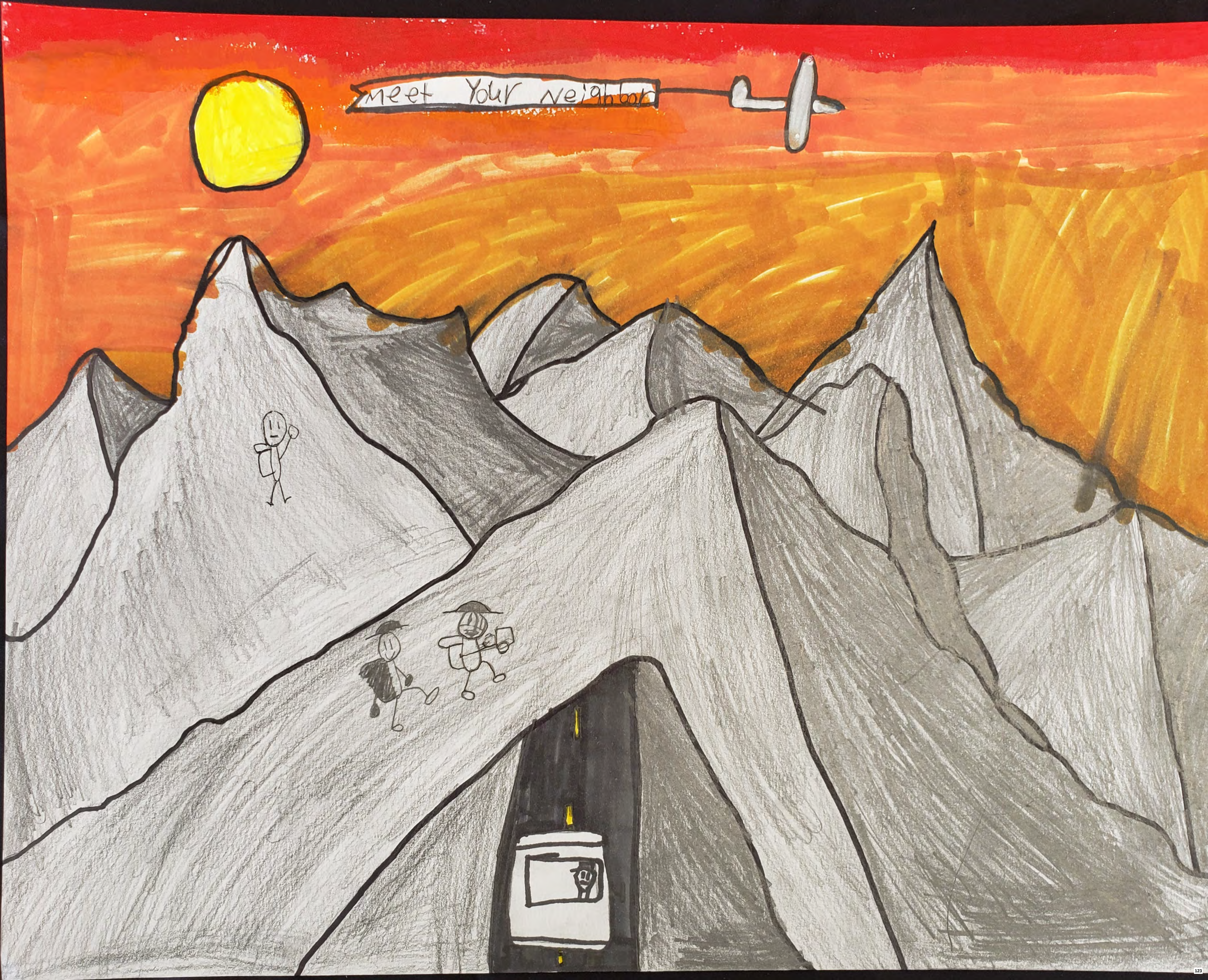
Meet Your Neighbor!



Meet Your
Neighbor







meet Your neighbor









Meet your
neighbor













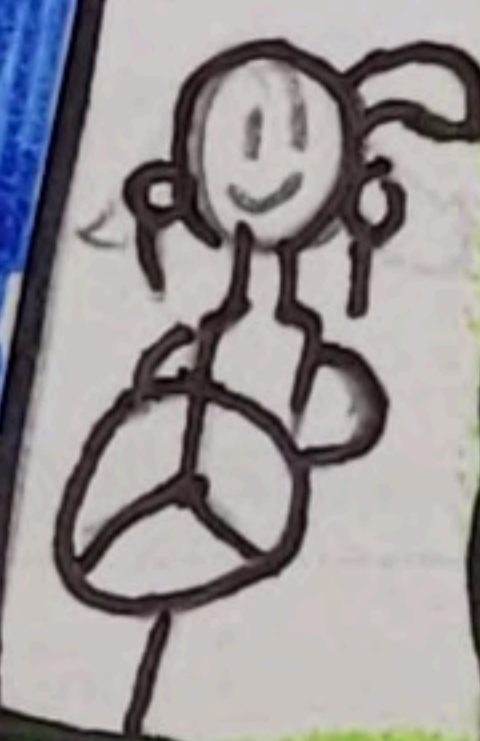
Peace House



Primary
Children's



Help our community



I wanted
to drive
the
bus!

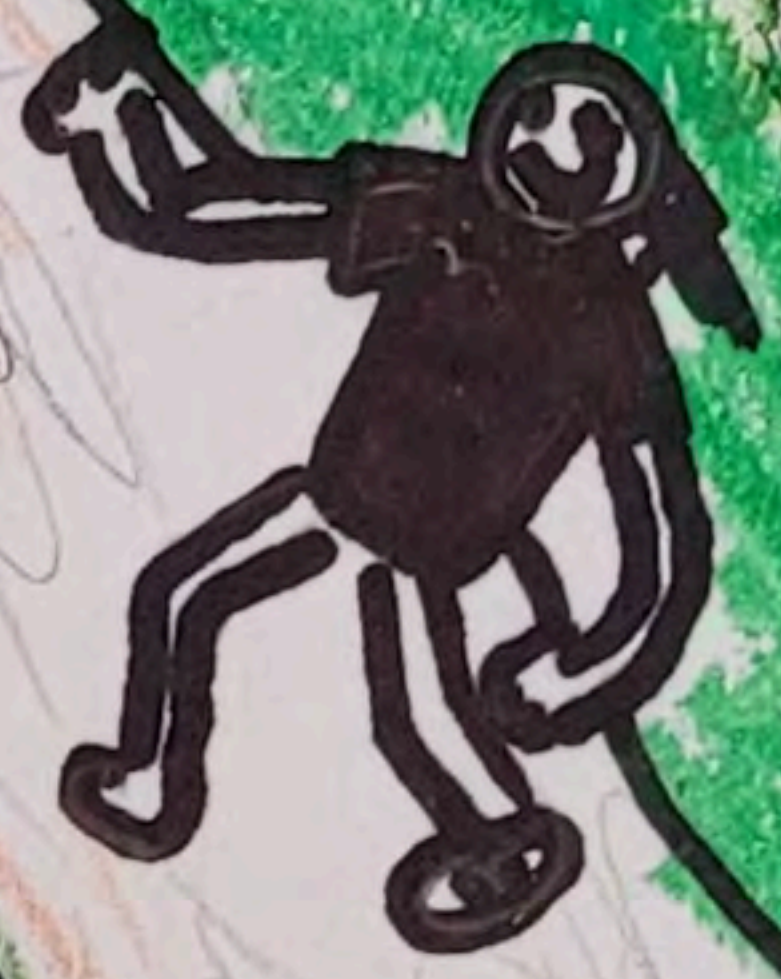
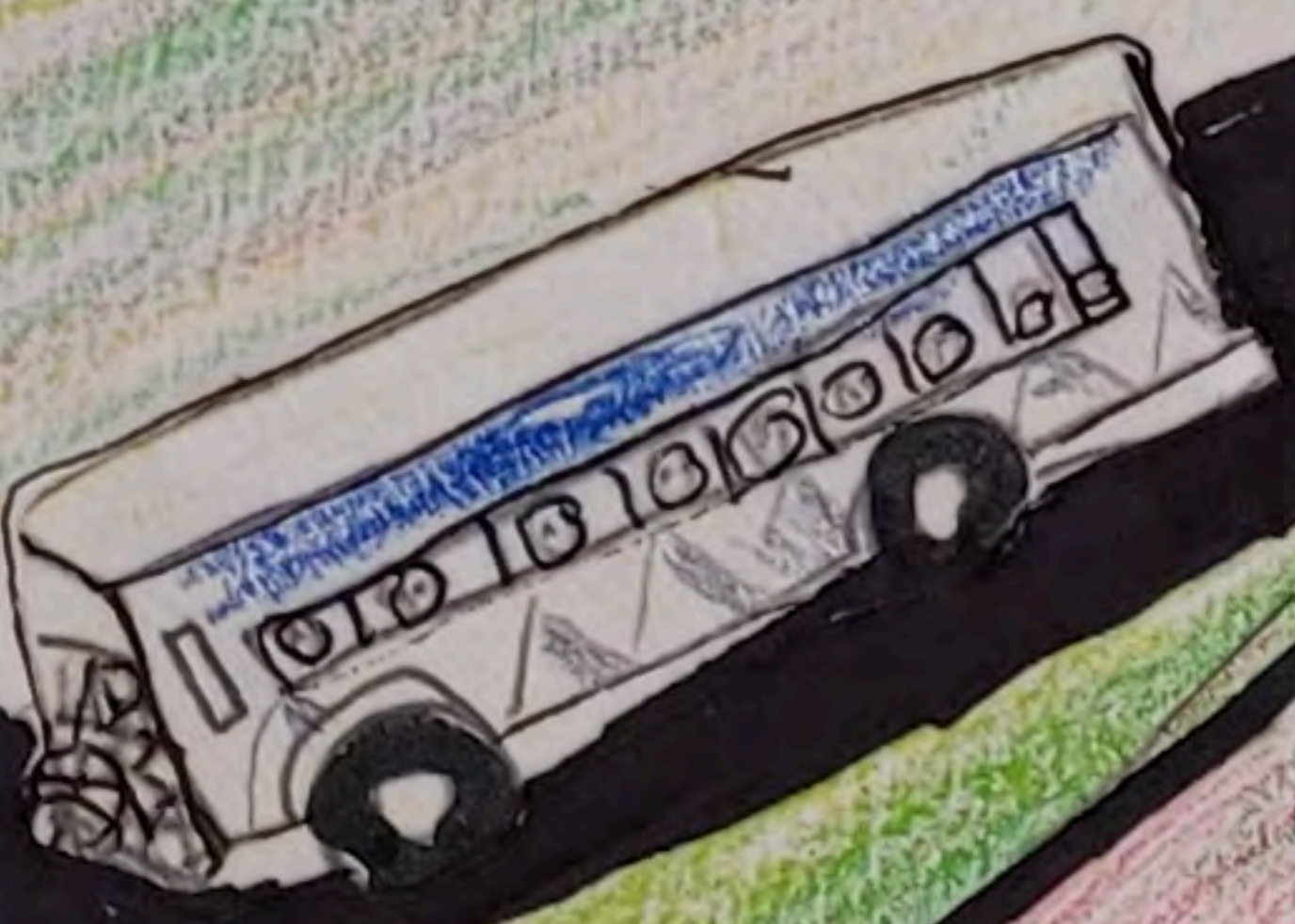
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Meet your
neighbor



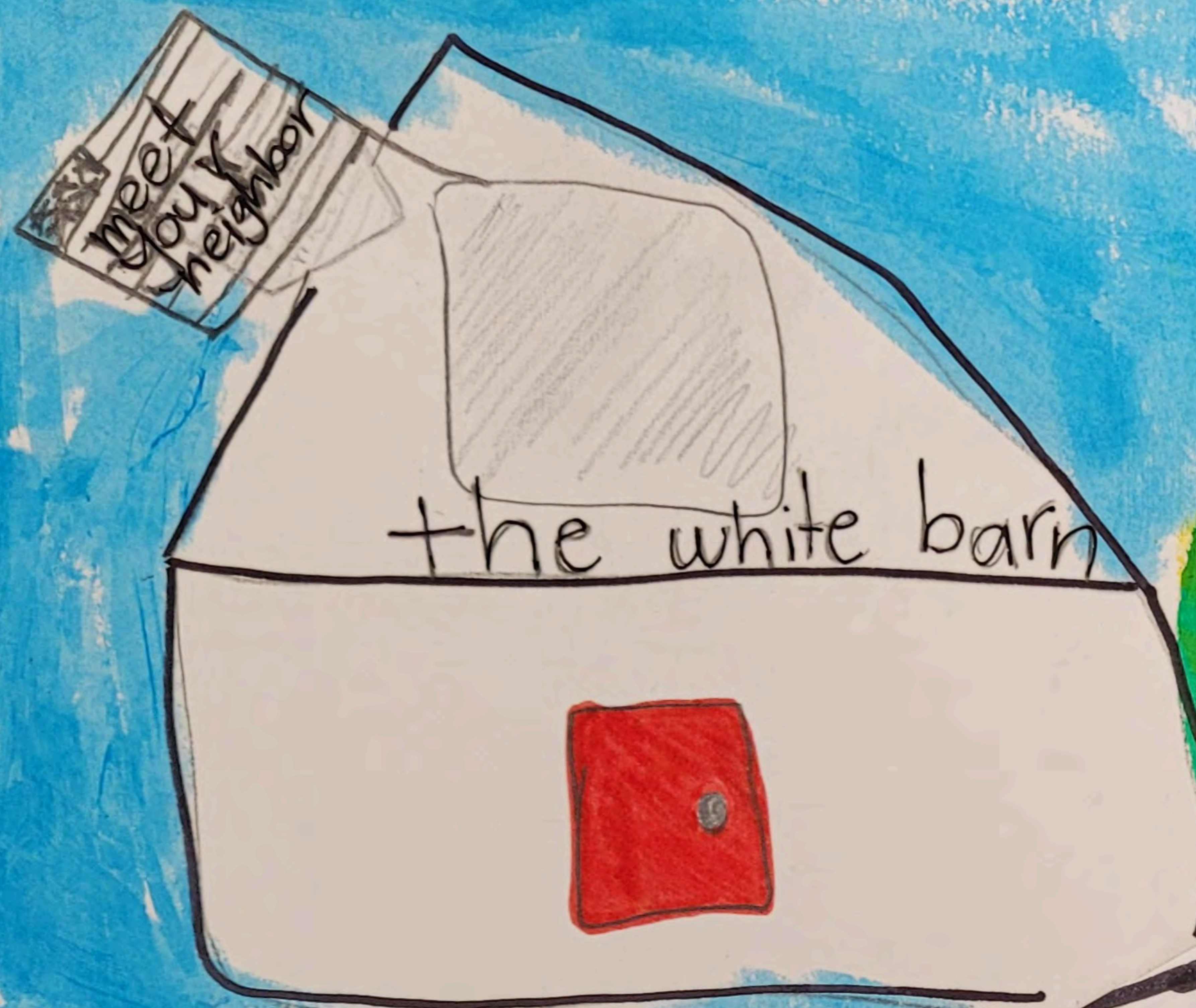


Meet your neighbors





Meet your Neighbor





MEET Your NEIGHBOR!!!

MEET your NEIGHBOR!!





meet your
neighbor





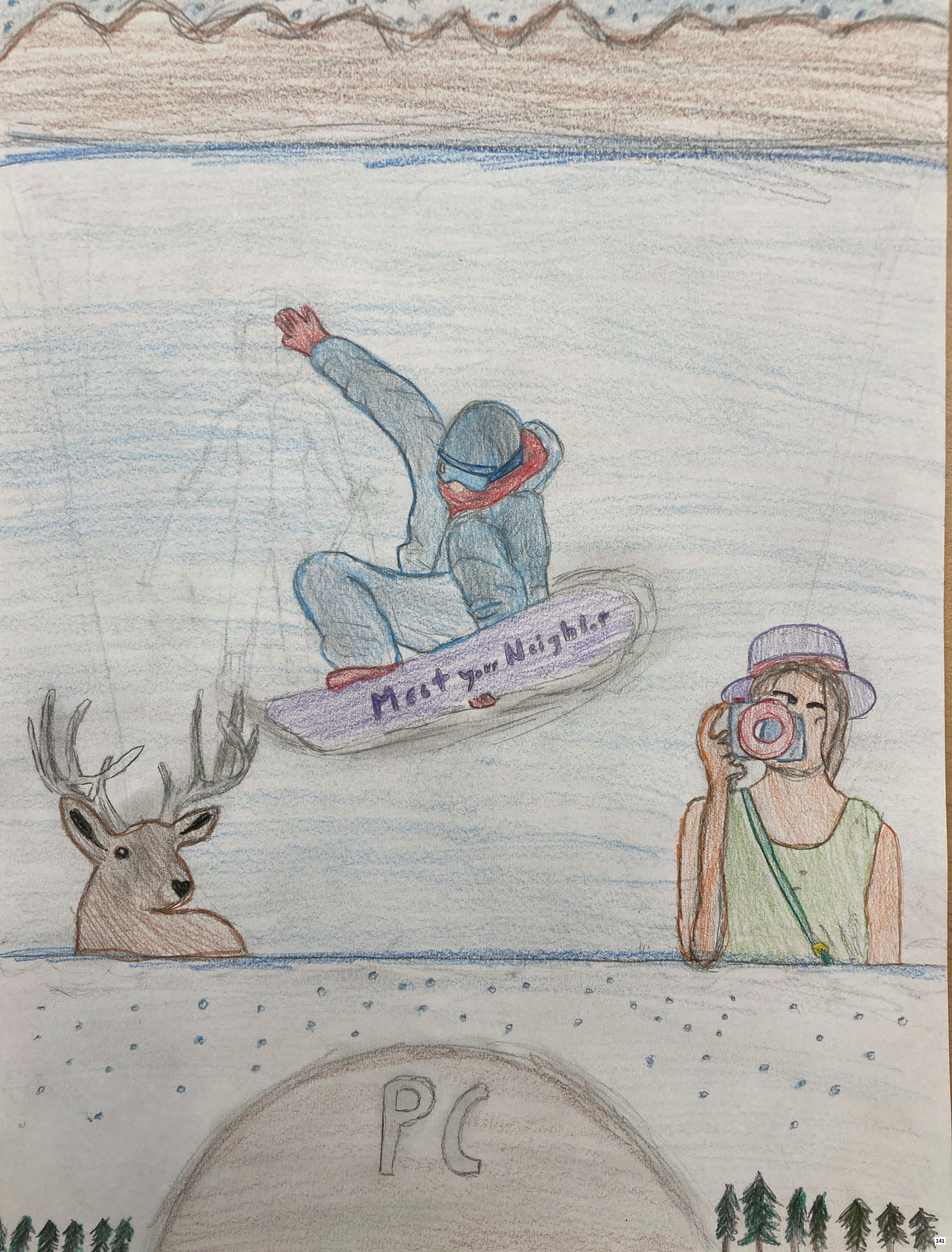


Meet your neighbor

Think

Meet your neighbor

City Transport



Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

Consideration to Approve the City Council Meeting Minutes from May 13, 2021

Suggested Action:

Attachments:

[May 13, 2021 Minutes](#)



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

May 13, 2021

The Council of Park City, Summit County, Utah, met in open meeting on May 13, 2021, at 2:45 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Council Member Gerber moved to close the meeting to discuss property and litigation at 2:45 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Doilney moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

WORK SESSION

FY2021-22 City Manager's Recommended Budget: Presentation and Review:

Jed Briggs, Penny Frates and Erik Daenitz, Budget Department, presented this item. Briggs reviewed that COVID-19 impacted the City's economy, and as a result, budget cuts were implemented. In the past year, the budget was adjusted and increased 4.4% from the original 2021 budget. He indicated sales tax revenue had been down 7.4% from July 2020-February 2021, but the hope was that the City could make up the difference in the final months of the fiscal year and break even with that revenue.

Mayor Beerman asked if the City collected Transient Room Tax (TRT) for nightly rentals, and if so, when was that reported. Briggs indicated those were collected by the City, but he didn't know when those taxes were reported. Daenitz stated some of those entities were allowed to delay their tax payments because of COVID-19.

Briggs reviewed the General Fund revenues and noted staff projected a \$2.3 million increase for property tax revenue. Council Member Gerber asked if property tax

1 revenue had revealed a higher percentage of primary residents. Briggs stated that
2 hadn't been analyzed, but the reporting could be delayed. Council Member Joyce
3 indicated the County wouldn't see that information until next year's payment.
4

5 Briggs projected sales tax revenue would increase by \$4 million from last year Council
6 Member Worel asked if the City would receive 950,000 in CARES Act funding, to which
7 Briggs affirmed. He noted this funding would allow for reimbursement for lost revenues.
8 He stated the overall General Fund was projected to be \$2 million lower than last year
9 because staff wasn't sure which fiscal year to attribute the CARES Act funds.
10

11 Daenitz explained the economy had bounced back more quickly than expected and
12 indicated he looked at key drivers to help him make sales tax revenue projections. He
13 was optimistic there would be strong revenues, but cautioned there would be higher
14 costs as well. Briggs stated with increasing inflation, expenses would increase. Council
15 Member Gerber asked if bonding would not be as favorable. Daenitz indicated the
16 market moved faster than the Federal Reserve, but he would be watching the rates.
17

18 Briggs referred to the City's guiding principles that governed the budget: fiscal
19 responsibility, maintaining and enhancing core community and public service
20 commitments, and responsibly restoring COVID-impacted budgets. He indicated the
21 City budgeted according to the Council's priorities, including essential services. Budget
22 requests were weighted and scored based on those priorities. He reviewed budget
23 increases for capital and operating expenses, restoration of funds from department
24 budgets in 2020, and the pay plan.
25

26 Frates stated the City had employment challenges because of competitive employment
27 in other areas with lower costs of living, the low unemployment rate and the high cost of
28 housing in the City. In 2019, a pay study was performed by Mercer and
29 recommendations were made. Mayor Beerman asked if the budget allocated \$1 million
30 for the restoration funds and the pay plan. Briggs stated the \$1 million allocated was
31 only for the pay plan, which was an increase over the FY 21 budget. An additional
32 \$500,000 of restoration funds would be for office and personnel budgets as well.
33

34 Briggs stated staff looked at funding budget requests that promoted the strategic pillars
35 that Council wanted as a focus. Frates reviewed programs requested in response to the
36 Social Equity and Affordability pillar. Council Member Worel asked if public art was
37 funded with one percent of City capital projects. Briggs affirmed the one percent funding
38 and stated there was also a separate budget for public art as well. Frates reviewed
39 requested funding to promote the Transportation Innovation, Authentic Local Culture,
40 and Environmental Leadership strategic pillars.
41

Council Member Gerber asked if the \$100,000 for weed mitigation was in addition to the historical amount, to which Daenitz affirmed. He stated it was also in addition to any grants that staff might receive.

Frates indicated Internal Services had a budget increase to meet higher service needs. Briggs summarized the budget was trying to meet Council's and staffs needs to improve services and reach goals. Council Member Joyce stated the State Legislature passed a law that would allow cities to increase their General Fund reserve from a maximum of 25% to a maximum of 35%. He requested a discussion on that at a future meeting. Dias stated Council could schedule an additional meeting if needed the week of June 10th.

Walkability Bond Update:

This item was discussed in the regular meeting.

Discuss Park City Soils (Gordo) Management Facility Stakeholder Outreach:

Jonathan Weidenhamer, Economic Development Manager, Matt Twombly, Project Manager, Brett Mickelson, IGES Project Engineer, and Linda Jager, Community Engagement Manager, presented this item. Weidenhamer reviewed that over the past one and half years, Council requested a solution to the City's soil contamination problem. He reviewed the timeline from the past year on plans, steps, and safety measures taken to have a soils repository.

Jager shared public outreach opportunities for the Soils Repository project. She noted on April 28th, the City had an overview and question and answer session over Facebook Live. On April 30th, Engage Park City Project website was launched and had over 700 page visits. On May 11th, the City had a Spring Projects event at the Library so residents could be informed on the upcoming projects. She stated with the Soils project, there would be neighborhood outreach, stakeholder outreach, and broad public outreach through various methods.

Council Member Worel requested that mailers be sent to the public that included dates of engagement opportunities. Council Member Gerber thought this level of outreach should be a template for how the City would approach most of its projects, the budget, and other items the City faces from time to time. Jager stated her team would use different outreach tools depending on the goal of the project. Dias stated one lesson the City learned from this issue was to weigh the impact on the community for each project, initiative, etc., and respond with the appropriate public engagement. Council Member Gerber asked how much it would cost in staff time and materials to do a full engagement like the Soils project. Dias stated it depended on the project, and noted many times the City contracted out to professionals and used other resources to attain public engagement. Jager indicated Zoom and other online tools were very helpful.

Council Member Doilney stated a speaker noted the outreach could not fall wholly on the City, and he asked how the message could be spread via other entities, besides the blogger. Jager indicated it was good to partner with stakeholders and others who had accurate information and she hoped to grow that area. Mayor Beerman noted Summit County was not on the stakeholder list and requested they be added. He asked if Council agreed to pause the process to allow for 60 days of public outreach and public input. Council Member Worel asked that the soil not be moved around during the pause. Council Member Joyce stated there was pond dredging and indicated some work would continue, but not work on the soils repository. Council Member Gerber stated the Recycle Center could be relocating out there, and wanted the public to be aware people could be out at Gordo for that purpose as well.

Council Member Joyce indicated people didn't come to Council meetings for the budget discussions so outreach should depend on the item. With regard to the Soils project, he reviewed the meetings from the past year and noted no flags were raised. Now, it was a big issue. He didn't want to overdo reaching out to the public on every issue and burn out employees and residents. Council Member Henney agreed and stated he liked seeing all the outreach methods and thought this was a great tool for the City.

Mayor Beerman stated there was misinformation in the Department of Environmental Quality (DEQ) process and he was grateful Council was willing to pause the project so sufficient outreach could be performed. Council Member Doilney stated Council had always tried to do socially, environmentally and fiscally responsible things in all the City did. The City wanted to do the right thing in a transparent way to remove the toxic soils and he appreciated Jager's outreach efforts. Mickelson stated the DEQ was willing to provide information and help with outreach efforts.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present via technology
None	Excused

Walkability Bond Update (from Work Session):

Julia Collins, Senior Transportation Planner, presented this item. She reviewed that voters approved a bond in 2006 for walkability projects. There were funds remaining and her team had some recommendations. Collins noted there were five goals that contributed to the recommendations, including to advance the core pathway spine system, to advance outstanding Walkability Bond projects that had not been completed, to consider the core Walkability Bond intentions of advancing safety and developing a dedicated network, to fund a large number of impactful projects that move the needle on active transportation, and to leverage projects already going to construction in the near term to maximize taxpayer return and minimize construction disruptions.

John Robertson, City Engineer, stated \$11 million had been spent from the \$15 million bond. He displayed the completed projects and noted the City had a great connection system, wayfinding, and paths and trails system. He displayed a graphic of potential projects and noted some projects would include widening sidewalks and bridges, bus stop improvements, and creating a multi-use path through Munchkin. He felt these projects would address a lot of needs and fill gaps in the walkability of the City. He stated another proposed project was building a tunnel at Snow Creek Crossing, and indicated funding would be used for a feasibility study on this portion of SR-248. Collins recommended reconvening the Walkability Committee to help with prioritizing future walkability projects. Robertson stated transportation projects took a long time and the the implementation phase would go faster with more planning done upfront. He thought this was a good process that was being put in place.

Collins stated her team applied for \$24 million in active transportation grants. She noted UDOT awarded the City \$900,000 for a pathway project on Thaynes, Payday and Three Kings Drive last year, and it would be funded in 2025.

Council Member Joyce asked about improving the Homestake connection in the Arts and Culture District by adding a tunnel in that area as a long-term project. Collins stated it would be part of the Transportation Master Plan. Staff would be asking the community and the committee what the priorities for future projects should be. Council Member Joyce stated this should be a cohesive strategy and not just prioritizing independent projects.

Council Member Gerber asked when the grants that Collins' applied for would be funded. Collins stated the team was working with federal, state, and county grants. State grant funding was five years out, federal grant funding was three to five years out, and county grant funding was two to five years out. Council Member Worel asked where the revenue sources would come from to match the grants, to which Collins stated there were a variety of means to fund those projects.

Collins asked if Council supported the recommended Walkability bond allocations, to which all Council affirmed. She asked if there was anything else that should be considered with the Walkability Bond/Active Transportation. Council Member Joyce asked that staff make sure there was connectivity on allocated project recommendations. He felt active transportation projects were the best use of the City's money at this point because a lot could be done with a little money. He encouraged more budget funds for these projects. Dias stated the City would try to do it all. The budget was focused on capital projects and bold moves were being taken to improve walkability and other areas.

Council Member Henney stated that active transportation should give Council updates in the same format as the Public Works project, with a spreadsheet so Council could see the progress as projects were implemented. He was pleased that so much was accomplished with the bond from 2006. He also expressed appreciation to Robertson who was very involved in Transportation planning.

Collins asked if Council would like to reconvene the WALC Committee, to which all Council affirmed. Council Member Gerber wanted to make sure there were people with different abilities that would be involved on the committee so they could relate the needs in wayfinding, path mobility, etc.

Mayor Beerman indicated a silver lining from giving the County part of the Transit responsibility was it would free up opportunities to focus on City transportation projects.

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report:

1. Historic Park City Alliance Chalk the Town - Art on City Property:

Council Member Joyce asked where the six projects would be located. Diersen stated the locations were along Main Street and were linked in the report.

Council Questions and Comments:

Council Member Henney indicated Mountainlands Community Housing met and discussed the Latinx community lived in three percent of affordable housing and the goal was 30% in order to mirror the population demographics. He attended a Coffee with Council and noted the guests were from the LGBTQIA+ community. He noted June was Pride Month. He attended a Wildland Urban Interface meeting where they discussed the code and emergency planning for the fire season. He also went on a Walk and Talk with Council Member Gerber. Council Member Henney stated the next Coffee with Council was scheduled for June 1st and the Transit separation with the County would be discussed.

1 Council Member Worel read a COVID vaccination update from Janna Young, Deputy
2 County Manager. She attended the Early Childhood Alliance Board meeting and noted
3 there was federal funding earmarked for early childhood. She also helped with
4 interviews for the Library Board positions.

5
6 Council Member Gerber went on a Walk and Talk to businesses in the Holiday Village
7 area and indicated the owners and employees didn't generally live in the community.
8 The workforce was stressed over traffic and congestion. She felt there was a lot
9 needing to be done to take care of the workforce.

10
11 Council Member Doilney went to an event on foreign relations where they discussed
12 confronting extremism at the municipal level. The mayor of Chattanooga, Tennessee
13 stated online groups gave baseless information which fueled hate groups and
14 extremism. Council Member Doilney thought it was important to have accurate
15 information being distributed.

16
17 Council Member Joyce stated a new Empire water tank was being constructed. He
18 reminded the residents that June 1-7 was the candidate filing period for Mayor and
19 Council and offered to meet with anyone interested in running for office to discuss any
20 questions or concerns.

21
22 Mayor Beerman noted this was the first in person Council meeting in a year and he was
23 pleased with the technology that was installed that allowed the meeting to happen. He
24 attended a Peace House event and listened to heartbreaking stories that had
25 inspirational endings. He attended a Bright Futures event and watched the students
26 make their college announcements. He indicated the Sundance Film Festival was
27 returning to Park City for 2022. He also spotlighted James Kanzler, a local athlete who
28 won the World Cup Slope Style event, and noted he stood out because he was a YSA
29 scholarship student at one time.

30
31 **III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE**
32 **AGENDA)**

33
34 Mayor Beerman opened the meeting for anyone who wished to comment or submit
35 comments to the Council on items not included on the agenda.

36
37 Alex Butwinski, via Zoom liked the hybrid meeting format and he enjoyed being able to
38 listen from home. With regard to the Walkability agenda item, he was on the first WALC
39 committee 14 years ago and he suggested the new committee look at the projects from
40 the first list that didn't get done as well as propose new projects. He agreed a study
41 should be done to analyze a location for a tunnel.
42

Dana Williams, via Zoom stated the public had a tough year and it was hard to keep up on what was going on in town. But now they were concerned with the soils repository. In 1979-80, he was the soil conservation agent for the Federal Soil Conservation Service, and he indicated there was a vast amount of toxic soils in the area. The City was never a primary responsible party in terms of mine waste facilities. One reason Talisker went bankrupt was because of the cost associated with the mine clean up. As a City, it was scary to be in a chain of ownership in mine waste. When he was in office, soils were put at Gordo temporarily until they could be moved. He did not think the City should have a repository because State and Federal regulations were always changing. He thought Council should take a step back and look more closely at this. He noted Richardson Flat had space and it had not been capped. He suggested working with the federal delegation, the EPA, and seeing if the materials could be moved to the Richardson Flat location. Mayor Beerman stated Richardson Flat was the best option, but Council found it was not fruitful so other options were under consideration. He knew there were benefits and detriments associated with Gordo and he looked forward to public engagement.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from April 29, 2021:

Council Member Joyce moved to approve the City Council meeting minutes from April 29, 2021. Council Member Worel seconded the motion.

RESULT: APPROVED

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

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Sign Two Professional Service Provider Agreements with Nourish Landscaping/Ecology Bridge for \$30,000 and Jesus Rea Landscaping for \$175,000 for Noxious Weed Abatement in a Form Approved by the City Attorney:

2. Request to Authorize the City Manager to Execute a Right-of-Way Easement, in a Form Approved by the City Attorney, to PacifiCorp for a Buried Power Line and Associated Electrical Equipment within the Park City Golf Course Back Nine Subdivision:

3. Request to Authorize the City Manager to Execute the First Addendum to the Design Professional Services Agreement, in a Form Approved by the City

Attorney, with Construction Materials Technologies, Inc. (CMT), for the 3Kings Water Treatment Plant Special Inspections and Testing Services in an Amount Not to Exceed \$165,000.00:

4. Request to Authorize the City Manager to Enter into Agreements in a Form Approved by the City Attorney's Office with Advanced Paving & Construction, for Rotomilling, Pavement Overlays, and Utility Adjustments in the Amount of \$588,427.18; Asphalt Preservation, for Type II Slurry Seals in the Amount of \$109,197.48; CKC Services, for Crack Seal, in the Amount \$82,500.00; Wasatch Property Maintenance for Tuffcoat P+ Seal, in the Amount of \$15,138.00:

5. Request to Authorize the City Manager to Execute a Professional Services Agreement in a Form Approved by the City Attorney's Office with Potable Divers Inc. for the Inspection and Cleaning of Park City's Water Storage Tanks in an Amount Not to Exceed \$85,200:

Council Member Joyce noted these contracts included weed abatement, pavement improvements, and a water tank inspection. He appreciated all this work.

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

RESULT: APPROVED

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

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

Rich Wyman, via Zoom supported Williams comments. He stated the pandemic made it hard for people to stay involved. He stated if people didn't know about this, the public shouldn't be blamed. He thought more should have been done to get the public involved. He noted there would be a 60 day pause for public comment and hoped the City would include people, but he thought the City would try to sell this idea to the people. Wyman talked to some experts and heard scary things. He wanted the work at the Gordo site to be shut down until there was resolution to this. He lived by Bonanza Park and saw piles of materials and thought they could be in the wind.

Mayor Beerman closed the public input portion of the meeting.

VI) OLD BUSINESS

1. Consideration to Adopt Resolution 09-2021, a Resolution Approving an Interlocal Cooperation Agreement among Public Entities Regarding the Community Renewable Energy Program:

Luke Cartin, Environmental Sustainability Manager, presented this item and reviewed the history that resulted in the interlocal agreement for a community renewable energy program and the associated next steps. There were 20 cities and three counties that were working together on renewable energy and he displayed the cost breakdown for each entity, for a total cost of \$700,000. The most the City would be responsible for would be \$40,000. Cartin recommended to approve the resolution, and appoint a board member, an alternate board member and staff to the board. He thought the board would meet monthly.

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

Council Member Gerber moved to adopt Resolution 09-2021, a resolution approving an Interlocal Cooperation Agreement among Public Entities Regarding the Community Renewable Energy Program. Council Member Worel seconded the motion.

RESULT: APPROVED

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

Mayor Beerman indicated a board member could be determined at the retreat next week.

VII) NEW BUSINESS

1. Consideration to Adopt Resolution 10-2021, a Resolution Proclaiming May, 2021 as Mental Health Awareness Month in Park City

Michelle Downard, Resident Advocate, and Deanna Rhodes and Wendy O'Leary, CONNECT Summit County, presented this item. Downard indicated this resolution created awareness for mental illness and the need for support for those suffering with mental illness.

Rhodes shared a video that displayed results from a mental health survey in Summit County. O'Leary explained the peer navigation resources and their mental health resource directory. CONNECT also had a Spanish speaking peer navigator. Rhodes stated there was a stigma associated with mental illness and she hoped that stigma was being diminished. She stated there were mental health events all month long in recognition of Mental Health Awareness month.

Council Member Worel thanked Rhodes for all she and her staff did, as well as the Mental Wellness Alliance, to educate people on available mental health resources.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting. Council Member Worel moved to adopt Resolution 10-2021, a resolution proclaiming May, 2021 as Mental Health Awareness Month in Park City. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve a Level Four Special Event Permit for the 2021 Car-Free Sunday (CFS) in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, presented this item and noted that the City had come a long way with the pandemic and was still actively trying to have events while keeping attendees safe. This event would allow businesses to activate public spaces on Main Street. This event would be held Sundays June 6-September 26, excluding August 8. City services fees were estimated at \$115,000.

Council Member Joyce requested that the number of Level Four events be in the staff report so Council would know how many had been scheduled. Council Member Worel was concerned that the event sought approval and noted this topic would come back for a fee reduction discussion at a future meeting. She asked if the Historic Park City Alliance (HPCA) would be willing to pay the services fee if a fee waiver was denied. Diersen stated they would not pay the fee and indicated the fee reduction discussion would come back with all the other event fee waiver requests so Council could look at all the requests at once. Council Member Worel asked if some of the Sundays would be cancelled if the fee reduction wasn't approved, to which Diersen stated that would be discussed. Dias stated to pedestrianize Main Street was a staff intensive event. Last year, the City wanted to try it, but this year the businesses and HPCA supported this event.

Council Member Gerber asked when Silly Market (PSSM) ended. Diersen stated PSSM would end at 5:00 p.m. and Car-Free Sunday ended at 8:00 p.m., and observations would be made concerning the flow of the two events.

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

Council Member Gerber was excited to see how this event would work out. She thought the event aligned with the City goal to take traffic off Main Street and she knew there would be a discussion on fees. She was interested to see transit use during this event as well.

Council Member Doilney moved to approve a Level Four Special Event Permit for the 2021 Car-Free Sunday (CFS) in a form approved by the City Attorney. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance No. 2020-21, an Ordinance Adopting a Tentative Revised Budget for Fiscal Year 2021 and a Tentative Budget for Fiscal Year 2022 for Park City Municipal Corporation and its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on May 27, 2021 and June 17, and 24, 2021, at the Regular City Council Meetings:

Matt Dias, City Manager, stated this item was discussed in detail at the work meeting. The budget was a strategic restoration from the cuts issued in 2021. The priority for this year's budget was bold actions aligning with the Council's priorities. Council Member Henney clarified that it was normal to adopt a tentative budget and then refine it over the next few meetings before the final budget would be adopted June 24th. Dias reviewed some of the big budget items that were discussed. Mayor Beerman thanked Dias and staff for aligning the budget with Council's priorities.

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

Council Member Doilney moved to approve Ordinance No. 2020-21, an ordinance adopting a Tentative Revised Budget for Fiscal Year 2021 and a Tentative Budget for Fiscal Year 2022 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate, and set public hearings to consider adoption of the Final Budget on May 27, 2021 and June 17, and 24, 2021, at the regular City Council meetings. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2021-22, an Ordinance Approving the Gasparac Plat Amendment, Located at 1060 Park Avenue, Park City, Utah:

Spencer Cawley, Planner, presented this item and stated this was a lot split request. Staff supported the request because the historic character would be maintained.

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

Council Member Henney moved to approve Ordinance No. 2021-22, an ordinance approving the Gasparac Plat Amendment, located at 1060 Park Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Ordinance No. 2021-23, an Ordinance Approving the Jupiter Moons Plat Amendment, Located at 1125 and 1129 Park Avenue and 1126 and 1128 Woodside Avenue, Park City, Utah:

Rebecca Ward, Land Use Planner, presented this item and stated the applicant proposed to create three lots. She stated the 1129 Park Avenue structure encroached onto the 1125 Park Avenue lot and this amendment would create a unique lot line to resolve this problem.

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

Council Member Doilney asked if a bigger problem was being created because of the shared wall between the two structures. Council Member Worel stated they could not renovate both properties without the plat amendment. Ward noted the structures had different owners.

Council Member Worel moved to approve Ordinance No. 2021-23, an ordinance approving the Jupiter Moons Plat Amendment, located at 1125 and 1129 Park Avenue and 1126 and 1128 Woodside Avenue, Park City, Utah. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Roger McClain

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Hidden Peak Electric Co., Inc., to Construct the Empire Canyon Fiber Optic Line, in an Amount Not to Exceed \$273,900.00

Suggested Action:

Attachments:

[Empire Canyon Fiber Optic Conduit Staff Report](#)

[Exhibit A: Empire Canyon Fiber Optic Line Concept Routing](#)

[Exhibit B: 3KWTP Capital Improvement Projects Summary](#)



City Council Staff Report

Subject: Empire Canyon Fiber Optic Line
Construction Agreement – Hidden Peak Electric Co., Inc.
Author: Roger McClain, Public Utilities Engineering Manager
Department: Public Utilities
Date: May 27, 2021
Type of Item: Administrative

Recommendation

Authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Hidden Peak Electric Co., Inc., to construct the Empire Canyon Fiber Optic Line, in an amount not to exceed \$273,900.00.

Background

The improvements included in this staff report are an important part of the Major Water Conveyance and Storage portion of the overall master plan for the treatment of water draining from the Judge Tunnel. This project is intended to provide communications between the Judge Tunnel, Empire Water Tank, the Three Kings Water Treatment Plant (3KWTP), and the City's fiber network. The new connection is integral to security and the conveyance of raw water from the Judge Tunnel and treatment at the 3KWTP.

Analysis

The proposed work is located within City right-of-way and within an existing utility easements.

Bidding. The project was bid according to Park City Municipal (PCMC) standard procurement process. Bids were opened on May 4, 2021. The lowest responsive bid received was from Hidden Peak Electric Co., Inc. Bids received were:

Hidden Peak Electric Co., Inc.; \$273,900.00
B. Jackson Construction, LLC; \$336,435.62

Bid Amount Review. The low bid received is less than the budgeted amount contained in the M-I-W Project Contract Cost Summary.

Project Scope. Work included in the construction agreement includes:

- Installation of fiber optic cable on existing utility poles owned by Rocky Mountain Power (RMP). Appropriate permits with RMP will be procured by the contractor;
- Installation of buried fiber optic conduit, pull boxes, and cable within existing right-of-way; and
- A display reflecting the proposed alignment of the fiber line is attached, see Exhibit, *Empire Canyon Fiber Optic Line Concept Routing*.

Construction administration and field observation services during the construction are provided by the City's representative Dave Gustafson.

Schedule. The improvements will be complete and operational by November 15, 2021.

Funding Source

The funding for the improvements is from water service fees. Water improvements are included in the approved FY2021 Water CIP budget and costs are included in the Water Department's long term comprehensive financial model.

Exhibits

- A. Empire Canyon Fiber Optic Line Concept Routing
- B. 3KWTP Project Contract Summary

Empire Canyon Fiber Optic Line

Concept Routing

Marsac City Offices

Overhead fiber cable-96 strand
(on existing utility poles)

- Fiber Pole Drop
- Fiber Pull Box
- Fiber Junction Vault
- Connection to Facility

Overhead fiber cable-24 strand
(on existing utility poles)

Buried fiber cable - 24 strand
(in conduit)

Google Earth

© 2021 Google

3000 ft

159

Summary of Approved Council Contracts and Anticipated Contracts

Total Approved Contracts	\$106,721,053
Total Estimated Contracts	\$107,050,000
Budget prior to FY 20	\$8,075,375
5 year CIP Budget (FY 20 - FY 24)	\$101,736,093
Total Budget	\$109,811,468
Percent Design Complete	100%
Percent Construction Complete	40%

Service	Contractor	Contract	CC Authorized Date	CC Authorized Amount	Estimated Contract Amount	Estimated Future Contract Approval Date
3Kings Water Treatment Plant and Associated Improvements						
Design Engineer - 3KWTP Concept & Process Development	CH2M (Jacobs)	DSPA	25-May-17	\$1,497,909.00	\$1,500,000	
Schematic Design		First Addendum	5-Apr-18	\$1,600,000.00	\$1,470,000	
Design Development & Const. Drawings		Second Addendum	8-Nov-18	\$5,870,000.00	\$5,100,000	
Supplemental Design and Equipment Procurement Assistance		Third Addendum		\$565,000.00	\$580,000	October 2019
Design Engineer - 3KWTP Process Advisory Assistance	WQTS	DSPA		\$98,460.00	\$100,000	
ECI Contractor - 3WKTP Pre-Construction & Construction Services	Alder Construction	Agreement	8-Nov-18	\$0.00	\$0	
Pre-Construction Services		Amendment No. 1	8-Nov-18	\$183,500.00	\$200,000	
Pre-Construction Services		Amendment No. 2	18-Jul-19	\$61,336.00	\$100,000	
Pre-Construction Services		Amendment No. 3	15-Aug-19	\$82,374.00	\$100,000	
Off-site Improvements Ph 1 GMP		Amendment No. 4	15-Aug-19	\$2,400,000.00	\$2,400,000	
Construction Mitigation & Demolition GMP		Amendment No. 5	2-Sep-19	\$2,530,650.00	\$2,500,000	
3KWTP Construction GMP		Amendment No. 6	21-Nov-19	\$77,500,000.00	\$77,000,000	November 2019
3KWTP GMP Contract Adjustment (Time Only, No Cost)		Amendment No. 7	1-May-20	\$0.00	\$0	
Off-site Improvements Ph 2 GMP		Amendment No. #8	4-Aug-20	\$4,855,000.00	\$6,000,000	June 2020
3KWTP Construction Engineering Services	Jacobs	DSPA	5-Dec-19	\$6,500,000.00	\$6,500,000	December 2019
3KWTP Geotechnical Engineering Services	TBD	DSPA			\$25,000	January 2020
3KWTP Materials Testing & Inspections	CMT	DSPA	20-Oct-19	\$100,000.00	\$750,000	January 2020
		First Addendum	13-May-21	\$145,000.00		
3KWTP Special Inspections	TBD	DSPA			\$50,000	January 2020
3KWTP Energy Modeling & Building Commissioning	Van Boerum Frank & Assoc.	DPSA	31-May-18	\$44,174.00	\$50,000	
Building & Mechanical Commissioning Services		First Addendum	27-Feb-20	\$70,650.00	\$75,000	February 2020
Public Art in the Community	TBD	DSPA			\$300,000	July 2020
Design Engineer - 3KWTP Off-Site Improvements	Bowen Collins & Associates	DPSA	8-Nov-18	\$755,000.00	\$800,000	
Construction Engineering - Off-Site Improvements Ph 1		First Addendum	15-Aug-19	\$205,000.00	\$200,000	
Construction Engineering - Off-Site Improvements Ph 2		Second Addendum	25-Feb-21	\$58,004.00	\$200,000	June 2020
Construction Engineering - Empire Tank Replacement		Second Addendum	25-Feb-21	\$106,996.00	\$50,000	June 2021
Empire Tank Replacement - Construction	VanCon Inc.	C/A	25-Feb-21	\$1,472,000.00	\$650,000	March 2021
Empire Tank Replacement - Materials Testing	CMT	First Addendum	13-May-21	\$20,000.00	\$25,000	March 2022
Judge Tunnel & Empire Tank Communications System	TBD	C/A			\$325,000	March 2023
3KWTP Building Permit Fee Waiver	TBD				TBD	
3KWTP Annual Operations and Maintenance Budget	NA				\$2,000,000 per year	Fiscal Year 22
TOTALS				\$106,721,053	\$107,050,000	

Notes

- 1- Dollar amounts shown in the estimated contract amount column are based on the best available information and are subject to change based on many factors such as scope change, project approach change, price inflation and other similar factors.
2 - The list of future contracts is estimated and some may be removed or added depending on the requirements of the project.

LEGEND:

- CC: City Council
C/A: Construction Agreement
CM/GC: Construction Manager/General Contractor
DSPA: Design Service Professional Services Agreement
TBD: To be Determined

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Michelle Dehaan

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

Request to Authorize the City Manager to Execute a Contract for Water Distribution System Advanced Water Main Cleaning with Ice Pigging, in a Form Approved by the City Attorney, with American Pipeline Solutions, Inc., in an Amount Not to Exceed \$300,000

Suggested Action:

Attachments:

[Ice Pigging Contract Staff Report](#)

[Exhibit A: American Pipeline Solutions Ice Pig Proposal](#)

Subject: Water Distribution System Advanced Water Main Cleaning with Ice Pigging
Author: Michelle De Haan, Water Quality and Treatment Manager
Department: Public Utilities
Date: May 27, 2021
Type of Item: Administrative

Recommendation

Staff recommends City Council Authorize the City Manager to execute a contract for Water Distribution System Advanced Water Main Cleaning with Ice Pigging, in a form approved by the City Attorney, with American Pipeline Solutions, Inc., in an amount not to exceed \$300,000.

Background

- Staff has demonstrated that advanced deep main cleaning thru ice pigging removes 95% of the metals “mass” and is ten times more effective than currently practiced industry recognized high velocity unidirectional flushing (UDF). The Ice Pigging process involves pumping a slurry of ice into a water main through a hydrant or other existing fitting, using system pressure to carry the ice “pig” downstream. The pig scours the pipe and entrains accumulated deposits along the way, then exits the main through a hydrant or similar fitting. As the pig passes through the pipe, the natural glacial effect of the ice causes the pig to scrub the pipe and captures sediment. Ice pigging uses approximately 50 percent less water than standard UDF and takes significantly less time.
- Ice pigging will be conducted over a 3-year period starting with Thaynes, Iron Canyon and Aspen Springs water service zones starting in October of 2021. A separate or amended contract will be issued for ice pigging Old Town and upper Deer Valley currently planned for 2022 and 2023.
- Staff presented to City Council a Drinking Water Quality Strategy Update at a Staff Strategy meeting on March 21, 2019. The associated [staff report](#) describes the history of metals accumulation in Park City’s water distribution system, and the intent to conduct advanced main cleaning after the Spiro Water Treatment Plant was taken offline in fall of 2019 so that there is no longer loading of very low concentrations of metals (below DDW standards) into the distribution system, and after deep cleaning operations teams can keep the pipes clean.
- To minimize risk of release of metals in the distribution system, our drinking water scientists and operators have implemented strategic corrosion control measures including implemented a recently published corrosion control practice: Maintaining a high Oxidation-Reduction Potential (ORP) in the distribution system. By maintaining a high chlorine residual, firm metal scales are maintained

on pipe walls. This is similar to other water system's industry best practice of adding zinc ortho-phosphate that stabilizes calcium scale on pipe walls.

- Past use of Judge and Spiro tunnel waters allowed for accumulation of metals (i.e. lead, arsenic, thallium, iron and manganese) in the water distribution system. There is potential for these metals to be released again upon operational changes, chemistry shifts or SCADA system failures.
- Releases, due to operational changes, occurred in 2007 and 2010 in the Thaynes and Iron Canyons neighborhoods where high concentrations of metals were released into the distribution system requiring public notification, system flushing and supply of bottled water.
- Continued monitoring during water system UDF has identified the most significant accumulation has occurred in Thaynes/Iron Canyon/Aspen Springs and Old Town where Judge and Spiro tunnel waters were served until 2013 and 2019, respectively. Accumulation has also occurred in upper Deer Valley where JSSD mine tunnel water is supplied.
- The new 3Kings WTP is under design and will be online in 2022. This state-of-the-art plant will remove metals from Judge and Spiro Tunnel waters to comply with Clean Water Act stream standards and increase overall drinking water treatment system capacity.
- This contract is structured as as-needed time and material contract, and actual expenditures on the contracts will depend on the level of effort required.
- Additional funds will be requested in future year budgets to ice pig Old Town and upper Deer Valley.

Funding

- Funding is from water service fees and is included in the FY2022 Council approved tentative budget.

Exhibits

Exhibit A Scope and Fee



May 17, 2021

APS's scope of work and budget estimate for the above referenced project is;

Pricing is subject (but not limited) to the following conditions:

1. APS will develop an ice pigging run schedule upon receipt of the City's GIS records and provide a cost estimate to conduct the work that shall not exceed the contract amount of \$300,000. This portion of work will be completed by July 31, 2021.
2. Mobilization will occur for work to start on October 4, 2021.
3. A pre-construction site meeting or conference call will occur prior to work to review the scope of work and location of ice insertion ports and sewer disposal locations.
4. APS shall produce approximately 2,700 gallons of ice slurry for delivery to the water mains each day of work to clean sediments, loose deposits, and biofilms (if present) from the water mains covered under this proposal.
5. Ice pigging procedures are listed in **Addendum A**.
6. This price is based on completing one full pass of the entire pipe according to the proposed run schedule in **Addendum B**. If multiple passes are needed they will be negotiated with the City in consideration of available remaining contract funds.
7. APS shall provide a report summarizing the daily cleaning events and a chemical, biological and mechanical analysis of sediments removed each day. **Note: City will pay for any additional laboratory testing.**
8. Owner agrees that there is considerable expense to produce 2,700 gallons of ice slurry and that the ice slurry cannot be held for more than 12 hours before it becomes unusable. If on a scheduled workday, the Owner cannot isolate the water main or does not have the needed personnel, APS shall charge the Owner the Full Daily Rate of \$12K per day. Daily Rate may change depending on other factors such as mobilization fee requirements, and will be approved by owner in writing if change is required.

9. APS shall not charge Owner the above-mentioned Daily Rate, if APS cannot perform the complete day's work due to those factors under APS control, i.e., the ice is not in suitable condition, APS cannot provide the necessary labor, equipment failure, etc.
10. Once delivered to the job site, ownership of the ice slurry is transferred to Owner. All ice delivered to and removed from the water main, along with the wastes generated from the resulting process shall be the sole property of the Owner. The Owner shall dictate the specific disposal procedures to be employed during the process.
11. Owner agrees to provide the following:
 - a. All potable water necessary to create the ice slurry,
 - b. Secure location to stage the equipment required for ice production,
 - c. Network operators to isolate and re-open valves and hydrants during the project,
 - d. MOT (Maintenance of Traffic) procedures in accordance with the requirements written in The Manual of Uniform Traffic Devices, or similar local procedures,
 - e. A tanker truck to haul the wastes where a sanitary sewer is not in close proximity. **Note: The discharge should not be to ground unless specific approval from the Owner is granted. See Addendum A Responsibility #3.**
 - f. Exercise all relevant valves and hydrants and test for operational working order prior to project commencement,
 - g. A complete isolation of the main on each day of operation,
 - h. Fire hydrants **OR** suitable ice insertion fittings of 2" or greater with valve control installed at the locations to be determined following a pre-construction site inspection.

Addendum A –

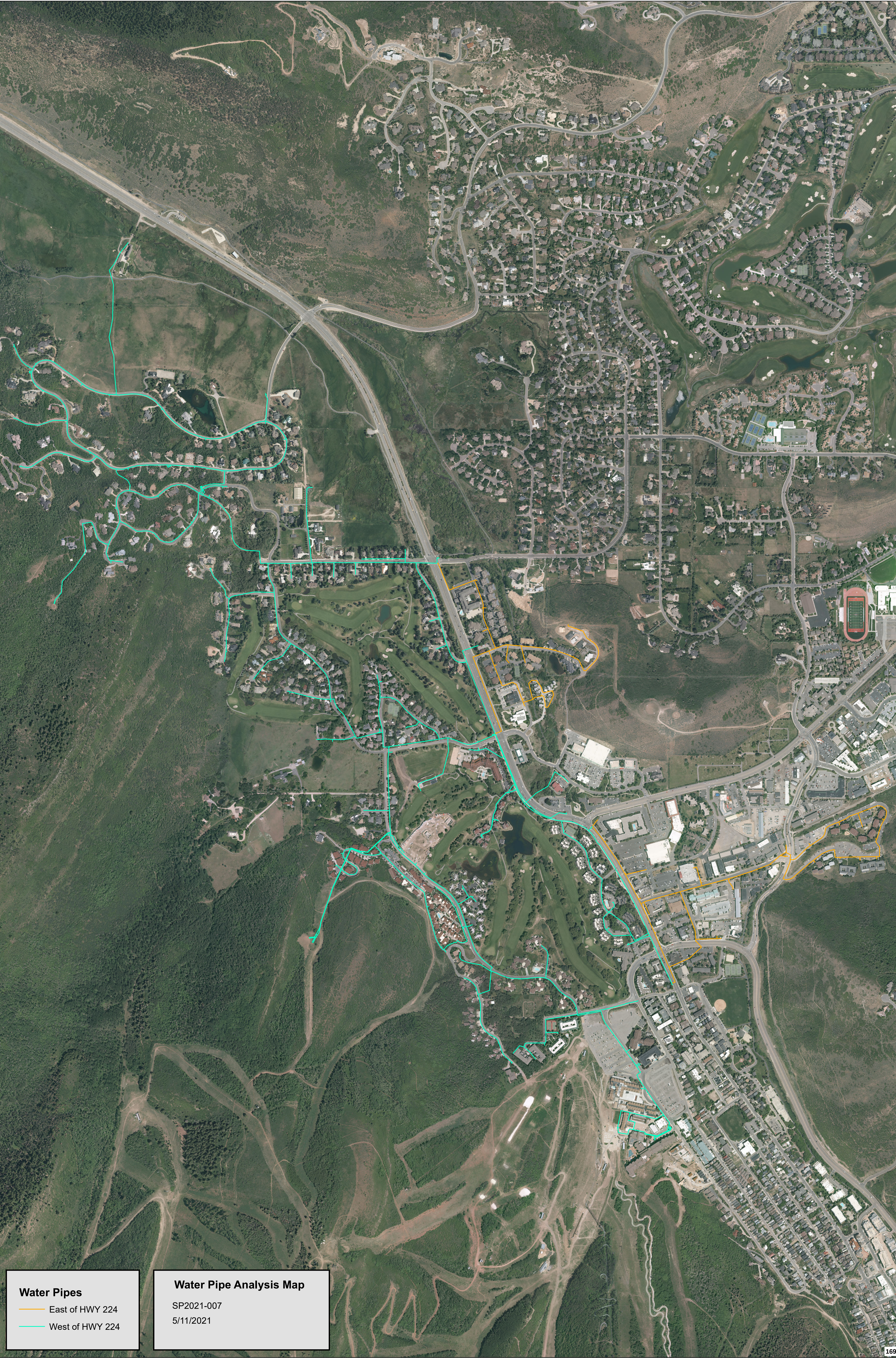
Responsibility		Ice Making Procedure
Owner	1.	The ice delivery unit and ice making unit shall be staged in a suitable level area, preferably a fenced area at a water treatment plant or other facility. The facility needs access to potable water, preferably a hydrant.

APS	2.	The hoses and fittings connecting the ice maker and delivery unit shall be disinfected and connected. This connection makes a closed loop system between the ice maker and delivery unit.
APS	3.	Approximately 2,700 gallons of potable water shall be added to the delivery tank, along with approximately 1100lbs of NSF-60 Certified Sodium Chloride. Local sewer district limits will be applied based on a maximum of 2,700 gallons disposal/day and 1100 lbs of salt.
APS	5.	The PLC controlling the ice making process shall be started and allowed to run overnight. APS shall monitor the procedure overnight via periodic visits or remote monitoring.
APS	6.	After completion of the ice making process, a small amount of ice shall be tested to determine the ice fraction. If the ice fraction is below the project's requirement, the ice making process shall continue.
APS	7.	Once the ice fraction is in accordance with the project's requirement, then the ice maker shall be shut off and disconnected. The ice contained in the delivery unit shall be delivered to the job site.

Responsibility		On-Site Delivery Actions
Owner	1.	Owner shall setup and maintain MOT (Maintenance of Traffic) procedures in accordance with the requirements written in The Manual of Uniform Traffic Devices, or similar local procedures.
APS	2.	The ice pigging delivery unit shall be parked near the appropriate insertion point. • Hoses shall be setup from the delivery unit to the insertion point. • The insertion point shall be flushed to clean out the barrel, then shut off. • The hoses shall be disinfected and connected to the insertion point.
APS	3.	Where possible, the extraction point instrumentation unit shall be setup near the extraction point. • Hoses shall be setup from the instrumentation unit to the discharge point. • Hoses shall run from the instrumentation unit to the designated disposal receptacle. • The instrumentation unit shall be connected to the discharge point, and the valve turned on. • Water quality readings shall be taken. • The unit shall be allowed to flow water.

Owner	4.	The final valves shall be closed to isolate the water main.
APS	5.	The isolation of the main shall be verified by the instrumentation unit. The extraction point valve shall be closed after main isolation is verified and before the pressure goes below 20psi in the main.
APS	6.	The entrance insertion point valve shall be opened and the ice slurry pumped into the water main. • Prior to pumping the percent solids of the ice slurry shall be documented. The extraction valve shall be operated to allow for the displacement of water by the introduction of the ice and maintain the pressure above 20psi in the main.
APS	7.	Once the appropriate amount of ice slurry has been delivered, the insertion point and extraction point valve shall be closed and the pressure is maintained above 20psi
Owner	8.	IMMEDIATELY, the upstream main line valve shall be opened to supply the needed pressure to push the ice pig through the main.
APS	9.	Once full system pressure, as observed prior to system shutdown, is monitored at the instrumentation unit, the operator shall open the extraction hydrant valve to control the flow of water and monitor the progress of the ice pig.
APS	10.	Once the pig is monitored to arrive, the flow of water shall be diverted from the de-chlorination equipment to flow to the sanitary sewer specified by the Owner.
APS	11.	The water quality shall be monitored and flow shall continue until the water quality returns to the initial water quality readings.
APS	12.	The insertion point shall be flushed to remove any ice that remains between the water main and hydrant.
APS	13.	The entrance and exit locations shall be cleaned up with all materials and equipment removed from the site.
Owner	14.	The downstream main valve shall be opened and returned to full service.

**Addendum B – Run Schedule General Scope Area
Including Thaynes, Iron Canyon, Aspen Springs
Water Service Areas**



Water Pipes

— East of HWY 224

— West of HWY 224

Water Pipe Analysis Map

SP2021-007

5/11/2021

Total Feet: 83339.09352
Total Miles: 15.78391923

Mileage by Material

Material	Feet	Miles
<Null>	83.779786	0.01586738
Asbestos Cement	20634.67156	3.90808174
C-900 PVC	2741.349207	0.51919493
C900-PVC	761.330967	0.14419147
CL-150 PVC	8991.823725	1.70299692
Ductile Iron	50103.54231	9.48930726
HDPE	6.110204	0.00115724
Permastrand	6.702893	0.00126949
Steel	9.782861	0.00185281
Grand Total	83339.09352	15.7839192

Mileage by Diameter

Diameter	Feet	Miles
2	592.52206	0.11222009
3	64.191273	0.01215744
4	2186.097124	0.41403355
6	29206.47297	5.53152897
8	31674.24084	5.99890925
10	11684.34554	2.21294423
12	4013.442451	0.76012168
14	2135.368905	0.40442593
16	1622.317036	0.30725701
<Null>	160.09532	0.03032108
Grand Total	83339.09352	15.7839192

Diameter	Material	Feet	Miles
2		592.52206	0.11222
	Asbestos Cement	22.080497	0.004182
	CL-150 PVC	4.220539	0.000799
	Ductile Iron	550.327959	0.104229
	HDPE	6.110204	0.001157
	Steel	9.782861	0.001853
3		64.191273	0.012157
	Ductile Iron	64.191273	0.012157
4		2186.097124	0.414034
	Asbestos Cement	26.717089	0.00506
	CL-150 PVC	2.272417	0.00043
	Ductile Iron	2157.107618	0.408543
6		29206.47297	5.531529
	<Null>	54.524758	0.010327
	Asbestos Cement	9971.972948	1.888631
	C-900 PVC	832.449797	0.157661
	CL-150 PVC	1345.621673	0.254853
	Ductile Iron	17001.90379	3.220058
8		31674.24084	5.998909
	C-900 PVC	1450.062877	0.274633
	C900-PVC	761.330967	0.144191
	CL-150 PVC	6268.33396	1.187184
	Ductile Iron	23194.51303	4.3929
10		11684.34554	2.212944
	Asbestos Cement	3178.452471	0.60198
	C-900 PVC	327.996241	0.062121
	CL-150 PVC	1371.375136	0.25973
	Ductile Iron	6806.521695	1.289114
12		4013.442451	0.760122
	Asbestos Cement	3816.214524	0.722768
	Ductile Iron	190.525034	0.036084
	Permastrand	6.702893	0.001269
14		2135.368905	0.404426
	Asbestos Cement	2102.693671	0.398237
	Ductile Iron	32.675234	0.006188
16		1622.317036	0.307257
	Asbestos Cement	1516.540363	0.287224
	Ductile Iron	105.776673	0.020033
	<Null>	160.09532	0.030321
	<Null>	29.255028	0.005541
	C-900 PVC	130.840292	0.02478
	Grand Total	83339.09352	15.78392

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Mike McComb

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Adopt Resolution 14-2021, a Resolution Adopting the Park City Community Wildfire Preparedness Plan (CWPP)
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Community Wildfire Preparedness Plan Staff Report](#)

[Exhibit A: 2020 PCMC CWPP](#)

[Exhibit B: 2020-2021 Community Outreach, Projects, and Programs](#)

[Exhibit C: Community Wildfire Preparedness Plan Resolution](#)

City Council Staff Report



Subject: Comprehensive Update to the Park City Community Wildfire Preparedness Plan
Author: Mike McComb
Department: Emergency Management
Date: May 27, 2021
Type of Item: Administrative

Summary Recommendation

Review the updated 2021 Community Wildfire Preparedness Plan (CWPP), take public input, and adopt the CWPP by resolution, with a public signing ceremony to immediately follow.

Background

Residents of Park City know that living in the wildland-urban interface (WUI), while beautiful and amazing, brings with it a very real risk of wildfire. Wildfire is the primary natural hazard in the region, both in terms of potential severity and likelihood. Under certain circumstances, a large wildfire in our area could deliver a severe economic blow to the community. With the intent of reducing the risk of wildfire in our area, Staff and community partners have conducted a variety of outreach, projects and programs - a summary of these efforts in 2020-2021 is listed in Attachment B. Community preparedness for a wildfire can greatly mitigate the impacts. To that end, the CWPP concept was created to help protect communities from the physical and economic impacts from a devastating wildfire.

Park City Municipal Corporation's (City) CWPP was originally completed in 2013. An extensive update to the plan commenced in August 2020 and work continued into April 2021 with stakeholders meeting monthly. This plan, based on the 2019 Summit County CWPP, describes the wildfire threat to the City and surrounding areas, and adopts recommendations for threat mitigation in order to lessen the risk or impacts of a catastrophic fire in our area.

The plan involves the work of multiple community stakeholders including:

- Deer Valley Resort
- Dominion Energy
- Historic Park City Alliance
- Mountain Regional Water
- Park City Chamber of Commerce/Convention and Visitors Bureau
- Park City Fire District
- Park City Mountain (Vail)
- Rocky Mountain Power
- Snyderville Basin Recreation District
- Summit County Emergency Management
- Summit County Fire Warden
- U.S. Forest Service
- Utah Department of Natural Resources/Forestry, Fire & State Lands

Participating City departments include:

Executive
City Attorney's Office
Building - Chief Fire Code Official
Community Engagement
Open Space, Trails, Real Estate
Public Utilities / Water
Planning
Police
Recreation
Emergency Management

The various appendices exceed 500 pages, and are not included with the CWPP in Exhibit A, but are available to Council for review at <https://www.parkcity.org/government/emergency-management/be-ready-park-city> .

Public Comment

The final draft of the CWPP was posted on www.BeReadyParkCity.org for 30 days with the intent of soliciting public comment on the plan and its contents. Notice was made on the City's Calendar of Events, located at <https://www.parkcity.org/about-us/calendar-of-events>, as well as mention during several community engagement events throughout April. No responses were received as of April 23, 2021.

Evacuation Plan

A key component to the CWPP is the creation of a draft evacuation plan for the City, which was completed with the help of a CWPP sub-committee which met nearly every two weeks from the end of November 2020 through late February 2021. The plan was exercised via a tabletop exercise with multiple external agencies in mid-April. The finalized evacuation plan - designed with the objective of being scalable, flexible, and adaptable - is intended to be adopted as part of the City's Comprehensive Emergency Management Plan in the coming weeks.

Signing Ceremony

A public signing ceremony with stakeholders is planned immediately following Council approval of the updated plan to commemorate this milestone.

Department Review

Building, Planning, Police, Recreation, Trails/Open Space/Real Estate, Community Engagement, Legal, Emergency Management, and Executive

Exhibits

- A. 2021 Park City Community Wildfire Preparedness Plan (CWPP)
- B. 2020-2021 Wildfire Community Outreach, Projects & Programs
- C. Proposed Resolution Adopting the 2021 Community Wildfire Preparedness Plan (CWPP)

State of Utah

Community Wildfire Preparedness Plan For the Wildland – Urban Interface

Park City
Utah



2021



Department of Natural Resources
Division of Forestry, Fire and State Lands
1594 W North Temple, PO Box 145703, Salt Lake City, UT 84114-5703

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Declaration and Concurrence

ANDY BEERMAN NAME	Park City Mayor AFFILIATION
SIGNATURE	DATE
MATT DIAS NAME	Park City Manager AFFILIATION
SIGNATURE	DATE
NAME	Park City Forestry Manager AFFILIATION
SIGNATURE	DATE
DAVE THACKER NAME	Park City Chief Fire Code Official AFFILIATION
SIGNATURE	DATE



Declaration and Concurrence Page, continued

J. M. McCOMB NAME	Park City Emergency Manager AFFILIATION
SIGNATURE	DATE
WADE CARPENTER NAME	Park City Police Chief AFFILIATION
SIGNATURE	DATE
BRYCE BOYER NAME	Summit County Fire Warden AFFILIATION
SIGNATURE	DATE
PAUL HEWITT NAME	Park City Fire District AFFILIATION
SIGNATURE	DATE
TRAVIS WRIGHT NAME	Forestry Fire and State Lands WUI Coordinator AFFILIATION
SIGNATURE	DATE



JENNIFER WESSELHOFF	Park City Chamber of Commerce/Convention and Visitors Bureau
NAME	AFFILIATION
SIGNATURE	DATE
STEVE GRAFF	Deer Valley Resort
NAME	AFFILIATION
SIGNATURE	DATE
MIKE LEWIS	Vail / Park City Mountain Resort
NAME	AFFILIATION
SIGNATURE	DATE
CLINT MCAFFEE	Park City Utilities Director
NAME	AFFILIATION
SIGNATURE	DATE
HEINRICH DETERS	Park City Trails, Open Space, Real Estate
NAME	AFFILIATION



INTRODUCTION

Over 600 of Utah’s communities have been classified as “at risk” of wildfire. The safety of the citizens of any community and the protection of private property and community infrastructure is a shared responsibility between the citizens; the owner, developer or association; and the local, County, State and Federal governments. The primary responsibility, however, remains with the local government and the citizen/ owner.

The purpose of wildfire preparedness planning is to...

- Motivate and empower local government, communities, and property owners to organize, plan, and take-action on issues impacting the safety and resilience of values at risk
- Enhance levels of fire resilience and protection to the communities and infrastructure
- Identify the threat of wildland fires in the area
- Identify strategies to reduce the risks to structures, infrastructure and commerce in the community during a wildfire
- Identify wildfire hazards, education, and mitigation actions needed to reduce risk
- Transfer practical knowledge through collaboration between stakeholders toward common goals and objectives

Outcomes of wildfire preparedness planning are to...

- Facilitate organization of sustainable efforts to guide planning and implementation of actions:
 - o *Fire Adapted Communities*
 - o *Resilient Landscapes*
 - o *Safe and Effective Fire Response*
- Improve community safety through:

o <i>Coordination and collaboration</i>	o <i>Improved fire response capabilities</i>
o <i>Public awareness and education</i>	o <i>Fire prevention</i>
o <i>Firefighter training</i>	o <i>Development of long-term strategies</i>
o <i>Fuel modification and reduction</i>	



RESOURCES

- ✓ *Local / Primary fire protection provider*
- ✓ *Local Resource, Conservation and Development Districts*
- ✓ *Utah Division of Forestry, Fire and State Lands*
- ✓ *Utah State Fire Marshal (Dept. of Public Safety)*
- ✓ *Utah Division of Emergency Management*
- ✓ *Utah Living With Fire*
- ✓ *Local emergency management services*
- ✓ *USDA Forest Service*
- ✓ *U.S. Department of Interior Agencies*
- ✓ *Utah Resource Conservation Districts*
- ✓ *Utah Soil Conservation Districts*
- ✓ *Local fire agencies*

STATEMENT OF LIABILITY

The activities suggested by this template, associated checklists and guidance documents, the assessments and recommendations of fire officials, and the plans and projects outlined by the community wildfire council, are made in good faith according to information available at this time. The Utah Division of Forestry, Fire and State Lands and Park City Municipal Corporation assume no liability and make no guarantees regarding the level of success users of this plan will experience. Wildfire still occurs, despite efforts to prevent it or contain it; the intention of all decisions and actions made under this plan is to reduce the potential for, and the consequences of, wildfire.

PLANNING OVERVIEW

Park City is a municipality located within Summit County, Utah, and is entirely contained within the wildland urban interface (WUI). Every residential and commercial area within Park City limits lies inside the WUI. Most of Park City's jurisdiction is mountainous, especially the south, southwestern, and western boundaries of the City. The wildland ranges from sagebrush foothills to mountain peaks. Decades of drought, fire suppression, and climate change have resulted in a buildup of fuels in these lands, creating a dangerous environment set for catastrophic fire that if it occurred, could destroy thousands of homes, critical infrastructure, and the local economy.

Summit County, in which Park City is mostly housed, is home to the headwaters of four of the five major rivers in Utah (Duchesne, Provo, Weber and Bear), which provide critical drinking and irrigation water to Summit County and communities downstream, such as major population centers in the Salt Lake Valley. Catastrophic wildfire poses a huge risk to the security of these water systems due to contamination from mudslides and debris flows that inevitably occur after a megafire has destroyed the landscape and tree systems in the area.

In an effort to build a fire resilient community and continue participating in the State of Utah's fire suppression program, Park City has engaged in a planning effort to update its 2013 Community Wildfire Preparedness Plan (CWPP) with the intent of identifying and committing to additional actions in the areas of wildfire mitigation, prevention, and preparedness.

Planning for the City's CWPP update began in early 2020 and involved representatives from the City Council, City Administration, County Fire Warden, City and County Emergency Management, Chief Fire Official and Deputy Chief Fire Official, Forestry Manager and Planning Director, Emergency Management, Park City Fire District, Deer Valley and Vail Resorts, Park City Chamber of Commerce/Visitors Bureau, Historic Park City Alliance, Snyderville Basin Parks and Recreation, Forestry Fire and State Lands, U.S. Forest Service, Mountainlands Regional Water District, Rocky Mountain Power, Dominion Energy, and others. Members of this group met monthly over the course of seven months to discuss goals and actions the City would take in fire mitigation, prevention, and preparedness.

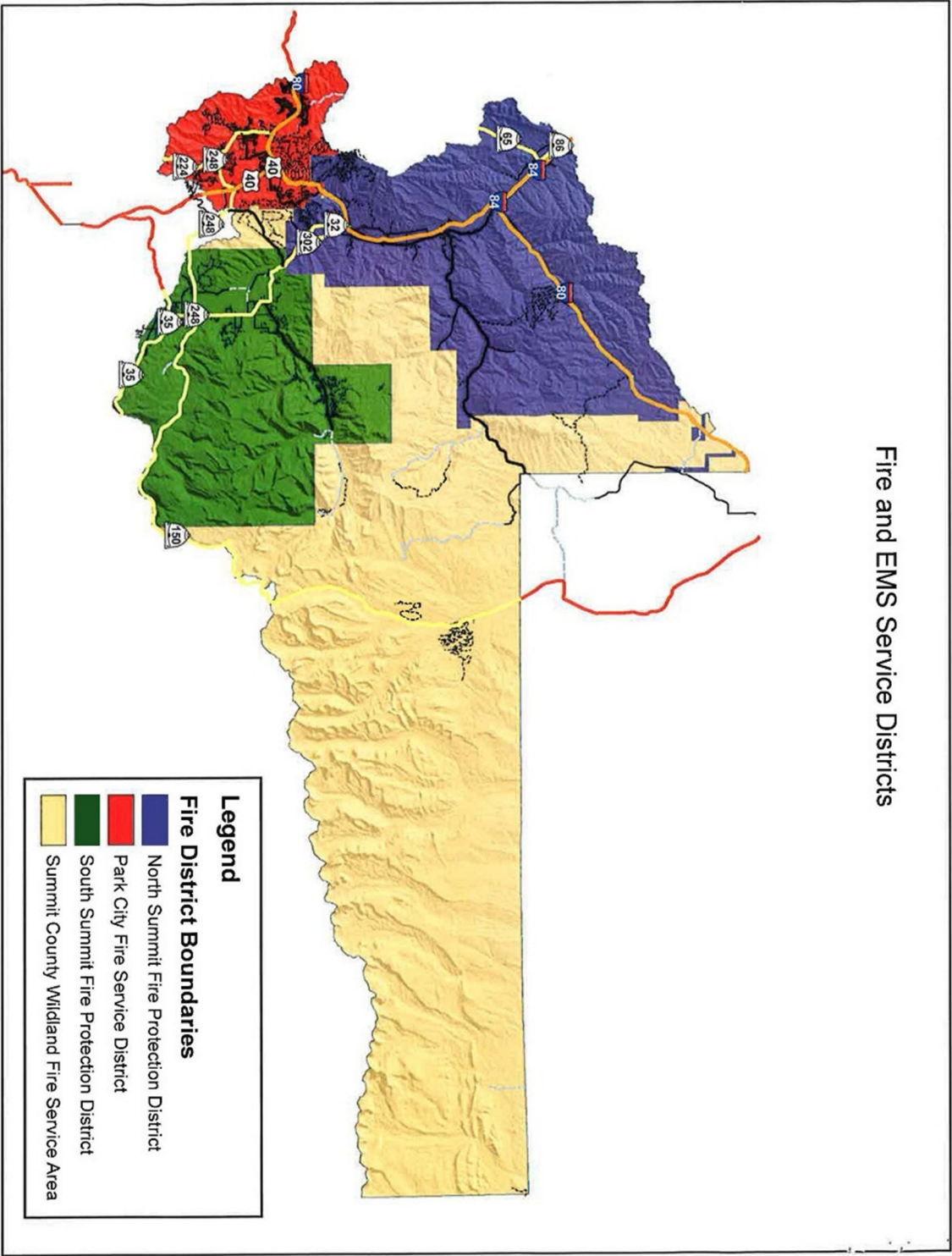
During these meetings, the group examined maps, analyzed fire risk data, studied effective strategies and best practices in mitigation, prevention, and preparedness, and discussed actions that both the City and property owners could take to help make the community more resistant to wildfire.

The intended outcome of this planning effort was to update the City's community wildfire preparedness plan for the City Council to adopt and which would inform City efforts in the areas of wildfire mitigation, prevention and preparedness. Following is the plan resulting from this effort.

The City Council adopted this CWPP on May 27, 2021 and authorized staff to submit it to the State via the County Fire Warden.

This is a dynamic, working document that will be updated as information changes, progress is made towards the goals outlined in the plan, and the community evolves. Because fires are likely to spread beyond political boundaries, data from Summit County is included in this report.

PLAN OVERVIEW MAP – Summit County





PART I: COMMUNITY DESCRIPTION – Park City

Legal Structure

Organization	Contact Person	E-mail
Park City Council	Andy Beerman Mayor	andy@parkcity.org
Park City Municipal Corporation	Matt Dias City Manager	matt.dias@parkcity.org
Park City Police Department	Wade Carpenter Police Chief	wade.carpenter@parkcity.org
Park City Fire District	Brant Lucas	blucas@pcfd.org
Summit County Fire Warden	Bryce Boyer	bruceboyer@utah.gov
Park City Public Works	Troy Dayley Director	troy@parkcity.org
Park City Public Utilities	Clint McAfee Director	clint.mcafee@parkcity.org
Park City Municipal Athletic and Recreation Center (MARC)	Tate Shaw Assistant Director	tshaw@parkcity.org
Park City Chief Fire Code Official/Chief Building Official	Dave Thacker	dave.thacker@parkcity.org
Park City School District	Mike Tanner Chief Operating Officer	mtanner@pcschoools.us
Park City Municipal Forestry Manager		
Park City Trails, Open Space, & Real Estate	Heinrich Deters	hdeters@parkcity.org
Park City Attorney	Mark Harrington	mark@parkcity.org
Park City Public Information Officer	Linda Jager	linda.jager@parkcity.org
Park City Planning Director	Gretchen Milliken	gretchen.milliken@parkcity.org
Park City Emergency Manager	Mike McComb	mike.mccomb@parkcity.org

Community Partnerships & Collaboration

Community Partnerships & Collaboration		
List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), other.		
Organization	Contact Person	E-mail
Park City HOA List		
Summit County	Tom Fisher County Manager	tfisher@summitcounty.org
Summit County Emergency Manager	Kathryn McMullin	kmcmullin@summitcounty.org
Dominion Energy (Questar)	Seth Plaizier	seth.plazier@dominionenergy.com
Rocky Mountain Power	Lisa Romney	Lisa.romney@rockymountainpower.com
Mountain Regional Water Special Service District	Scott Morrison General Manager	scottm@mtregional.org
Snyderville Basin Special Recreation District, Open Space Management Supervisor	Jessica Kirby	jessica@basinrecreation.org
Department of Natural Resources, Forestry Fire and State Lands WUI Coordinator	Travis Wright	tdwright@utah.gov
Central Utah Water Conservancy District	Gene Shawcraft	www.cuwcd.com
Utah Division of Water Resources	Rachel Shilton	rachelshilton@utah.gov
Snyderville Basin Water Reclamation District	Mike Luers General Manager	mluers@sbwrdr.org
Deer Valley Resort	Steve Graff Operations Manager	sgraff@deervalley.com
Vail (Park City Mountain Resort)	Mike Lewis Operations Manager	mlewis@vailresorts.com
Park City Chamber of Commerce/Visitors Bureau	Bob Kollar	bob@visitparkcity.com
Historic Park City Alliance		
U.S. Forest Service, Heber and Kamas	Daniel Jauregui	daniel.jauregui@usda.gov

Restricting Covenants, Ordinances

Restricting Covenants, Ordinances, etc.- For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.		
Source	Details	Focus area
Municipal Ordinance 2020-35	Adopts 2006 Utah Wildland Urban Interface Code, updates Municipal Code and Land Management Code.	Park City WUI
Summit County Zoning Map	ArcGIS zoning map	Summit County - All
Summit County Parcel Viewer - GIS	Interactive map of information, data and records.	Summit County - All

Population Summary

Population – Park City	
Approximate number of homes	3,214 (estimated)
Approximate number of commercial entities	3,377 (estimated)
Approximate number of full-time residents	8,526
Approximated number of part-time residents	Fluctuates with season
<i>Notes/comments:</i> Data in this table identifies dwellings. Of note, by one estimate, more than 67% of Park City dwellings are vacant much of the year. Summit County's approximated resident population is 42,145 people, making Park City residents approximately 20% of the County's population.	

Access

Access – Summit County and Park City			
Directions to community			
Summit County lies on the upper east side of Utah. Its northeast borders follow the south and west borders of the state of Wyoming. Its central and eastern portion consists largely of the east-west oriented Uinta Mountains, while its western portion runs to the east slopes of the north-south oriented Wasatch Mountains. The City's highest point is Jupiter Peak, located on the border with Salt Lake and Wasatch Counties, at 9900' ASL. The City has a total area of 19.99 square miles, almost all of which consists of land. Water sources present within City limits consist of small ponds and streams. Major public surface roads providing access to Park City: <table> <tr> <td> - US Interstate I-80 - US Route US-40/US-189 </td><td> - UT Route SR-248 - UT Route SR-224/SR-190 Guardsman Pass (seasonal, mountain summit closed in winter) </td></tr> </table> Summit County ArcGIS Roads Map		- US Interstate I-80 - US Route US-40/US-189	- UT Route SR-248 - UT Route SR-224/SR-190 Guardsman Pass (seasonal, mountain summit closed in winter)
- US Interstate I-80 - US Route US-40/US-189	- UT Route SR-248 - UT Route SR-224/SR-190 Guardsman Pass (seasonal, mountain summit closed in winter)		
All-weather access			
Major roads and access routes are generally paved and plowed with exceptions as noted. Non-paved surfaces may not be accessible during winter months or severe storms.			
Seasonal access			
- SR-224/190 Guardsman Pass MP 17.7 (SR- 190)-0.84 (SR- 224) between Wasatch County, Brighton, and Park City UDOT Seasonal Road Closures			

Roads

Roads – Park City								
	None	Some	All	Adequate	Inadequate	% Pavement	% gravel	% dirt
Road signs present		X		X		%	%	%
Will support normal flow of traffic			X	X		%	%	%
Are loop roads		X		X		%	%	%
Are dead-end roads		X		X		%	%	%
Turnaround space available at end of road for emergency equipment		X		X	X	%	%	%
<i>Notes/comments:</i> 96% of roads are pavement; 2% are gravel; 2% are dirt. Most will support two lanes of traffic (based upon neighborhood and snowfall).								

Driveways

Driveways – Park City						
	Adequate	Inadequate	None	Few	Most	All
Most driveways width and height clearance, road grades and vegetation appearance are...	X				X	
Individual homeowners have posted their address	X				X	
<i>Notes/comments:</i> Specific concerns regarding grade and slope considerations for driveways in particular.						

Structures

Structures – Park City						
	None	Few	Some	Many	Most	All
Wood frame construction					X	
Have wood decks or porches				X		
Have wood, shake or shingle roofs			X			
Are visible from the main subdivision road				X		

Structures – Park City
<i>Notes/comments:</i> Specific concerns expressed for Deer Valley areas.

Bridges Gates, Culverts

Bridges, Gate, Culverts, other – Park City			
	None	Some	All
Bridges support emergency equipment			X
Gate provides easy access to emergency equipment			X
Culverts are easily crossed by emergency equipment			X
<i>Notes/comments:</i>			

Utilities

Utilities – Park City						
	Below ground	Above ground	Provided by	Phone number	% marked with a flag or other highly visible means	% utilized
Water	X		Park City Water	435-649-7324	%	%
Telephone Service	X	X	All West	866-255-9378	%	%
Telephone Service	X	X	Century Link	855-284-1591	%	%
Telephone Service	X	X	Xfinity	800-934-6489	%	%
Electrical Service	X	X	Rocky Mountain Power	888-221-7070	%	%
Are there homes utilizing propane?			Utah LP Gas Suburban Propane	435-336-2147 800-776-7263	%	%
Are there homes utilizing natural gas?	X		Dominion Energy	800-767-1689	%	%

Utilities – Park City						
Solid Waste & Recycling	NA	NA	Republic Services	801-924-8500	%	%
Recycling	NA	NA	Recycle Utah	435-649-9698	%	%
Landfill	NA	NA	Summit County	435-336-5297	%	%
<i>Notes/comments:</i>						

Propane Tanks

List locations of propane tanks above ground – Park City		
Owner	Address, lat/long, etc.	Size
<i>Notes/comments:</i> Not applicable		

Primary Water Sources

Primary Water Sources – Park City			
Approximate % homes using central water system			100%
Approximate % homes using individual wells			0%
Approximate % homes having additional private water source			00%
Water provided by	Park City Municipal Corporation	Phone	435-615-5335
<i>Notes/comments:</i>			

List locations of water sources – Park City		
Owner	Address, lat /long, etc.	Accessible
Park City Municipal	Quinn's Junction Water Treatment Plant (Surface water from Weber River / Rockport Reservoir)	N
Park City Municipal	Middle School Well	N
Park City Municipal	Divide Well	N
Park City Municipal	Park Meadows Well	N
Park City Municipal	Thiriot Spring	N
Park City Municipal	Spiro Tunnel	N
Park City Municipal	Municipal Golf Course holding ponds 40.65942584726672, -111.51275616372773	Y
Vail Resorts	Shadow Lake 40.61655425005351, -111.548042411611	Y
Vail Resorts	Mid-Mountain Pond (Canyons) 40.646194269414664, -111.54984707728825	Y
Deer Valley	Basin ponds 40.64313666683746, -111.48022544646922	Y
Deer Valley	Deer Valley snowmaking reservoir 8803' ASL 40.60883 N 111.48916 W	Y
Park Meadows Country Club	Golf course ponds 40.674954858961144, -111.50391617098366	Y
Jordanelle Special Service District	Jordanelle Reservoir 40.609963479702046, -111.41637852614078	Y
Silver Springs	Silver Springs ponds 40.691917544049026, -111.52656582020717	Y
<i>Notes/comments:</i> Jordanelle Reservoir is located outside City limits, but is the closest large body of water adjacent to City limits. Mid-Mountain Pond at Canyons and Silver Springs ponds are also outside City limits, but are potential water sources. Note that firefighting helicopters may be restricted from crossing active public highways while carrying water, so resources may be needed to close those roads.		

PART II: RISK ASSESSMENT

Estimated Values at Risk	
Estimated / assessed current market values of residential and commercial property in the area - Park City	
Estimated market values at risk of commercial and residential property. <i>Source: Summit County Tax Assessor</i>	\$ 11,637,579,052
Year	2020

Natural Resources

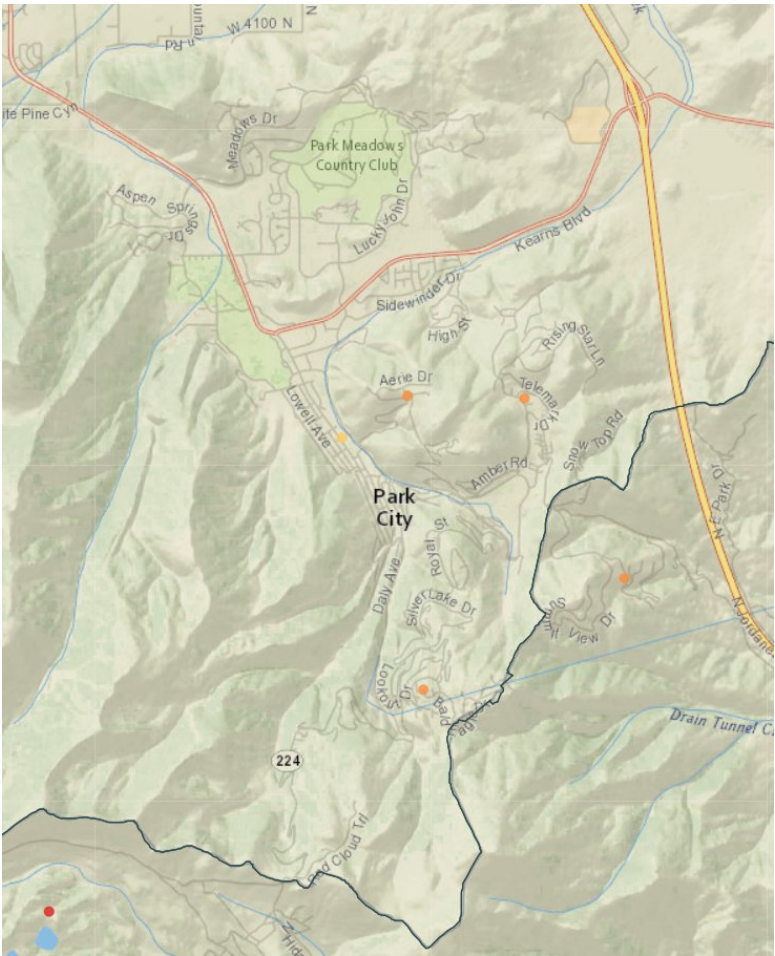
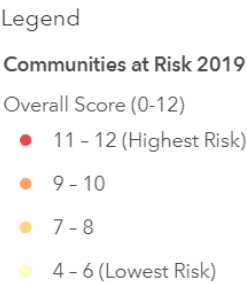
Natural Resources at Risk	
Describe the natural resources at risk in the area, such as watershed, forest products, wildlife, recreation tourism, etc.	
Park City lies in the southwest corner of Summit County, Utah, with City limits bordering Salt Lake County to the west and Wasatch County to the south. Some 1,300 acres of City property, designated as open space, are located within Wasatch County.	
Forests/ Parks/Ski Resorts/Protected Areas	
• Deer Valley Resort • Park City Mountain Resort • Round Valley • McPolin Farm and surrounding area	• Wasatch National Forest • Bonanza Flats • Treasure Hill •
Rivers/ Creeks/Streams	
• City Creek • Poison Creek	• McLeod Creek

Ponds/Lakes/Reservoirs within City limits

• Deer Valley basin ponds • Park City Municipal Golf Course pond • Park Meadows Country Club golf course ponds • Aspen Springs Drive pond • Shadow Lake

Communities at Risk (CARs) List

The following information is based on the Communities at Risk (CARs) list (Appendix F) that was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. This information is updated annually through the interagency fuel groups.



2019 Communities at Risk Excerpt for Park City/adjacent communities

Community Name	Fire Occurrence	Fuels Hazards	Values Protected	Fire Protection Capability	Overall Score	Notes
Aerie	2	3	3	2	10	Within City limits
Deer Valley	2	3	3	2	10	Within City limits
Park City	1	3	3	1	8	
Solamere	2	3	3	2	10	Within City limits
Cloud Rim	2	3	3	3	11	Adjacent to Bonanza Flats
Deer Crest	2	3	3	2	10	Adjacent to Park City limits

Fire Occurrence: Number of fires in the area for the last 10 years <u>2010</u> to <u>2020</u>			
	0	No Risk	
	1	Moderate	0 to 1 fire/township
X	2	High	2 to 14 fires/township (does not include small fires)
	3	Extreme	Greater than 14 fires/township

Area Fire History			
Year	Area	Ignition source	Acres burned
2010	Aerie	Human	
2012	Fox Bay	Human	600
2013	Rockport	Lightning	5,000+
2017	Dollar Ridge	Lightning	100,000+
2019	Mirror Lake	Human	
2019	Deer Creek	Human	
2020	Saddle	Human-Intentional	600
2020	Wallsburg	Human	
2020	Canyon	Human	
2020	Fire Canyon	Human	

Fuel Hazard

Fuel Hazard: Assess the fuel conditions of the landscape and surrounding the community			
	0	No Risk	
	1	Moderate	Moderate to low to control, fire intensities would generally cause moderate damage to resources based on slope, wind speed and fuel. Vegetation Types: Ponderosa pine/mountain shrub, grassland, alpine, dry meadow, desert grassland, Ponderosa pine, Aspen and mountain riparian.
	2	High	High resistance to control, high to moderate intensity resulting in high to moderate damage to resources depending on slope, rate of spread, wind speed and fuel loading. Vegetation Type: Maple, mountain shrubs, sagebrush, sagebrush/perennial grass, salt desert scrub, Black Brush, Creosote and Greasewood.
X	3	Extreme	High resistance to control, extreme intensity level resulting in almost complete combustion of vegetation and possible damage to soils and seed sources depending on slopes, wind speed, rate of spread and fuel loading.

Values Protected

Values Protected: Evaluate the human and economic values associated with the community or landscape, such as homes, businesses and community infrastructure.			
	0	No Risk	
	1	Moderate	Secondary Development: This would be seasonal or secondary housing and recreational facilities.
	2	High	Primary Development: This would include primary residential housing, commercial and business areas.
X	3	Extreme	Community infrastructure and community support: This would be water systems, utilities, transportation systems, critical care facilities, schools, manufacturing and industrial sites. It may also include valuable commercial timber stands, municipal watersheds and areas of high historical, cultural and/or spiritual significance which support and/or are critical to the well-being of the community.

Insurance Rating

Insurance Rating	
Provide the current insurance rating for the community	
ISO Fire Insurance Rating:	3

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of the protection capabilities.						
X	1	Moderate	ISO Rating of 6 or lower			
	2	High	ISO Rating 7 to 9			
	3	Extreme	ISO Rating 10			
Fire Occurrence			Fuel Hazard	Values Protected	Fire Protection Capabilities	Overall Rating
2			3	3	1	9
Total: 4-7 Moderate, 8-11 High, 12 Extreme						High

Utah Wildfire Risk Assessment Portal (UWRAP)

The following information is based on the Utah Wildfire Risk Assessment Portal (UWRAP) and Area of Interest (AOI) Summary Reporting Tool. Reports are generated using a set of predefined map products developed by the West Wide Wildfire Risk Assessment (2012) project. The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah.

Wildland Development Area (WUI) Impacts: Data set is derived using a Response Function modeling approach. To calculate the Wildland Development Area Impact Response Function Score, the Wildland Development Area housing density data was combined with flame length data and Response Functions assignments to represent potential impacts.

Wildfire Threat: A number that is closely related to the likelihood of an acre burning.

Wildfire Risk: Combines the likelihood of a fire occurring (Threat), with those of areas of most concern that are adversely impacted by fire (Fire Effects). Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. Fire Effects are comprised of Value Impacts and Suppression Difficulty.

Total Acres Areas of Interest (AOI) - Summit County

	Total Acres AOI for each Category with the percentage added					
	Wildfire Risk		WUI Impacts		Wildfire Threat	
Low (1-4)	970,868	80.60%	31,788	70.80%	1,023,899	85.00%
Moderate (5-7)	208,944	17.40%	9,931	22.20%	168,745	14.00%
High (8-10)	24,030	1.90%	3187	7%	11,198	0.90%
Total Acres	1,203,842		44,906		1,203,842	

Park City Areas of Interest (AOI)

Eight AOIs within Park City limits were developed using the UWRAP summary risk tool. These areas, with approximate acreage, include:

- Prospector - Quinn's (1,483 acres)
- Deer Valley - Empire (2,309 acres)
- Solamere (1,125 acres)
- Park Meadows (1,632 acres)
- Old Town - PCMR (3,558 acres)

- Round Valley (2,200 acres)
- Thaynes (827 acres)

The associated risk summaries for these areas are included in Appendix C.

PART III: RISK REDUCTION GOALS/ ACTIONS - Park City

Past Accomplishments	
Prevention	• Park City Fire District Fire Prevention Open Houses, Emergency Preparedness Fairs • Annual fire prevention/preparedness mailer • 2019 Wildfire Panel Discussion - 'Era of Megafires' video • Public event attendance – flyer distribution at markets, HOA meetings • Coordinated with Leadership Park City Class 25 on public outreach and education, resulting in a 3-minute PSA video and community resource guide informing property owners about the wildfire risk and importance of hardening their homes and creating defensible space to create a fire resilient community.
Preparedness	• Park City Fire District wildfire training/certifications - including Local IMT/Response Team - Type III Incident • Emergency Manager wildland firefighting training • Evacuation plan development
Mitigation	• PCFD chipping program • Defensible space/fuel break programs
Response	• Implemented integrated public alert and warning system/emergency alert system throughout City and County • Addition of dedicated wildfire station in Summit Park • Addition of wildland apparatus
Maintenance	• Fuel break maintenance/Trail work

Goals of Plan: This plan is intended to increase the number and area of resilient landscapes, promote fire-adapted communities, and improve wildfire response, supporting Prevention, Preparedness, Mitigation and Maintenance goals. These align with the pillars of the National Cohesive Strategy and the Utah Catastrophic Wildfire Reduction Strategy (1.Resilient Landscapes 2. Fire Adapted Communities 3. Wildfire Response).

Identification of Actions:

GOAL A: PREVENTION – Activities directed at reducing the occurrence of fires, including public education, law enforcement, and personal contact.

Goal A.1 – Public Outreach				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
• Encourage community wildfire prevention programs and planning committees	2021-2023	City, Agency	1	All
• Public presentations & workshops	2019-	City, County, Agency	1	Preparedness

• Wildfire information & updates @ Summit County website	2019-	Summit County	1	All
• Wildfire/ WUI information @ BeReadyParkCity.org website	Ongoing	City	1	All
• Lot assessment (Survey 123)	2019-2022	Summit County	3	Planning
• Adopt WUI ordinances and building codes (<i>see note</i>)	2019-2020	City	1	Planning
• Expand chipper program	2019-2022	Park City Fire District	1	Mitigation
• Community/ HOA rules & covenants review	2021-2025	Community	2	Preparedness
• Emergency mass notification system campaign	Ongoing	City	1	Response
• Summer wildfire preparedness mailer	Annual	City	2	Preparedness

Notes, updates ,and monitoring

In 2020, the Planning Department proposed revisions to the Municipal Code including the adoption of the 2006 Utah Wildland Urban Interface Code, as amended; implementing Wildland Urban Interface standards; and adding Firewise designations to the Title 14-1-5 plant list; revisions to the Land Management Code defining Defensible Space and Firewise Landscapes/Landscaping; and implementing Wildland Urban Interface standards for the Sensitive Lands Overlay, Annexations, and Master Planned Developments. Council unanimously passed Ordinance 2020-35 on [July 9, 2020](#).

GOAL B: PREPAREDNESS – Activities that lead to a state of response readiness to contain the effects of wildfire to minimize loss of life, injury, and damage to property. Including access to home/ community, combustibility of homes/ structures and creating survivable space.

Goal B.1 – Evaluate, upgrade and maintain community wildfire preparation				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
• CWPP development	2020-2021	City	1	Planning
• Response agency & personnel requirements & training	Ongoing	City, Agency	1	Planning
• Increase response agency depth	Ongoing	Park City Fire Department, City, County	1	Preparedness
• PPE, communications & response equipment	Ongoing	Agency, City, County	1	Response

Goal B.1 – Evaluate, upgrade and maintain community wildfire preparation				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
• Evacuation routes & plans	2020-2021	City	1	Planning
• Home hardening & defensible space	Ongoing	Community	1	Planning
• Lot assessment (Survey 123)	Ongoing	Agency	3	Planning
• Lot assessments – PSA to help homeowners do their own (Survey 123)	Ongoing	Park City Fire District, Fire Warden	3	Planning
<i>Notes, updates ,and monitoring</i>				

Goal B.2 – Educate community members to prepare for and respond to wildfire.				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
• Wildfire education campaign / website	Ongoing	City, County	1	Preparedness
• Public outreach displays / marketing / mailers	Ongoing - annual	City	1	Preparedness
• Preparedness fairs & public meetings	2019-2025	City, Fire Warden, Park City Fire District, EM	2	Preparedness
• Firewise USA certification	2020-2022	City	2	Planning, Preparedness
• Home hardening & defensible space	Ongoing	City, Community	1	Mitigation
• Ready, Set, Go Program	2019-2022	Fire Warden, City, Agency	2	Planning
• CERT	2021-2022	Summit County	2	Preparedness
<i>Notes, updates ,and monitoring</i>				

Goal B.3 – Address identified regulative issues impacting community wildfire prevention and response needs.				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
Adopt WUI ordinances and building codes (<i>see note</i>)	2019-2020	City	1	Planning
Community/HOA rules & covenants review	2019-2022	Community	2	Preparedness
Evaluate landscaping plans/requirements (<i>see note</i>)	Ongoing	City	2	Planning
Fire resilient revegetation (<i>see note</i>)	2019-2022	City, County	2	Mitigation
Burning programs, notifications & regulations	Ongoing	Summit County	1	Mitigation
Bio-char pilot program	2021-	City	3	Mitigation
<i>Notes, updates ,and monitoring</i> In 2020, the Planning Department proposed revisions to the Municipal Code including the adoption of the 2006 Utah Wildland Urban Interface Code, as amended; implementing Wildland Urban Interface standards; and adding Firewise designations to the Title 14-1-5 plant list; revisions to the Land Management Code defining Defensible Space and Firewise Landscapes/Landscaping; and implementing Wildland Urban Interface standards for the Sensitive Lands Overlay, Annexations, and Master Planned Developments. Council unanimously passed Ordinance 2020-35 on July 9, 2020.				

Goal B.4 – Evaluate response personnel, facilities and equipment.				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
Personnel, training & qualifications	Ongoing	Park City Fire District	1	Response
Equipment requirements & maintenance	Ongoing	Park City Fire District	1	Response
Facilities evaluations & improvements	Ongoing	Park City Fire District	1	Response
Finance & funding	Ongoing	City	1	Planning
Local IMT/Response Team - Type III incident	Ongoing	Park City Fire District	2	Response

GOAL C: MITIGATION – Actions that are implemented to reduce or eliminate risks to persons, property or natural resources including fuel treatments and reduction.

Goal C.1 – Decrease fuels within the community to reduce wildfire impact in and around the community.				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
• Fuels Reduction Committee	2021-	City	1	Mitigation
• Evaluate City-owned lands, fuel breaks, reductions	Ongoing	City	2	Planning
• Chipper program (FEMA grant)	2020-2022	Park City Fire District, Summit County	1	Mitigation
• Recreation/trails – open space – fuel breaks	Ongoing	City	1	Mitigation
• CatFire grant	2019-2022	Summit County	1	Mitigation
• Pre-Disaster Mitigation grants	2019-2022	Summit County	1	Mitigation
• WRI Utah grant – revegetation, reductions	2019-2022	Summit County	1	Mitigation
• Pre-wildfire/fuel reduction treatments to reduce debris flow impacting Weber River	Ongoing	Community (Mountain Regional, Park City Municipal Water, USU, other stakeholders)	1	Mitigation
<i>Notes, updates ,and monitoring</i>				

Goal C.2 – Work with local, state and federal fire officials to decrease fuels on private and adjacent public lands to reduce wildfire intensity and impact in and around the community.				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
• Public outreach programs	2019-2022	City	1	Preparedness
• Fuels reduction programs	2019-2022	City, County	1	Mitigation

Goal C.2 – Work with local, state and federal fire officials to decrease fuels on private and adjacent public lands to reduce wildfire intensity and impact in and around the community.				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
<i>Notes, updates ,and monitoring</i>				

GOAL D: MAINTENANCE – the process of preserving actions that have occurred including fuel treatments and reduction.

Goal D.1 - Regularly evaluate, update and maintain project commitments.				
Action(s):	Timeline:	Community Lead:	Priority:	Focus Area
• CWPP	2020-2021	City	1	Mitigation
• Trails & open space work	Ongoing	City	1	Mitigation
• Funding & match requirements	Ongoing	City	1	Mitigation
<i>Notes and updates</i>				

PART IV: CONTACTS

Planning Committee Member List		
Name	Affiliation	E-mail
Bob Kollar	Chamber of Commerce/Visitors Bureau	bob@visitparkcity.com
Steve Graff	Deer Valley Resort	sgraff@deervalley.com
Seth Plaizier	Dominion Energy	seth.plaizier@dominionenergy.com
Travis Wright	Forestry Fire & State Lands WUI Coordinator	tdwright@utah.gov
Alison Kuhlow	Historic Park City Alliance	alison@historicparkcity.com
Scott Morrison	Mountain Regional Water	scottm@mtregional.org
Steve Joyce	Park City Council	steve.joyce@parkcity.org
Brant Lucas	Park City Fire District	blucas@pcfd.org
Lisa Romney	Rocky Mountain Power	lisa.romney@rockymountainpower-pacificpower.net
Jessica Kirby	Snyderville Basin Special Recreation District	jessica@basinrecreation.org
Kathryn McMullin	Summit County Emergency Manager	kmcmullin@summitcounty.org
Daniel Jaregui	U.S. Forest Service	daniel.jaregui@usda.gov
Mike Lewis	Vail Resorts	mlewis@vailresorts.com
Nicole Caito	Vail Resorts	nlcaito@vailresorts.com

Planning Committee Member List (Cont.)		
Name	Affiliation	E-mail
Dave Thacker	Park City Municipal Corporation Chief Fire Code Official	dave.thacker@parkcity.org
Mark Harrington	Park City Municipal Corporation City Attorney	mark@parkcity.org
Tricia Lake	Park City Municipal Corporation City Attorney's Office	tricia.lake@parkcity.org
Margaret Plane	Park City Municipal Corporation City Attorney's Office / Special Counsel	margaret.plane@parkcity.org
Lynn Ware Peek	Park City Municipal Corporation Community Engagement	lynn.ware-peek@parkcity.org
Linda Jager	Park City Municipal Corporation Community Engagement Director	linda.jager@parkcity.org
Matt Dias	Park City Municipal Corporation City Manager	matt.dias@parkcity.org
David Everitt	Park City Municipal Corporation Deputy City Manager	david.everitt@parkcity.org
Sarah Pearce	Park City Municipal Corporation Deputy City Manager	sarah.pearce@parkcity.org
Cherie Wellmon	Park City Municipal Corporation Building Department / Fire Inspector	cherie.wellmon@parkcity.org
Brittney Buchanan	Park City Municipal Corporation Planning Department	brittney.buchanan@parkcity.org
Elizabeth Jackson	Park City Municipal Corporation Planning Department	Lizjackson073@gmail.com
Gretchen Milliken	Park City Municipal Corporation Planning Department Director	gretchen.milliken@parkcity.org
Rebecca Ward	Park City Municipal Corporation Planning Department	rebecca.ward@parkcity.org
Bruce Erickson	Park City Municipal Corporation Planning Director / Forestry Manager	
Clint McAfee	Park City Municipal Corporation Public Utilities Director	clint.mcafee@parkcity.org
Tate Shaw	Park City Municipal Corporation Recreation Department Assistant Director	tate.shaw@parkcity.org
Logan Jones	Park City Municipal Corporation Trails, Open Space, and Real Estate	logan.jones@parkcity.org
Heinrich Deters	Park City Municipal Corporation Trails, Open Space, and Real Estate Director	heinrich.deters@parkcity.org
Chief Wade Carpenter	Park City Police Department	wade.carpenter@parkcity.org
Lt. Vai Lealaitafea	Park City Police Department	vaifoa.lealaitafea@parkcity.org
Madison Sinisley	Park City Police Department	madison.sinisley@parkcity.org
Mike McComb	Park City Municipal Corporation Emergency Manager	mike.mccomb@parkcity.org

Formal Associations			
Organization	Contact Person	Phone Number	E-mail or Website
Park City Chamber of Commerce/Convention & Visitors Bureau	Jennifer Wesselhoff	435-658-9617	jennifer@visitparkcity.com
Historic Park City Alliance	HPCA	435-658-9612	info@historicparkcityutah.com
Park City Board of Realtors	Jamie Johnson Hoppe	435-649-4112	jamie@parkcityrealtors.com
LDS Stakes (Jeremy, Park City)	Park City Stake	435-649-0725	https://parkcityutahstake.org/
St. Mary's Catholic Church		435-649-9676	info@stmarysparkcity.com http://www.stmarysparkcity.com/
Mountain Life Church	Pastor Steve	435-647-5855	https://mountainlife.org/
St. Lukes Episcopal Church	Pastor Charles Robinson	435-649-4900	pastor@stlukespc.org https://www.stlukesparkcity.org/
Temple Har Shalom	Deb Sheldon Executive Director	435-649-2276	https://www.harshalomparkcity.org/
Christian Center of Park City	Max Ventura Rob Harter	435-649-2260	max@ccofpc.org rob@ccofpc.org https://www.ccofpc.org/
Capital Church Park City	Leif Oines leif@capitalchurch.com	435-631-9877	https://www.capitalchurch.com/
Park City Area Lodging Association		435-647-0055	info@pcala.org
Lodging Association and Park City Area Restaurant Association	Ginger Wick	435-640-1168	pcrestaurants@gmail.com gingerwicks@icloud.com
Nuzzles & Co. (Previously Friends of Animals)	Lindsay Ortega	801-598-9895	Lindsay@nuzzlesandco.org
Recycle Utah	Carolyn Wawra, Director Troy Holding, Operations Manager troy@recycleutah.org 801-599-2466	435-649-9698	director@recycleutah.org
Park City Rotary	Corrie Forsling (2021)		www.parkcityrotary.org
Sunrise Rotary	Scott Pepler (2021)	801-864-2643	scottpepler@gmail.com president@parkcitysunriserotary.org
Community Emergency Response Team (CERT)	Kathryn McMullin, SCEM	435-640-0510	kmcmullin@summitcounty.org
Snyderville Basin Special Recreation District, Open Space Management Supervisor	Jessica Kirby	435-649-1564	jessica@basinrecreation.org
Local Emergency Planning Committee (LEPC)	Kathryn McMullin, SCEM	435-940-2508	kmcmullin@summitcounty.org

Commercial Entities			
Organization	Contact	Phone Number	E-mail
Deer Valley Resort	Steve Graff Director of Mountain Operations	435-645-6904	sgraff@deervalley.com
Park City Mountain Resort	Mike Lewis, Director of Operations	801-301-1500	mlewis@vailresorts.com
Woodward Park City		435-658-2648	info@woodwardparkcity.com
Utah Olympic Park	Colin Hilton	435-658-4227	colin@utaholympiclegacy.com
Historic Park City Alliance	Allison Kuhlow 435-640-3188	435-658-9612	
Swaner Nature Preserve	Nell Larson Executive Director Nell.Larson@usu.edu 435-797-8941	435-252-3575	
Park City Outlets	Heather Nash General Manager Heather.nash@outletsparkcity.com 801-232-8560 Tom Daughetee Operations Manager Tom.daughetee@outletsparkcity.com 307-679-1609	435-645-7078	Outlets Park City Park City, UT
Quarry Village	David Nadler Owner 631-418-5437 Paul Piper Property Manager 435-659-8289	435-200-0023	
National Ability Center	Katie Hobert Vice President of Operations katieh@discovernac.org 435-649-3991 Ex. 622	435-649-3991	info@discoverNAC.org
Canyons Village Management Association (CVMA)	John Simmons, Planning & Operations Manager	435-655-2581 Main Office: 435-655-2580	jsimmons@cvma.com

Media Support			
Organization	Contact Person	Phone Number	E-mail
KPCW Radio	Rick Brough	435-649-9004	Kpcw.org
Park Record	Scott Iwasaki	435-649-9014	Parkrecord.com
Park City TV	Danielle Turner	435-649-0045	danielle@parkcity.tv
Summit County Health Department Public Information Officer	Derek Siddoway	435-333-1503	dsiddoway@summitcounty.org
Summit County Sheriff's Office Public Information Officer	Andrew Wright	435-615-3600	awright@summitcounty.org
Park City Municipal Community Engagement / Public Information Officer	Linda Jager	435-615-5191	linda.jager@parkcity.org
Park City Fire District Public Information Officer	Tricia Hazelrigg	435-565-1744	thazelrigg@pcfd.org

Schools				
School	Contact Person	Phone Number	E-mail	Address
Park City School District	Jill Gildea, Superintendent	435-645-5600	Pcschools.ut	2700 Kearns Blvd Park City, UT 84060
Park City HS	Roger Arabi, Principal	435-645-5600 x2005		1750 Kearns Blvd Park City, UT 84060
Treasure Mountain Junior High	Caleb Fine, Principal	435-645-5600 x3205		2530 Kearns Blvd Park City, UT 84060
McPolin ES	Bob Edmiston, Principal	435-645-5600 x4205		2270 Kearns Blvd Park City, UT 84060
Jeremy Ranch ES	Shawn Kuennen, Principal	435-645-5600 x4005		3050 Rasmussen Rd, Park City, UT 84098
Trailside ES	Caroly Synan, Principal	435-645-5600 x4605		5700 Trailside Dr Park City, UT 84098
Ecker Hill MS	Amy Jenkins, Principal	435-645-5600 x3005		2465 West Kilby Rd, Park City, UT 84098
Parleys Park ES	Bob Edmiston, Principal	435-645-5600 x4405		4600 Silver Springs Drive Park City, UT 84098
Weilenmann Discovery	Jo Jones Front Office Manager 435-757-5411	435-575-5411	jojones@wsdpc.org info@wsdpc.org	4199 Kilby Road Park City, UT 84098
Park City Day School	Jennifer Kanzler Officer Manager 435-640-2149	435-649-2791	jkanzler@parkcitydayschool.org	3120 Pinebrook Road, Park City, UT 84098
Winter Sports School	Megan Altman Director of Operations	435-649-8760 Ex.1001	www.wintersportsschool.org maltman@wintersportsschool.org	4251 Shadow Mountain Dr, Park City, UT 84098
Montessori School	Bruce King Owner/Manager	435-649-3626	bruce@soaringwings.org	1580 Old Ranch Road Park City, UT 84098

PC Tots	Katie Madsen Manager 801-717-0665 kmadsen@pctots.org Anca Neacsu Center Director 360-298-8857 aneacsu@pctots.org	435-731-8860 (PC Tots 1) 435-731-8203 (PC Tots 2)	parkcitytots@gmail.com	1850 Sidewinder Dr., Suite 410, Park City, UT 84060 (PC Tots 1) 1881 Prospector Ave., Suite 100, Park City, UT 84060 (PC Tots 2)
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Transportation			
Organization	Contact Person	Phone Number	E-mail
Summit County Transportation	Caroline Rodriguez	435-336-3113	crodriguez@summitcounty.org
Park City Municipal Corporation Transit	Kim Fjelsted	(435) 615-5360	kim.fjelsted@parkcity.org

MOU / Private Equipment Capabilities				
Type of Equipment	Contact Person	Phone Number	E-mail	Address
Earth-moving equipment, generators, saws, trailers, etc.	Diamond Rental & Tools	(435) 645-7840	store13@diamondrental.com	6450 Silver Creek Drive, Park City
Earth-moving equipment, dump trucks	Geneva Rock Prod. Inc.	(435) 649-3033	N / A	4219 E Atkinson Rd., Heber City
Bulldozers, loaders, snow removal equipment, snowcats	Deer Valley Resort	(435) 513-2787	admin@deervalley.com	2250 Deer Valley Dr. South, Park City
Bulldozers, loaders, snow removal equipment, snowcats	Park City Mtn. Resort	(801) 301-1500	PCMRinfo@pcmr.com	1345 Lowell Avenue, Park City

Part V: APPENDICES

Appendix A: Summit County Pre-Disaster Mitigation Plan Excerpt

Appendix B: UWRAP Report - Summit County - ALL

Appendix C: UWRAP Reports

Appendix D: Agency CWPP

- [CWPP - Park City Fire District](#)

Appendix E: Community CWPP

Appendix F: Park City HOA Contacts

- [Park City HOA List](#)

Appendix G: UFFSL Communities at Risk List (CARS) - 2019

2020-2021 Wildfire Community Outreach, Projects & Programs

- Park City Community Wildfire Preparedness Plan (CWPP) Update, August 2020-May 2021
- Evacuation Plan Development & Tabletop Exercise, November 2020-April 2021
- Wildfire Fuels Committee inaugural meeting, April 2021:
 - Group to meet monthly during wildfire season, March through November
- Open Flame and Fireworks Bans (usually annual, anticipated for 2021)
 - Including public messaging: Posters, Media Advisory, on-air interviews, KPCW public service announcements, Park Record ad, social media, newsletter mention, BeReadyParkCity.org update, VMS boards, bus ads
- Defensible Space Work on City Property (annual):
 - Fall 2021 (planned)
 - Treasure Mountain RFP 2021 (planned)
 - May 2021
- PCFD Chipper Program (annual, generally May-September)
- Public Outreach:
 - Monthly wildfire outreach via Community Engagement social media, newsletter, etc. (planned for Summer 2021)
 - Community Projects Open House, May 2021
 - Community Brief on Defensible Space and Home Hardening, May 2021
 - Summit Wildfire Group Meeting, April 2021
 - Coffee with Council, April 2021
 - HOA communications, April 2021
- Wasatch Back Wildfire Coordination Group Meeting (annual), May 2021
- Community Emergency Preparedness Newsletters (annual), May 2021
- Staff Communications Reports re Wildfire Conditions & Updates:
 - May 2021 (CWPP)
 - April 2021
 - March 2021
- Emergency Manager Wildland Firefighter 2 Certification, February-March 2021



Resolution No. 14-2021

**A RESOLUTION ADOPTING THE PARK CITY COMMUNITY WILDFIRE
PREPAREDNESS PLAN (CWPP)**

WHEREAS, more than 600 of Utah's communities have been classified as "at risk" of wildfire; and

WHEREAS, the safety of the citizens of any community and the protection of private property and community infrastructure is a shared responsibility between citizens; owners, developers or associations; and the local government; and

WHEREAS, the purposes of a CWPP are to:

Empower local government, communities, and property owners to organize, plan, and act on issues impacting the safety and resilience of values at risk;

Enhance levels of fire resilience and protection to the communities and infrastructure;

Identify the threat of wildland fires in the area;

Identify strategies to reduce the risks to structures, infrastructure, and commerce in the community during a wildfire;

Identify wildfire hazards, education, and mitigation actions needed to reduce or mitigate risk; and

Transfer practical knowledge through collaboration between stakeholders toward common goals and objectives; and

WHEREAS, the City Council deems it in the best interest of Park City Municipal Corporation to formally adopt this plan;

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

SECTION 1. ADOPTION. The 2021 Community Wildfire Preparedness Plan, dated May 27, 2021, 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 five years unless ratified by the City Council.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Jason Glidden

Submitting Department: Community Development

Item Type: Work Session

Agenda Section:

Subject:

Woodside Park Phase 2 Update

Suggested Action:

Consider alternatives for the Woodside Phase 2 affordable housing project. Authorize proceeding with the Plat Amendment Application and Master Planned Development (MPD) application and creation of construction documents with Method Design, with the goal of beginning construction in the spring of 2022.

Attachments:

[Staff Report - Woodside Park Phase 2](#)

[Exhibit A: Woodside Park Phase 2 Feasibility Study](#)

[Exhibit B: Housing Pipeline Spreadsheet](#)

City Council Staff Report

Subject: Woodside Park Phase 2
Author: Jason Glidden
Department: Housing
Date: May 27, 2021
Type of Item: Administrative



Recommendation

Consider alternatives for the Woodside Phase 2 affordable housing project. Authorize proceeding with a Plat Amendment Application and Master Planned Development (MPD) application and creation of construction documents with Method Design, with the goal of beginning construction of the City's next significant affordable housing development in spring 2022.

Executive Summary

Park City continues to drive forward with the aggressive community goal of 800 new affordable/attainable units by the year 2026. The overall housing plan to reach this goal includes several strategies, including City funded and constructed, regulation, and public-private partnerships.

The Woodside Park Phase 2 project is the last step in the City's plans to develop property between Park Avenue and Empire Avenue to increase the supply of affordable housing in Park City. Staff has been working on the Woodside Park Phase 2 project for several years and faced many challenges, including an appeal of the project's Planning Commission approval in 2019. Due to the appeal, along with the Senior Center staying in its current location, Council directed staff to redesign the project to accommodate the changes but still deliver affordable housing in the heart of Park City.

To that end, staff recommends Council consideration of several development options for a new Woodside Park Phase 2 project. This report includes a breakdown of the conceptual designs, costs, development options for adjacent properties, funding strategies, and possible next steps. Staff recommends Alternative 1.

- Develop Woodside parcel utilizing Design #1
- Develop Single family home on Norfolk
- Sell Historic Home on Norfolk
- Sell Empire Property

Background

The Woodside Park Phase 2 project was initially contemplated as mixed-income development with 58 units, 52 of which were proposed as deed-restricted housing. The approval of the original design ran into two issues.

The first issue was the appeal of May 22, 2019, Planning Commission (PC) approval of the MPD application by Doug Lee, a neighbor. On June 25, 2019, the Board of Adjustment reviewed the appeal and directed staff to prepare Findings of Fact to remand the review of Setbacks to the PC pursuant to LMC 15-6-5(C). On September 11, 2019, the PC reviewed the applicant's updated submittal for compliance with 15-6-5(C) Master Planned Development Requirements – Setbacks and directed staff to amend the Findings of Fact to reflect their analysis and determination re-approving the requested setbacks, with the exception of a new Condition of Approval that the Empire Avenue Multi-Unit Dwelling shall maintain a minimum Front Yard Setback of twenty-five feet (25'). The PC ratified the amended Findings of Fact on October 9, 2019.

On October 18, 2019, Mr. Lee filed a second appeal to the Board of Adjustment, which they reviewed and approved, stating that regardless of the PC's two prior approvals, the City had not provided enough architectural interest to meet the criteria for the requested setback reduction.

The second issue was the potential to build and construct a new Park City Senior Center located adjacent to the Mawhinney parking. The seniors have requested to remain in their existing building and location. Thus, the original design of Woodside Phase 2 is no longer feasible.

Analysis

Woodside Park Phase 2 – Conceptual Designs

The new affordable housing project is broken down into three development areas: Woodside Lot, Norfolk Lot, and Empire Lot. Below is a brief description of the development options for each parcel. A complete feasibility study, developed by Method Studio, is provided in Exhibit A.

Woodside Lot

Method Studio created two conceptual designs for the Woodside lot. These designs are compliant with the Affordable Master Planned Development code.

Option 1- Less density and utilizes surface parking.

Affordable Units – 20
Unit Types – 6 studio, 6 one-bedrooms, 6 two bedrooms
Parking – Surface parking
Total Cost - \$6,527,960
Cost per Square Foot - \$362.66
Cost per Unit – \$326,398

Option 2- Higher density and utilizes below-grade structured parking.

Affordable Units – 27
Unit Types – 9 studio, 12 one-bedrooms, 6 two-bedrooms
Parking – Underground parking
Total Cost - \$12,128,902
Cost per Square Foot - \$388.47
Cost per Unit – \$449,219

Empire Lot

As part of the original design for the Woodside Park Phase 2 project, Method Studio designed a five-townhome building located on the Empire lot. Staff proposes two options, and construction costs are based on the current design intended for market rate sale.

Option 1 – Develop the site utilizing a five-townhome building.

Affordable Units – 5

Unit Types – 5 two-bedroom townhomes

Parking – Private parking garage per unit

Total Cost - \$3,713,284

Cost per Square Foot – \$436.86

Cost per Unit - \$743,657

Option 2 – Sell the property and utilize proceeds to fund future affordable housing projects (approx. market value between \$3.9M and \$4.3M).

Option 3 – Develop the property and sell at market rate. The construction cost would remain the same, but the City would generate an estimated \$6M in net revenue from the sale of the units.

Norfolk Avenue

Method Studio designed an option to split the property into two lots and develop the vacant lot with a single-family home, with an additional accessory apartment.

Option 1 – Split the property and sell the property with the Historic home (estimated market value of \$1.2M) and develop the other half of the property with a single-family residence with an accessory apartment.

Affordable units - 2

Unit Type – 1 two-bedroom + accessory apartment

Parking – Private enclosed garage

Total Cost - \$834,837

Cost per Square Foot - \$417.42

Cost per unit - \$417,418

Option 2 – Sell the entire property (approx.. market value between \$2.3M and \$2.6M).

Development Alternatives

Staff put together several development alternatives for the Woodside Park Phase 2 site.

Alternative 1 – Staff Recommendation • Development of Woodside Park Phase 2 Conceptual Design #1 • Dispose of Empire property • Development of Norfolk Property • Dispose of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 6,527,960.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 2,162,797.00
Alternative 2- • Development of Woodside Park Phase 2 Conceptual Design #1 • Development of Empire Avenue property • Development of Norfolk Property • Sale of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 6,527,960.00
	Empire Lot	\$ 3,713,284.00
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 9,876,081.00
Alternative 3 - • Development of Woodside Park Phase 2 Conceptual Design #2 • Development of Empire Avenue property • Development of Norfolk Property • Sale of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 12,128,902.00
	Empire Lot	\$ 3,713,284.00
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 15,477,023.00
Alternative 4 • Development of Woodside Park Phase 2 Conceptual Design #2 • Dispose of Empire Avenue property • Development of Norfolk Property • Dispose of Historic home on Norfolk property	Costs	
	Woodside Lot	\$ 12,128,902.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ 834,837.00
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 7,763,739.00
Alternative 5 • Development of Woodside Park Phase 2 Conceptual Design #1 • Development of Empire Avenue property • Dispose of entire Norfolk Property	Costs	
	Woodside Lot	\$ 6,527,960.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ (2,400,000.00)
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ (1,072,040.00)
Alternative 6 • Development of Woodside Park Phase 2 Conceptual Design #2 • Development of Empire Avenue property • Dispose of entire Norfolk Property	Costs	
	Woodside Lot	\$ 12,128,902.00
	Empire Lot	\$ (4,000,000.00)
	Norfolk Lot	\$ (2,400,000.00)
	Historic Home	\$ (1,200,000.00)
	TOTAL COSTS	\$ 4,528,902.00

Staff recommend Alternative 1. This alternative would produce 22 new affordable units and allow for two-thirds of the construction costs to be covered through the sale of other properties. Regardless of which alternative is chosen, Staff will need to amend the contract with Method Studio to develop construction documents for new design.

The Housing Pipeline

To maximize the use of bond proceeds, the City created a Housing Pipeline, a strategy to sequence how the Affordable Housing could fund future projects. This model can be adjusted as variables in the model change. It is possible that the Woodside Park Phase 2 project could be started as soon as spring of 2022. Staff believe that moving forward with Alternative 1 for the Woodside Park Phase 2 project will not jeopardize funding for

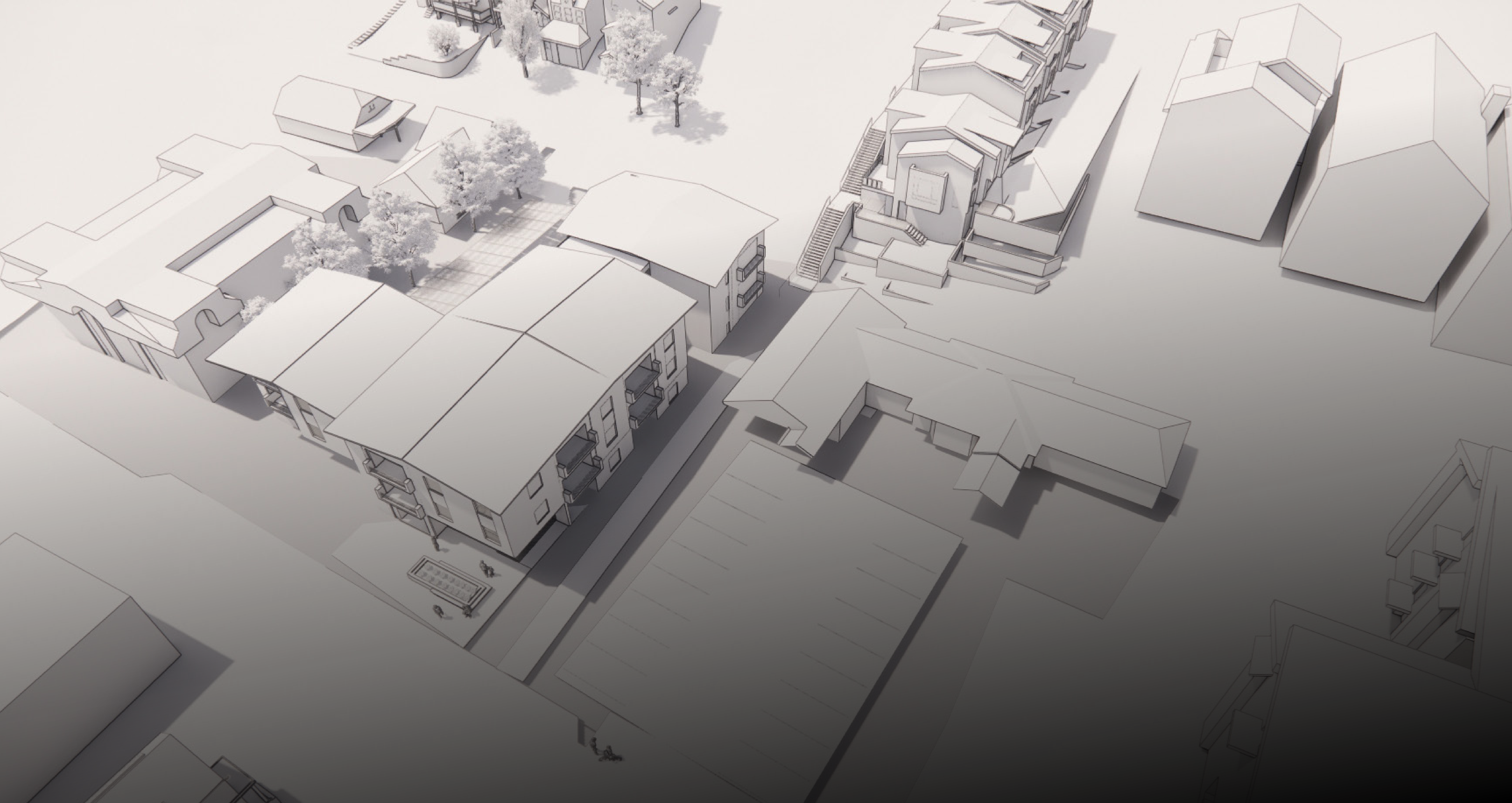
other future City-planned housing projects. An updated model can be found in Exhibit B of this report.

Funding

Currently, the City has allocated approximately \$22 million in LPARDA bond funds to fund housing projects. Further components of the funding strategy assume sales of assets that the City owns or intends to develop and fee-in-lieu collected from housing obligations.

Attachments

Exhibit A Woodside Park Phase 2 Feasibility Study
Exhibit B Housing Pipeline Spreadsheet



method studio



WOODSIDE PHASE II
AFFORDABLE HOUSING

PARCEL FEASIBILITY STUDY

CONTENTS:

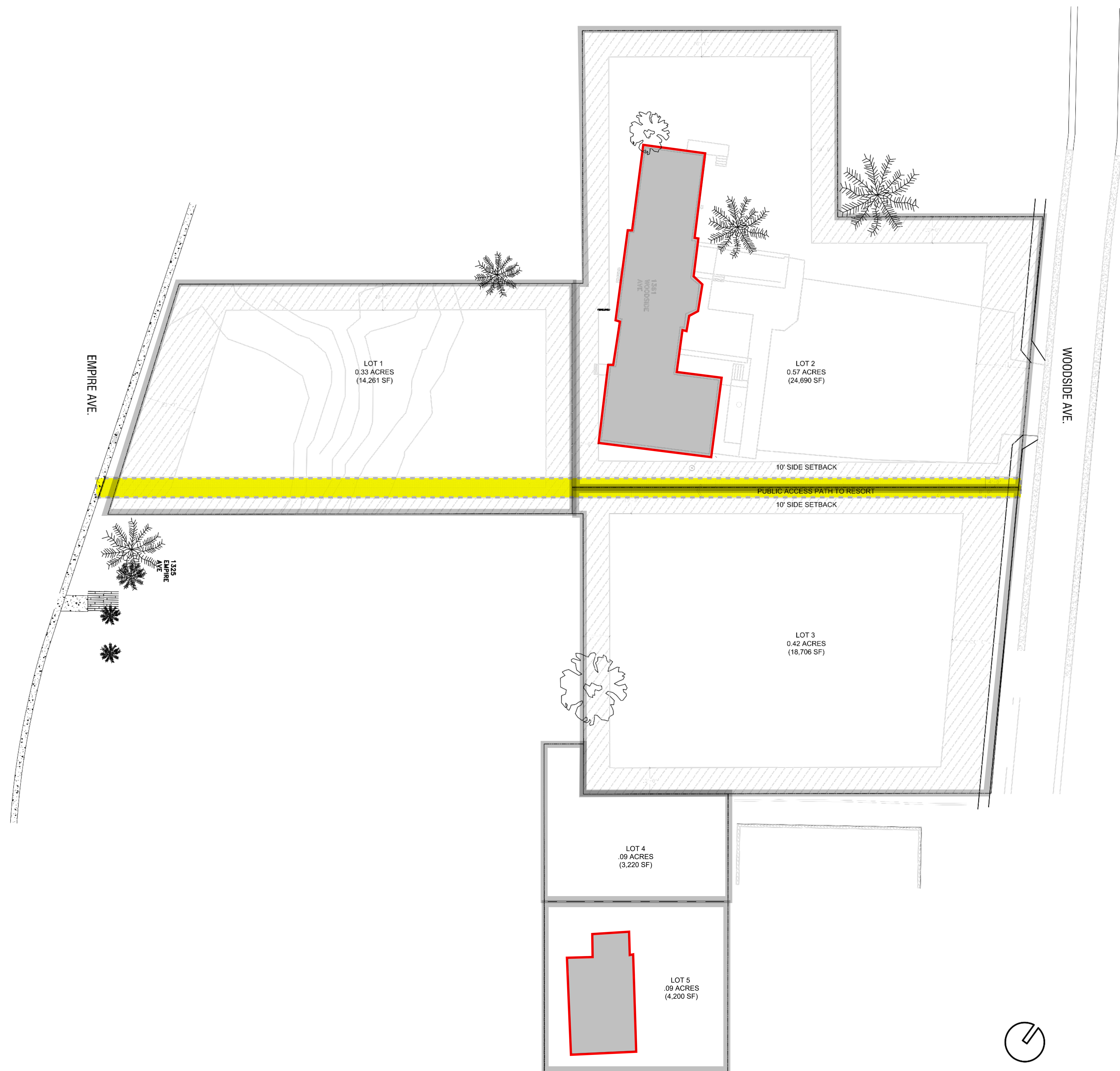
NARRATIVE	3
EXISTING CONDITIONS	4
PROPOSED PLAT ADJUSTMENT	5
WOODSIDE PARCEL: MEDIUM DENSITY OPTION 1	6
WOODSIDE PARCEL: HIGH DENSITY OPTION 2	16
EMPIRE: TOWNHOME OPTION	25
NORFOLK PARCEL: SINGLE FAMILY + ADU OPTION	31
FINANCIAL PROJECTIONS	39

AFFORDABLE HOUSING : FEASIBILITY STUDY FOR WOODSIDE II PARCELS

METHOD STUDIO HAS ENGAGED WITH PARK CITY MUNICIPAL HOUSING STAFF TO STUDY THE POTENTIAL DELIVERY OF AFFORDABLE HOUSING OPTIONS ON THE CITY OWNED PARCELS LOCATED IN THE 1300 BLOCK OF WOODSIDE AVENUE (AND RESPECTIVELY NORFOLK AND EMPIRE AVENUES). SIGNIFICANT EFFORTS HAVE BEEN ENGAGED OVER THE PAST SEVERAL YEARS TO REALIZE A BLEND OF LOW TO MEDIUM DENSITY HOUSING ON A SERIES OF CITY OWNED PROPERTIES LOCATED FROM PARK AVENUE ON THE EAST STRETCHING UP PAST NORFOLK AVENUE TO EMPIRE AVENUE ON THE WEST SIDE. 12 AFFORDABLE UNITS HAVE BEEN COMPLETED AND OCCUPIED BETWEEN PARK AVENUE AND WOODSIDE AVENUE, KNOWN AS “WOODSIDE PHASE I”, ALONG WITH THE FIRST SECTION OF THE MASTER PLANNED PUBLIC PEDESTRIAN WALKWAY RUNNING FROM EAST TO WEST. THIS STUDY LOOKS TO IMAGE WHAT COULD BE POSSIBLE FOR THE SECOND PHASE OF THE PROJECT, WITH SEVERAL SPECIFIC ASSUMPTIONS; THOSE BEING THE CURRENT LAND MANAGEMENT CODE REGULATIONS AS OF APRIL 2021, AND THE CURRENT SENIOR CENTER REMAINS IN ITS EXISTING LOCATION FOR AN EXTENDED PERIOD OF TIME. THE RESULTS OF THIS STUDY HOLD THE POLITICAL AND FINANCIAL ISSUES OF THE CITY IN HIGH REGARD; AND AN ATTEMPT HAS BEEN MADE TO PRESENT SOLUTIONS HERE WHICH STRIVE TO BOTH MEET THE AFFORDABLE HOUSING GOALS, FINANCIAL RESTRICTIONS GIVEN THE COVID-19 PANDEMIC, ENVIRONMENTALLY SUSTAINABLE BUILDING GOALS (INCLUDING THE CITY’S NET ZERO ENERGY BUILDING GOAL AS WELL AS LOOKING TOWARDS NET ZERO CARBON BUILDING STRATEGIES). SOME CONCLUSIONS DRAWN FROM THE STUDY, MOST SPECIFICALLY, OF THE LOT DIRECTLY TO THE SOUTH OF THE EXISTING SENIOR CENTER INDICATE A CRITICAL

THRESHOLD IN TERMS OF SCALE AND BUILDING MATERIALS AS IT RELATES TO THE PROJECTED BUDGET. THESE CONCLUSIONS CAN BE SEEN MOST SPECIFICALLY WHEN EXAMINING THE MEDIUM DENSITY OPTION (OPTION 1) AND THE HIGH DENSITY OPTION (OPTION 2). GIVEN THE CURRENT LAND MANAGEMENT CODE FOR AFFORDABLE MPD PROJECTS WOULD ALLOW A MUCH LOWER PARKING RATIO THAN THOSE USED FOR THE DESIGN OF BOTH OPTIONS 1 & 2, EXISTING ATTITUDES WERE CONSIDERED AND THUS WE HAVE ASSUMED A MIDDLE GROUND OF USING A 1:1 RATIO OF PARKING STALLS TO UNITS (REGARDLESS OF UNIT SIZE). OPTION 1 IS ABLE TO ACHIEVE A 1:1 PARKING RATIO BY PROVIDING AN EXTERIOR, OPEN SURFACE PARKING LAYOUT. THE PARKING IS PLACED BEHIND THE BUILDING, OFF THE STREET, IN AN ATTEMPT TO IMPROVE THE STREET PRESENCE OF WOODSIDE AVENUE. 20 UNITS ARE THEN DISPERSED NEXT TO, AND ABOVE, THE PARKING IN 3 STORY’S, LEADING THE MASSING TO A HEIGHT VERY COMPLIMENTARY OF THE ADJACENT PROPERTIES DIRECTLY TO THE NORTH AND SOUTH. OPTION 2 IMAGINES PARKING AS A SUBTERRANEAN STRUCTURE, WITH ACCESS RAMP OFF THE STREET FOR ACCESS. THIS PRESERVES MORE AREA ON THE NATURAL GRADE TO PROVIDE UP TO 4 LEVELS OF UNITS, ALBEIT PROVIDING A GREATER COST OF CONSTRUCTION. THE INTERESTING CONCLUSION IS, ALTHOUGH EXTRA AREA UTILIZED THROUGH BELOW GRADE PARKING IS PROVIDED, THE NET RESULT IN UNIT VOLUME DOES NOT PROVIDE A GREAT ENOUGH VOLUME REDUCTION IN THE COST PER SQUARE FOOT TO ALTER THE COST PER UNIT ENOUGH TO COMPETE WITH OPTION 1 IN TERMS OF RAW, PROJECTED CONSTRUCTION COSTS.





PROPOSED PRELIMINARY LOT LINE ADJUSTMENT

(5) INDIVIDUAL LOTS

(1) PUBLIC PEDESTRIAN EASEMENT

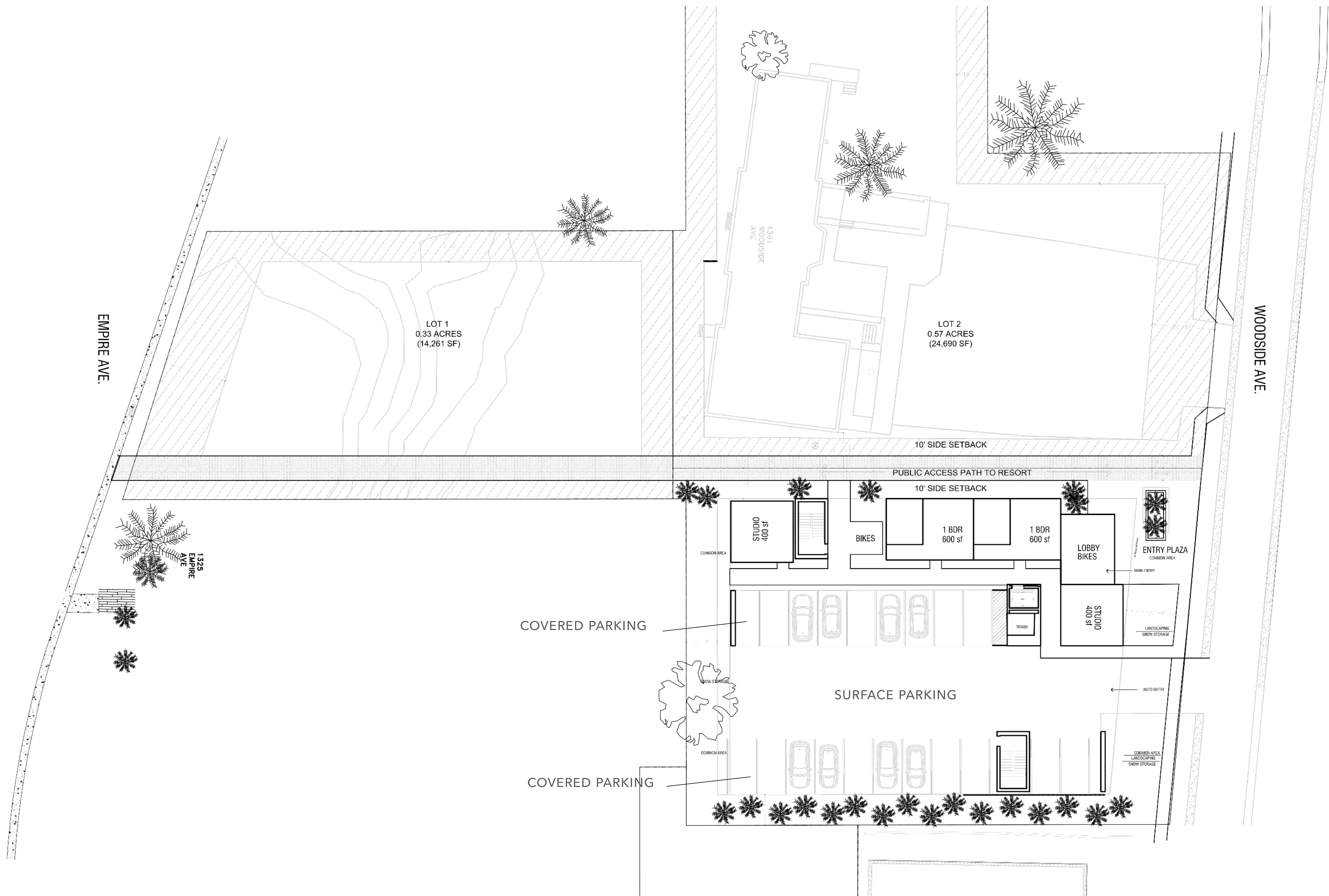
THE CURRENT PROPERTY HOLDINGS HERE ARE CARVED INTO (5) DISTINCT INDIVIDUAL LOTS, PRESERVING CURRENT ZONE SETBACKS TO EXISTING BUILDINGS. THE TOTAL AREA CONTAINED IN THE PROJECT, IF DEVELOPED AS A SINGLE MPD, WOULD EQUAL 1.5 ACRES. A PUBLIC PEDESTRIAN EASEMENT IS PROPOSED TO PRESERVE THE CONCEPT OF A CONNECTED WALKING PATH BETWEEN THE PARK CITY MOUNTAIN RESORT BASE AND PARK AVENUE, PROVIDING PEDESTRIAN ACCESS THROUGH WOODSIDE PHASE I.



OPTION 1 - MEDIUM DENSITY OPTION

- 20 - STACKED FLAT UNITS
- 21 - SURFACE/PARTIALLY COVERED PARKING STALLS

THE FIRST OPTION IN THIS STUDY CONSIDERS THE CURRENT INCREASE IN CONSTRUCTION COSTS, AND SELECTS A CONSERVATIVE BALANCE BETWEEN SCALE AND CONSTRUCTION COSTS. THIS SCENARIO PLACES COVERED SURFACE PARKING ON THE SOUTH WEST SIDE OF PARCEL 3 TO PRESERVE SUN ACCESS TO THE UNITS AS WELL AS PROVIDING AN INCREASED DISTANCE TO THE EXISTING DOUBLE JACK CONDO PROJECT IMMEDIATELY ADJACENT. THE 3 STORY MASSING INCORPORATES PITCHED ROOFS FOR A SUBTLE INTEGRATION INTO THE NEIGHBORHOOD WHILE PROVIDING A CONTEMPORARY INTERPRETATION





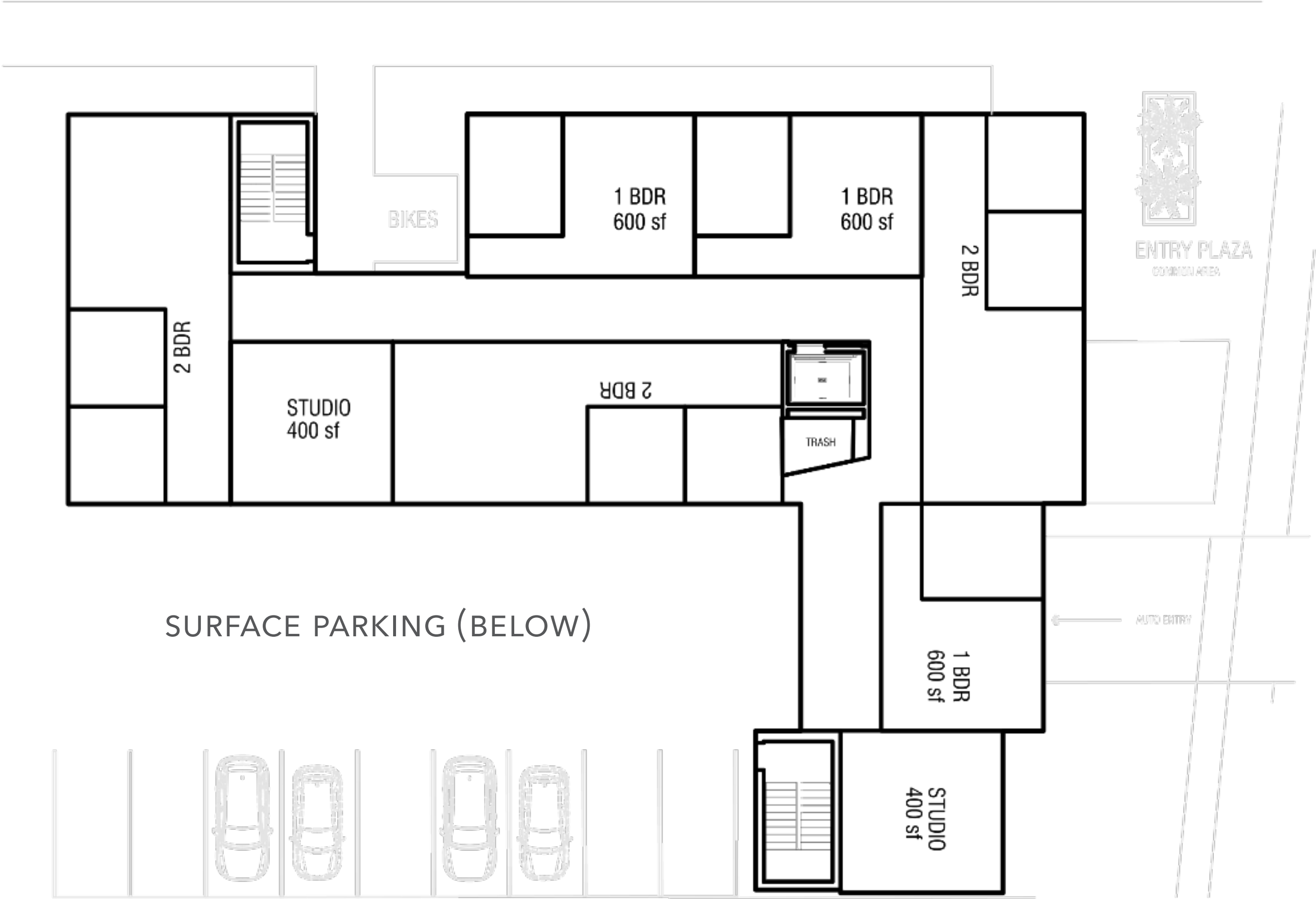
TOTAL CONDITIONED AREA = 17,152 SF
 TOTAL UNITS = 20
 EFFICIENCY = 78%
 TOTAL PARKING = 20



LEVEL 1



LEVEL 2



LEVEL 3



OPTION 1 - EAST VIEW



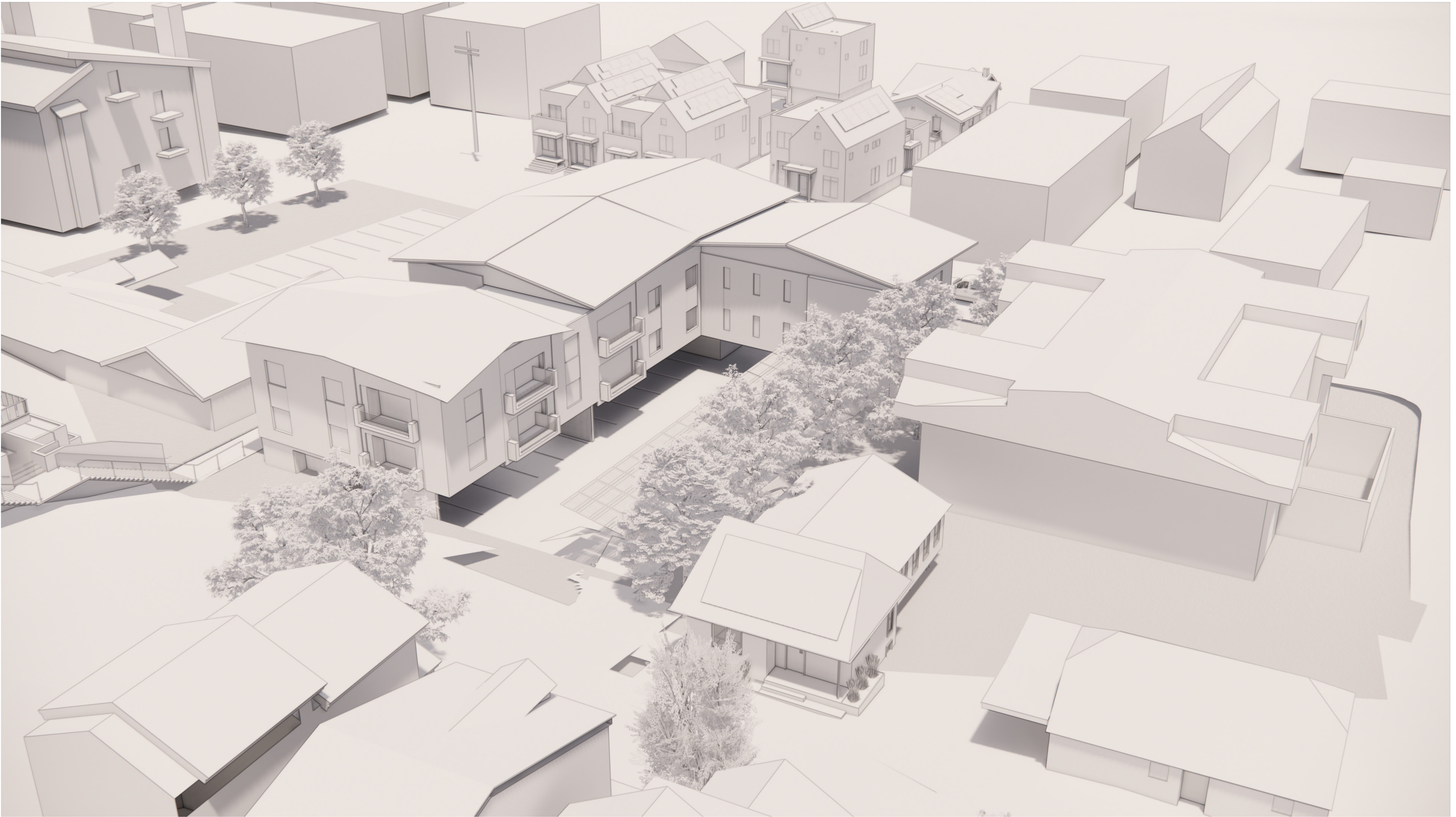
OPTION 1 - WOODSIDE AVE PARKING /ENTRANCE



OPTION 1 - PUBLIC WALKWAY



OPTION 1 - WOODSIDE AVE



OPTION 1 - SOUTHWEST VIEW

OPTION 1 - PROJECTED BUDGET ESTIMATE

Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah		SQFT		UNITS	
Feasibility Study		18,000		20.00	
		18000.00		7000.00	
Description	Opt 1	Opt 1 Park	Opt 1 Site	Total	\$/sf
Sub-Total	\$4,950,000	\$400,000	\$280,000	\$5,630,000	\$312.78
per sq ft unit	\$275	\$50	\$40		
Liablility Insurance			0.60%	\$33,780	\$1.88
Project Contingency			10%	\$566,378	\$31.47
Sub-Total				\$6,230,158	\$346.12
Design Fees			By Owner		\$0.00
Fee			4%	\$249,206.32	\$13.84
Bond Premium			0.75%	\$48,595	\$2.70
Building Permit & Impact Fees			By Owner		\$0.00
Total				\$6,527,960	\$362.66
Cost per Door (unit)				\$326,398	



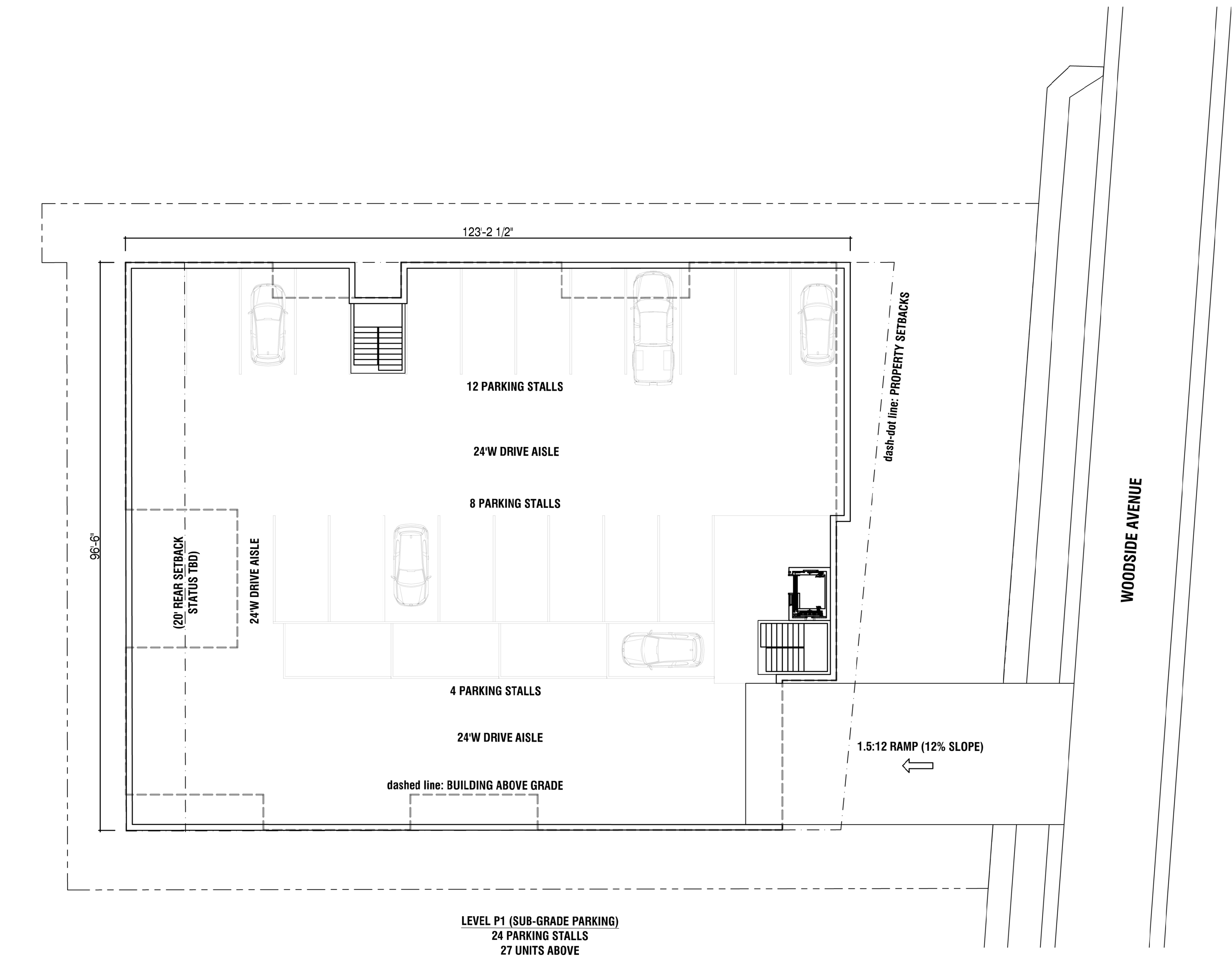
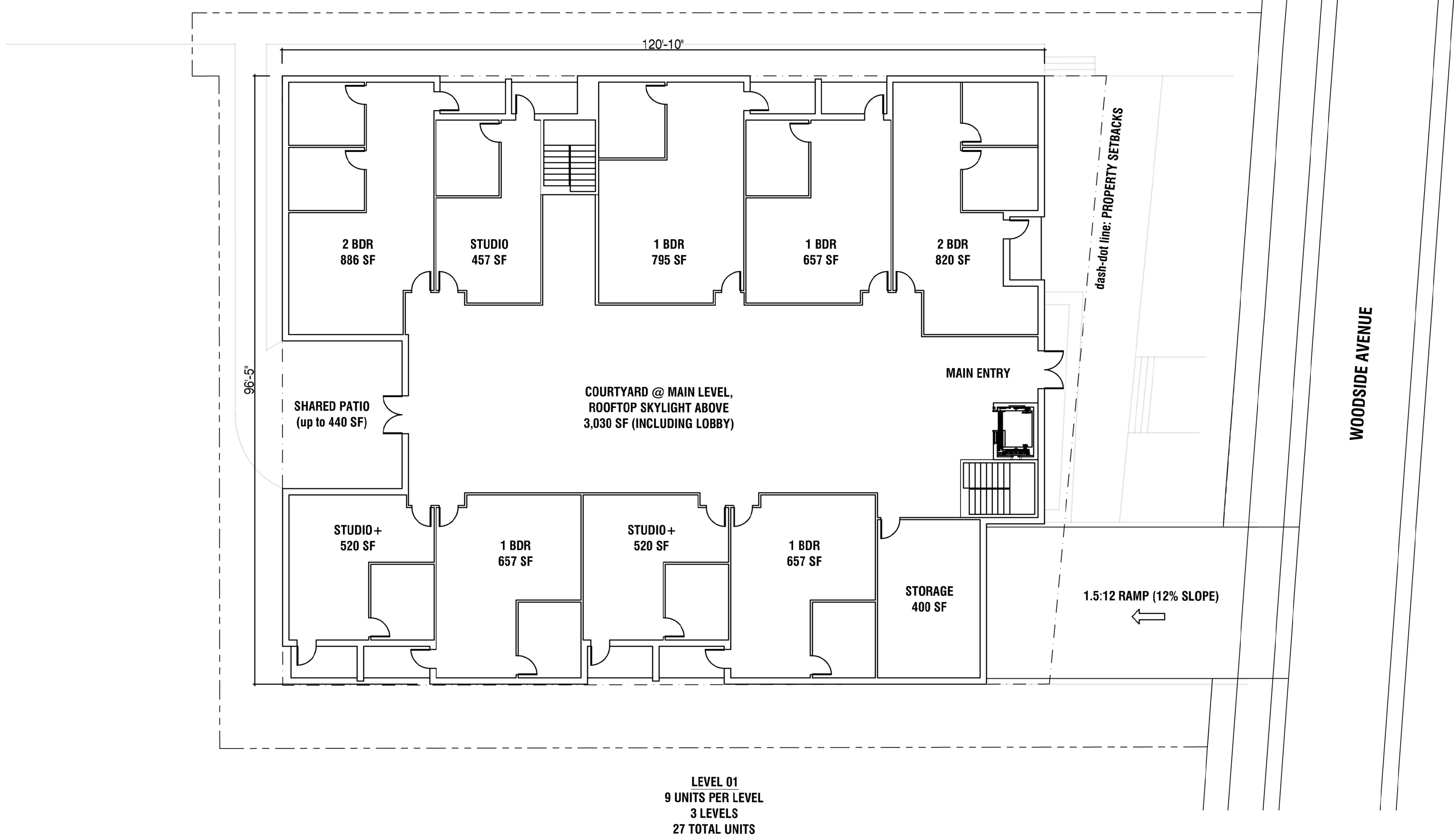
OPTION 2 - HIGH DENSITY OPTION

- 27 - STACKED FLAT UNITS
- 24 - SUB-SURFACE PARKING STALLS

THE SECOND OPTION IN THIS STUDY CONSIDERS THE OVERALL NUMBER OF UNITS TO BE PARAMOUNT, AND STUDIES THE IMPACT OF A SUB-SURFACE PARKING GARAGE AS A MEANS TO INCREASE PARKING STALLS AS WELL AS PRESERVING THE ON GRADE SITE AREA FOR INCREASED UNITS. THE MASSING TAKES ADVANTAGE OF THE RECENT CHANGES TO THE LAND MANAGEMENT CODE AS IT RELATES TO AFFORDABLE MASTER PLANNED DEVELOPMENTS, ALLOWING UP TO 4 STORY'S WITH THE APPROPRIATE MASSING RELIEF.

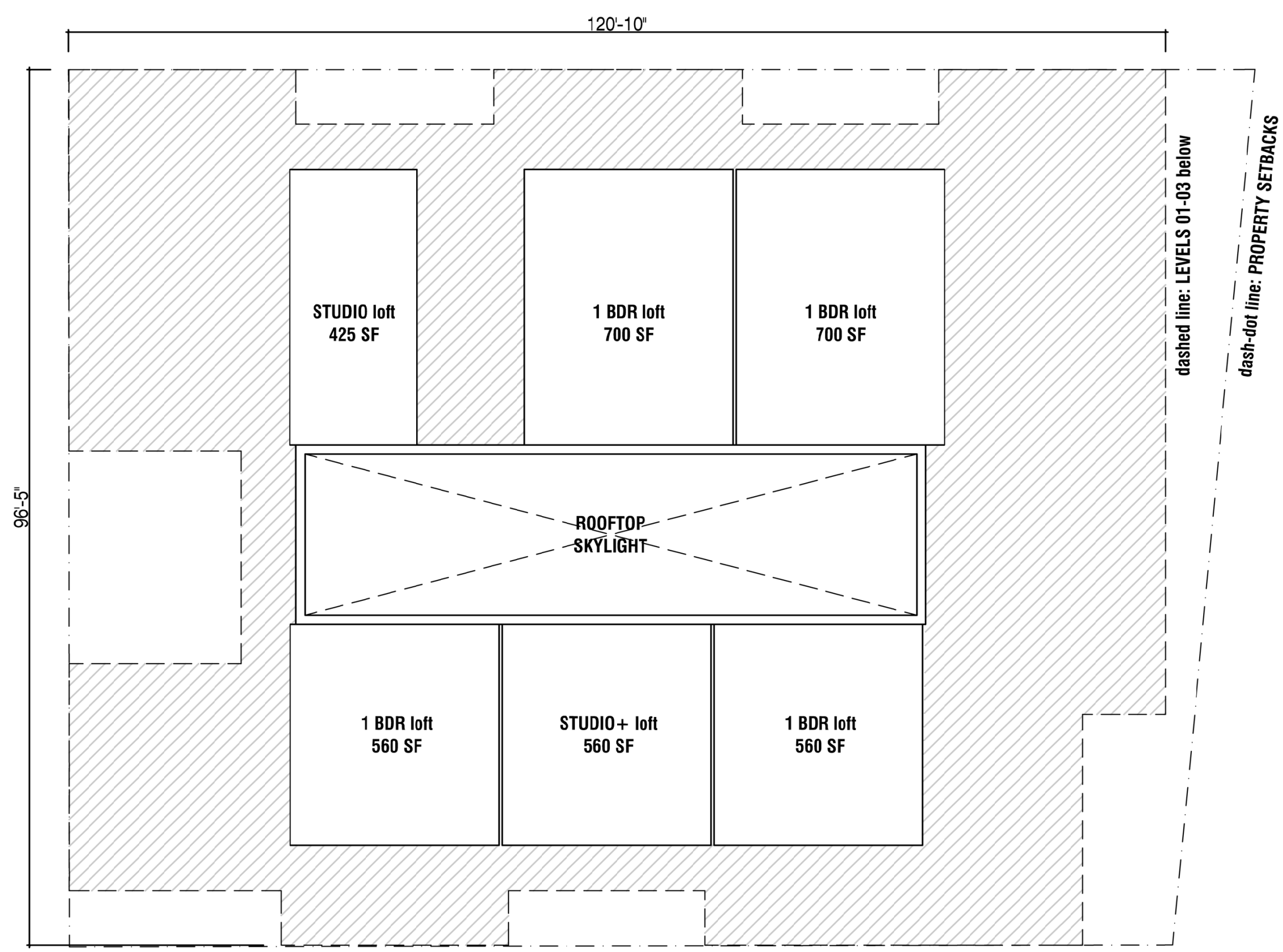


OPTION 2 - SITE PLAN

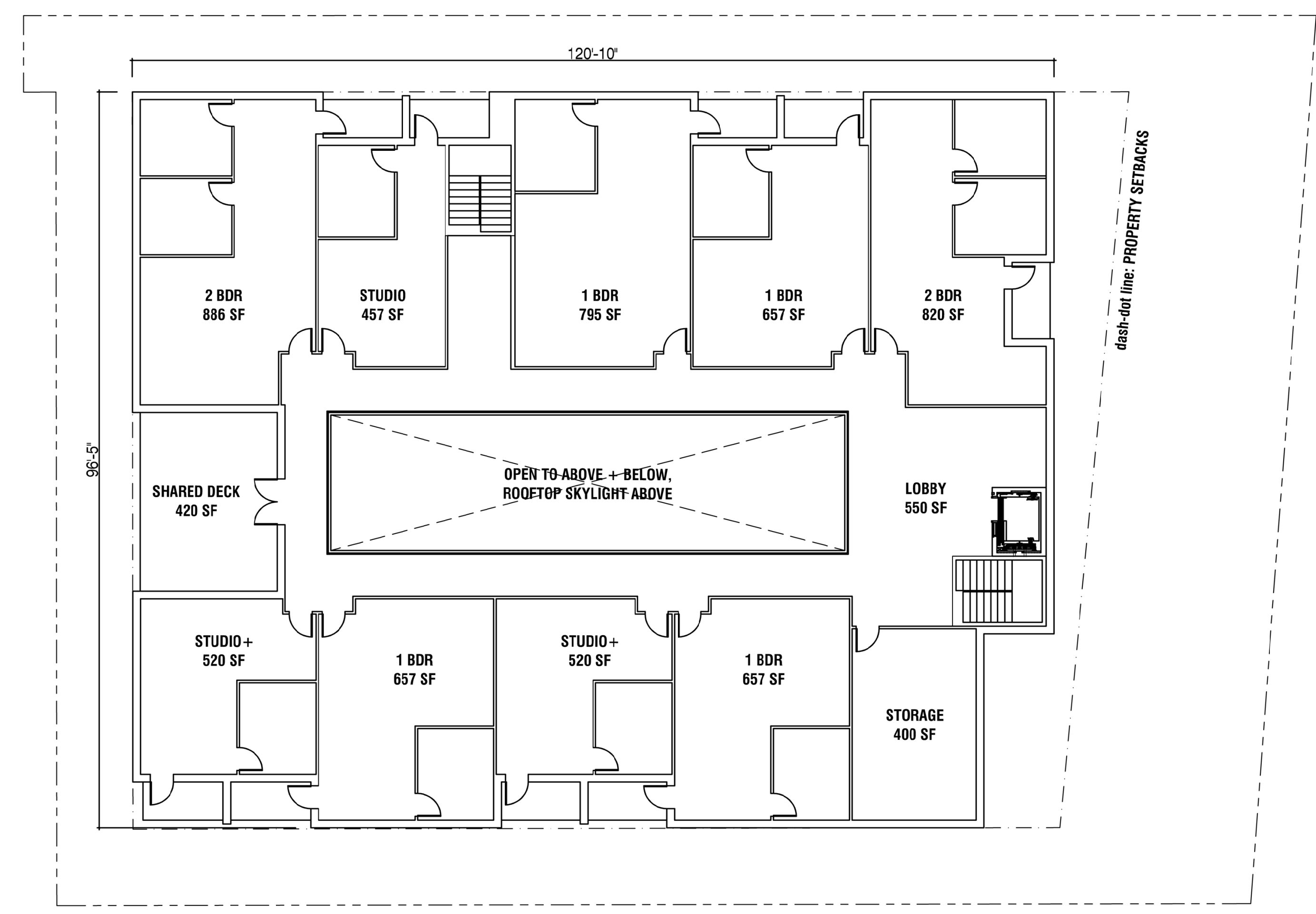


PARKING LEVEL

LEVEL 1



LEVEL 04 (LOFTS)
9 UNITS PER LEVEL
3 LEVELS
27 TOTAL UNITS



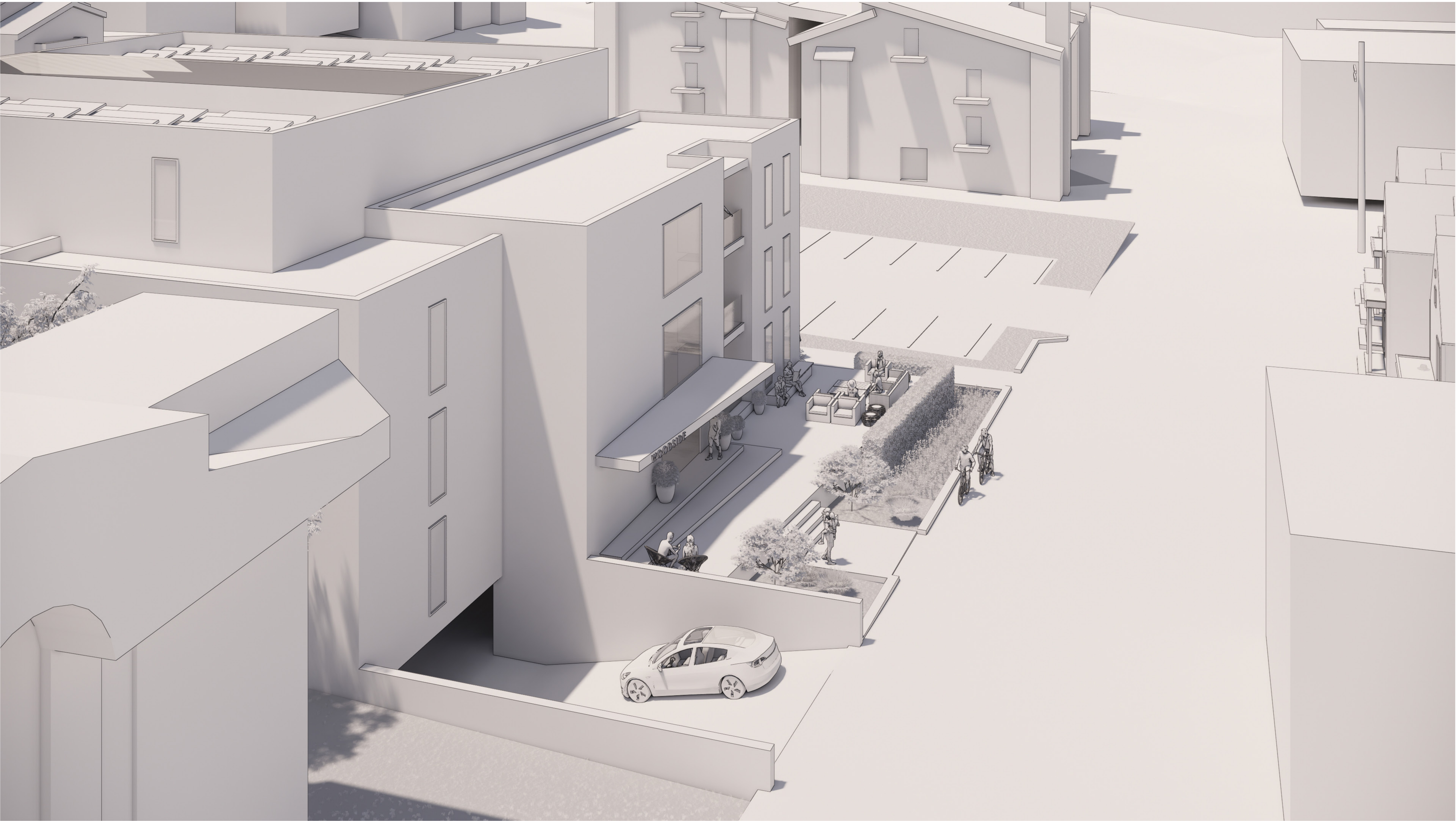
LEVELS 02-03
9 UNITS PER LEVEL
3 LEVELS
27 TOTAL UNITS

LEVEL 2-3

LEVEL 4



OPTION 2 - NORTHEAST VIEW



OPTION 2 - WOODSIDE AVE



OPTION 2 - PUBLIC WALKWAY



OPTION 1 - WOODSIDE AVE

OPTION 2 - PROJECTED BUDGET ESTIMATE

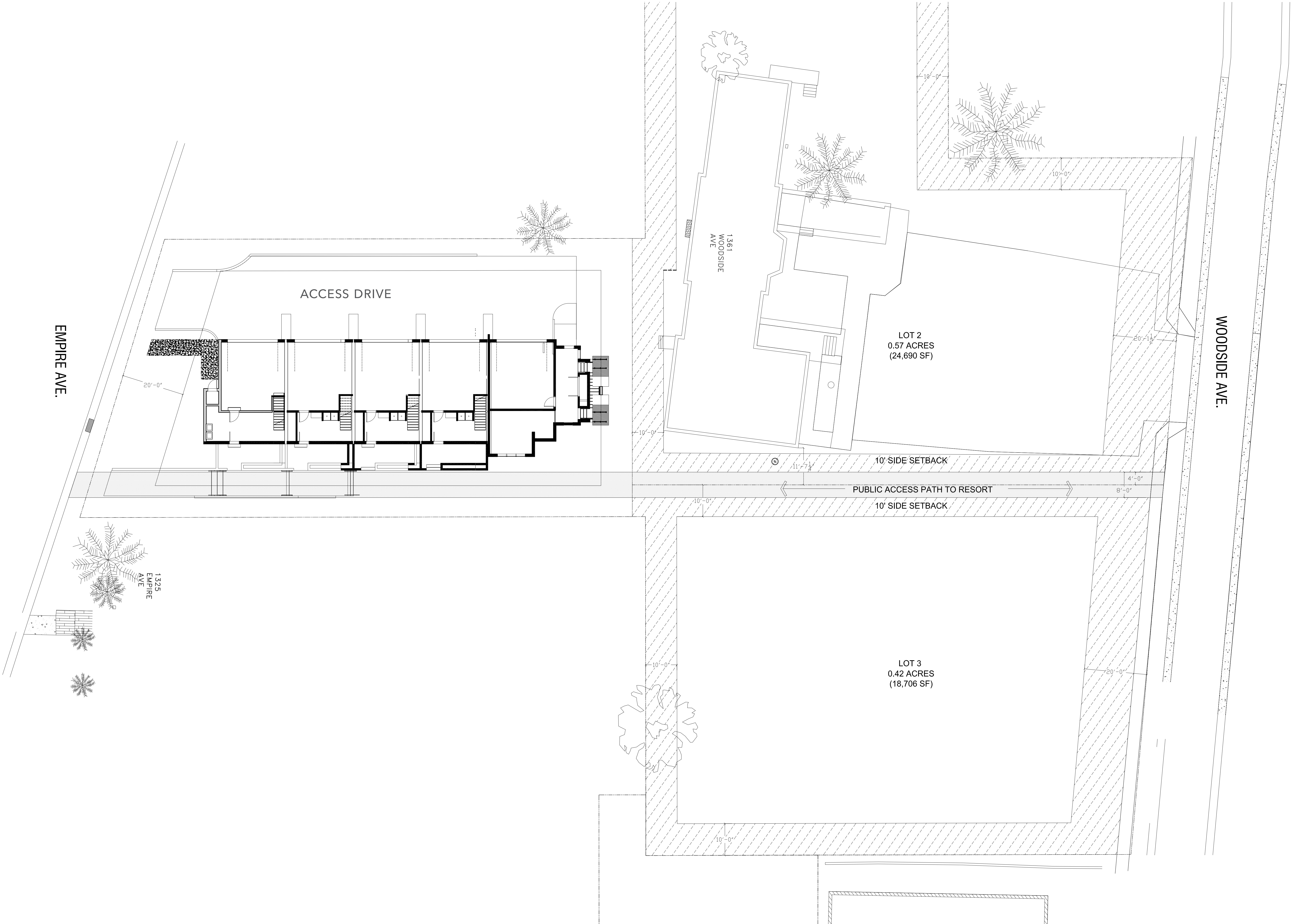
Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah					
Feasibility Study		SQFT	31,222	UNITS	27.00
		31220.00	11500.00	9500.00	
Description	Opt 2	Opt 2 Park	Opt 2 Site	Total	\$/sf
Sub-Total	\$8,585,500	\$1,495,000	\$380,000	\$10,460,500	\$335.04
per sq ft unit		\$275	\$130	\$40	
Liablility Insurance		0.60%		\$62,763	\$2.01
Project Contingency		10%		\$1,052,326	\$33.70
Sub-Total				\$11,575,589	\$370.75
Design Fees		By Owner			\$0.00
Fee		4%		\$463,023.57	\$14.83
Bond Premium		0.75%		\$90,290	\$2.89
Building Permit & Impact Fees		By Owner			\$0.00
Total				\$12,128,902	\$388.47
Cost per Door (unit)				\$449,219	



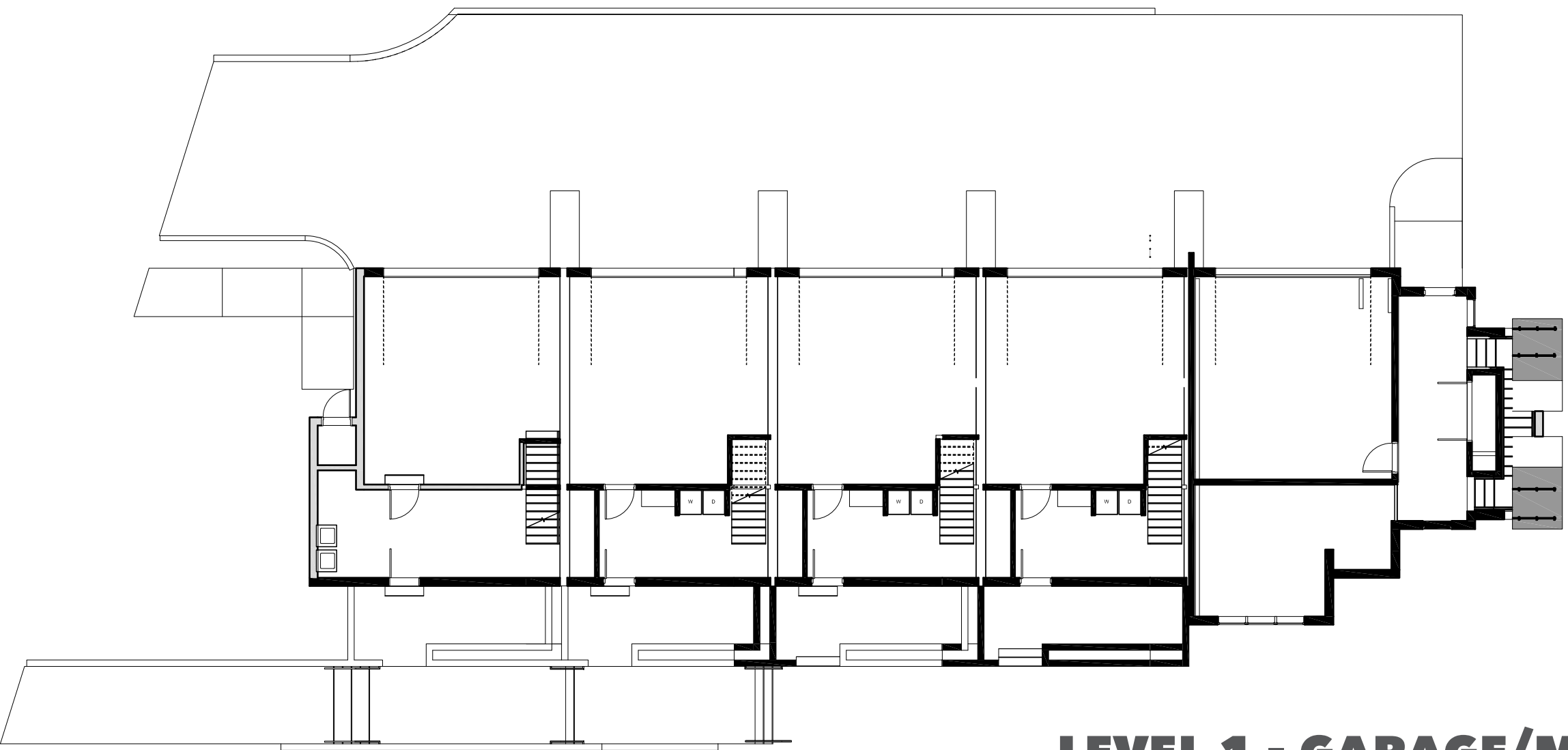
EMPIRE - MARKET RATE TOWNHOMES

- 5 - TOWNHOME UNITS
- 10 - PRIVATE GARAGE PARKING STALLS

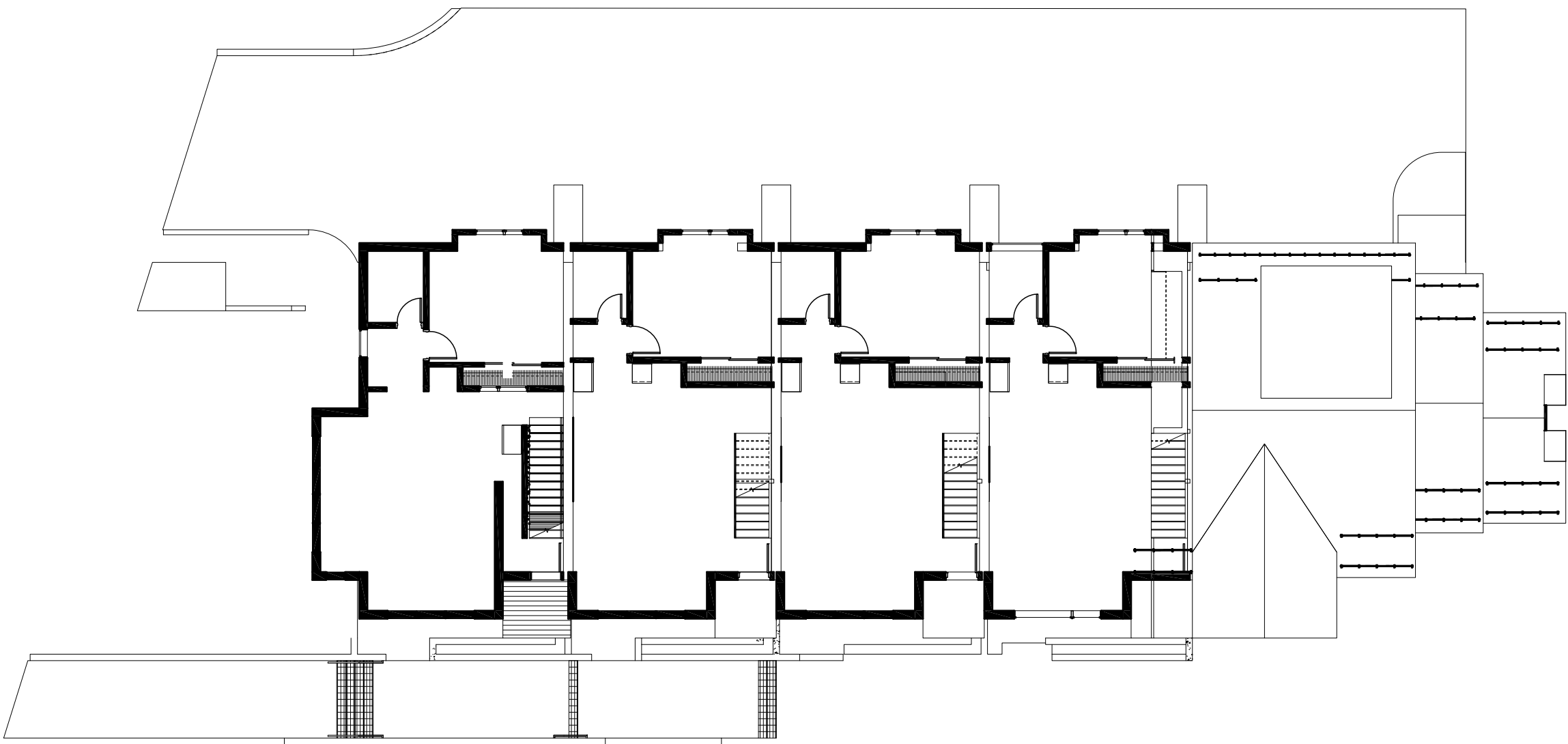
THE DESIGN OF THE EMPIRE PORTION REMAINS MAINLY AS ORIGINALLY DESIGNED DURING THE PREVIOUS WOODSIDE PHASE II DESIGN DEVELOPMENT. THIS DESIGN SCHEME MAXIMIZES THE LOT WITH COST EFFECTIVE CONSTRUCTION TECHNIQUES BY MINIMIZING THE EXCAVATION BY PROVIDING (5) INDIVIDUAL TOWNHOMES, CASCADING DOWN THE SLOPE COMPLIMENTARY TO THE NATURAL TOPOGRAPHY. VIEWS ARE MAXIMIZED BY FOCUSING THE MAIN VIEW CORRIDOR TOWARD OLD TOWN, WHILE THE MASSING STEPS DOWN THE SLOPE TO MIRROR THE NATURAL GRADE.



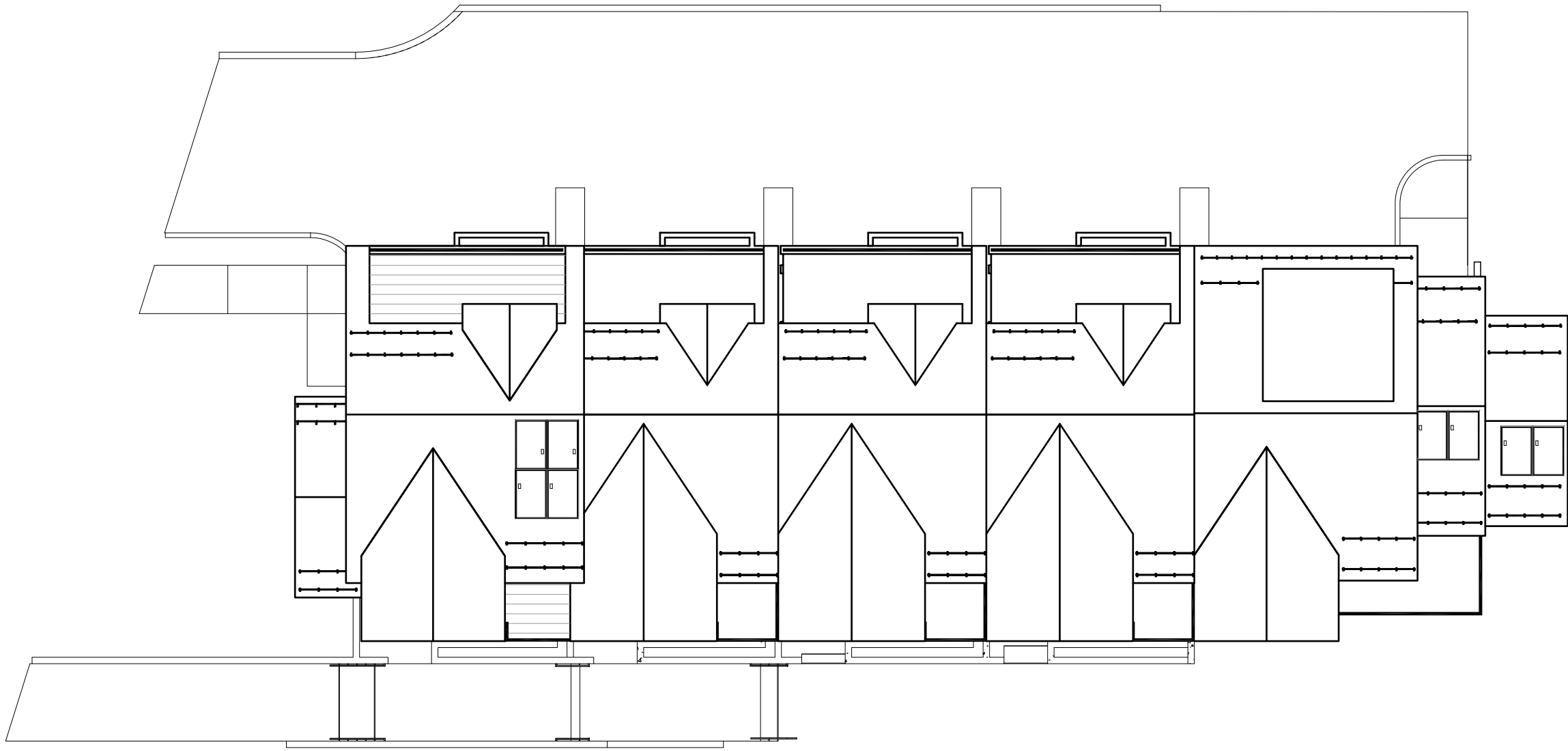
EMPIRE - SITE PLAN



LEVEL 1 - GARAGE/MUD ROOM



LEVEL 2-3



ROOF PLAN



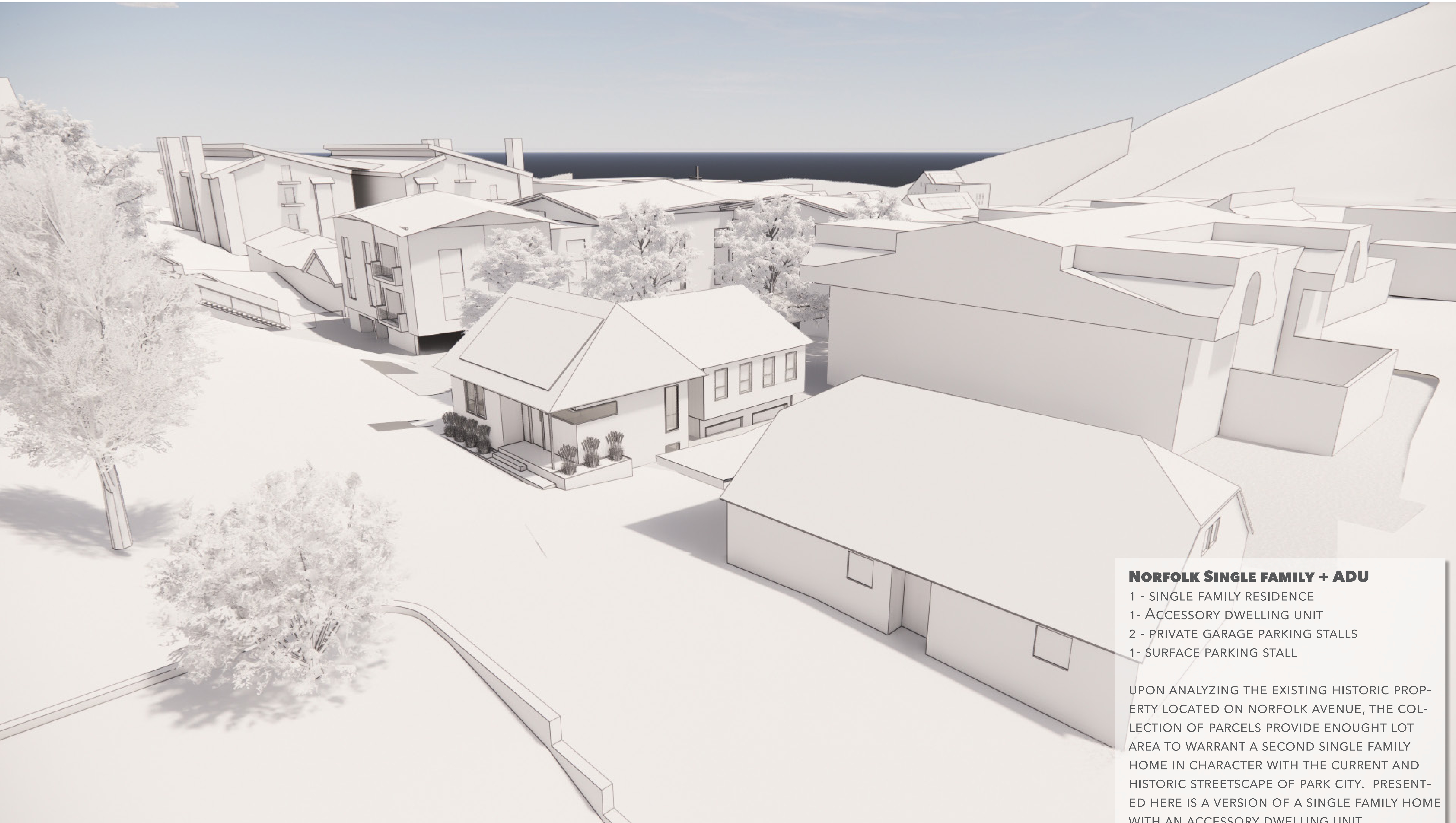
EMPIRE TOWNHOMES- SOUTH EAST VIEW



EMPIRE TOWNHOMES- WEST VIEW

EMPIRE - PROJECTED BUDGET ESTIMATE

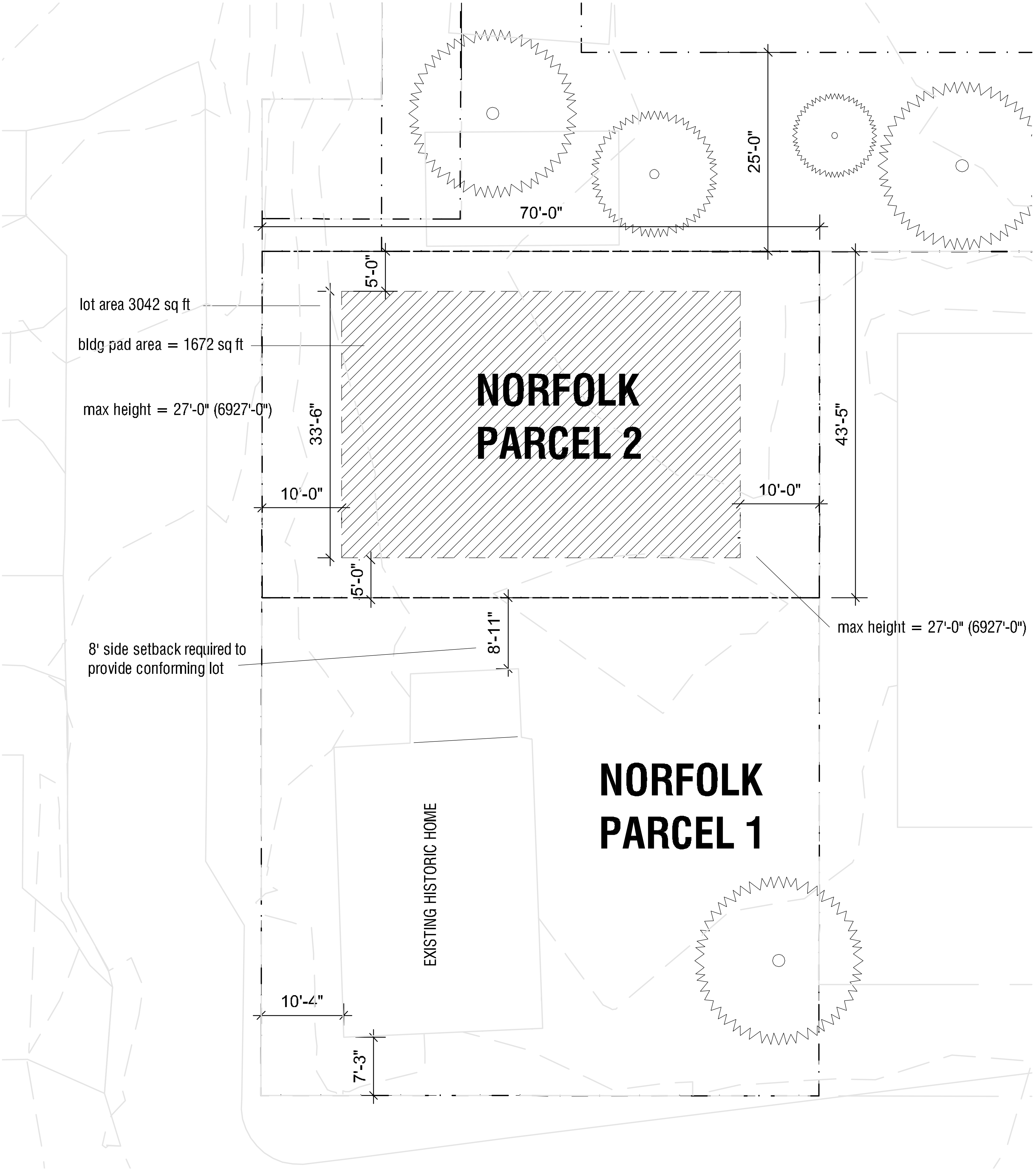
Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah		SQFT		UNITS	
Feasibility Study		8,500		5.00	
		8500.00		5000.00	
		3000.00			
Description	EMP	EMP Park	EMP Site	Total	\$/sf
Sub-Total	\$2,762,500	\$240,000	\$200,000	\$3,202,500	\$376.76
per sq ft unit		\$325	\$80	\$40	
Liablility Insurance		0.60%		\$19,215	\$2.26
Project Contingency		10%		\$322,172	\$37.90
Sub-Total				\$3,543,887	\$416.93
Design Fees		By Owner			\$0.00
Fee		4%		\$141,755.46	\$16.68
Bond Premium		0.75%		\$27,642	\$3.25
Building Permit & Impact Fees		By Owner			\$0.00
Total				\$3,713,284	\$436.86
Cost per Door (unit)				\$742,657	

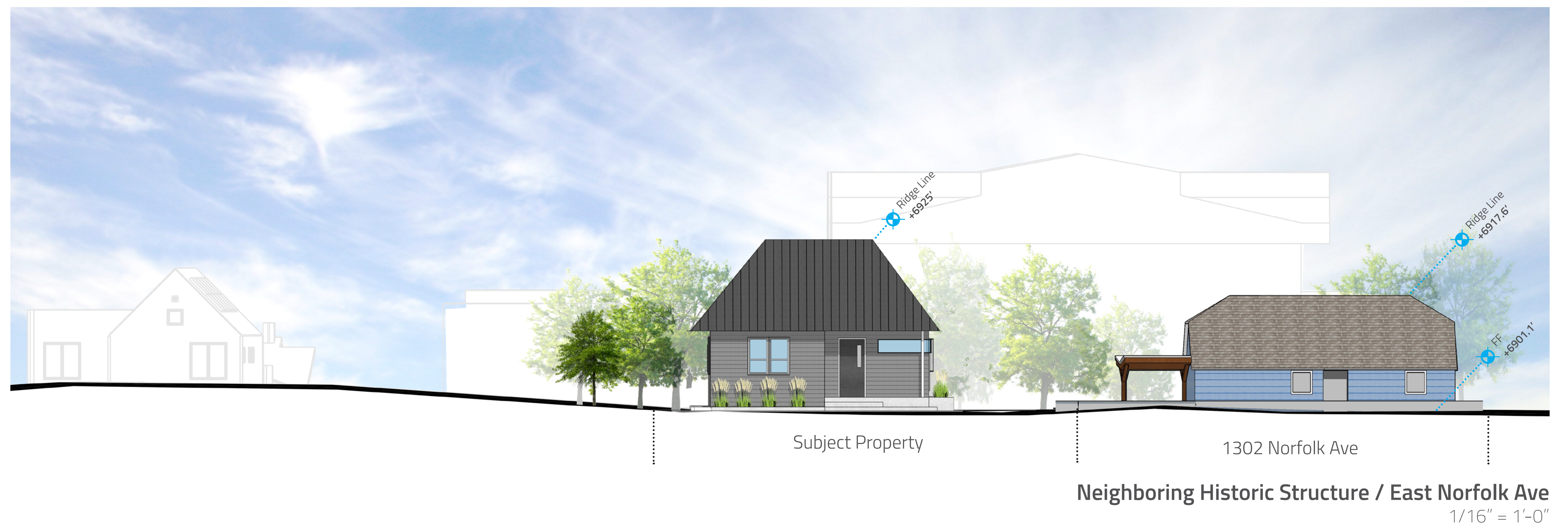


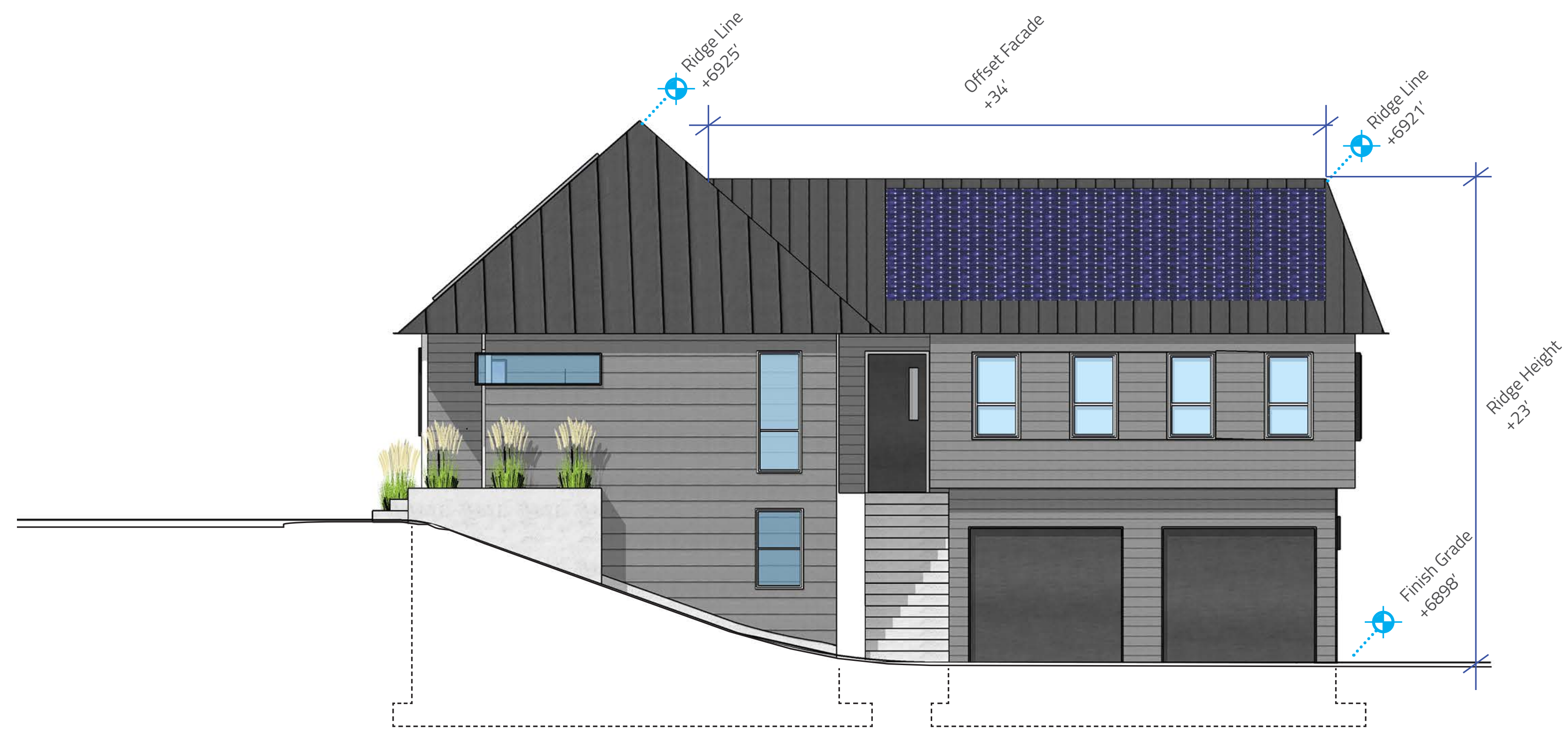
NORFOLK SINGLE FAMILY + ADU

- 1 - SINGLE FAMILY RESIDENCE
- 1- ACCESSORY DWELLING UNIT
- 2 - PRIVATE GARAGE PARKING STALLS
- 1- SURFACE PARKING STALL

UPON ANALYZING THE EXISTING HISTORIC PROPERTY LOCATED ON NORFOLK AVENUE, THE COLLECTION OF PARCELS PROVIDE ENOUGH LOT AREA TO WARRANT A SECOND SINGLE FAMILY HOME IN CHARACTER WITH THE CURRENT AND HISTORIC STREETScape OF PARK CITY. PRESENTED HERE IS A VERSION OF A SINGLE FAMILY HOME WITH AN ACCESSORY DWELLING UNIT.



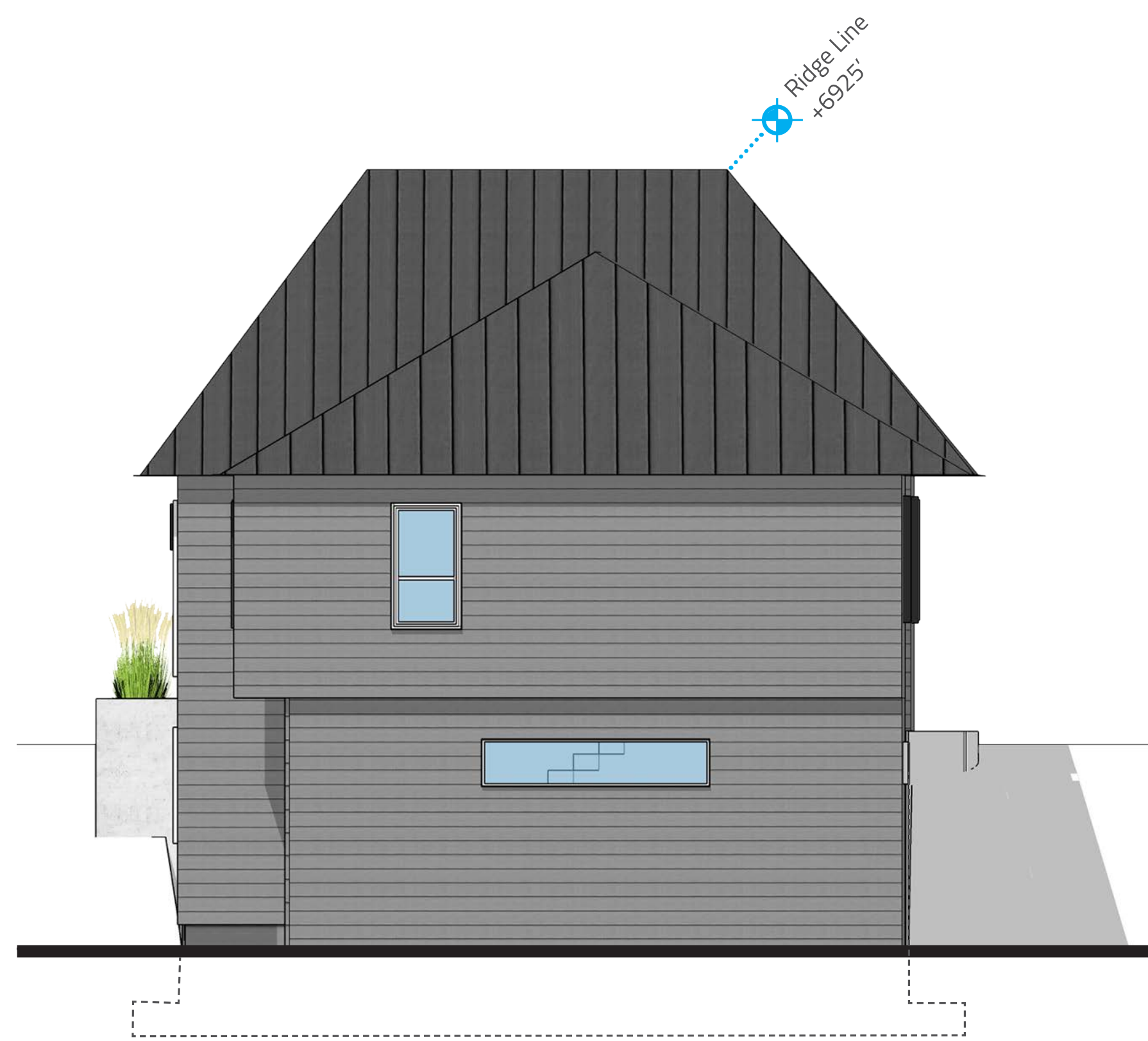




South Elevation / Subject Property
1/8" = 1'-0"



West Elevation / Subject Property
1/8" = 1'-0"



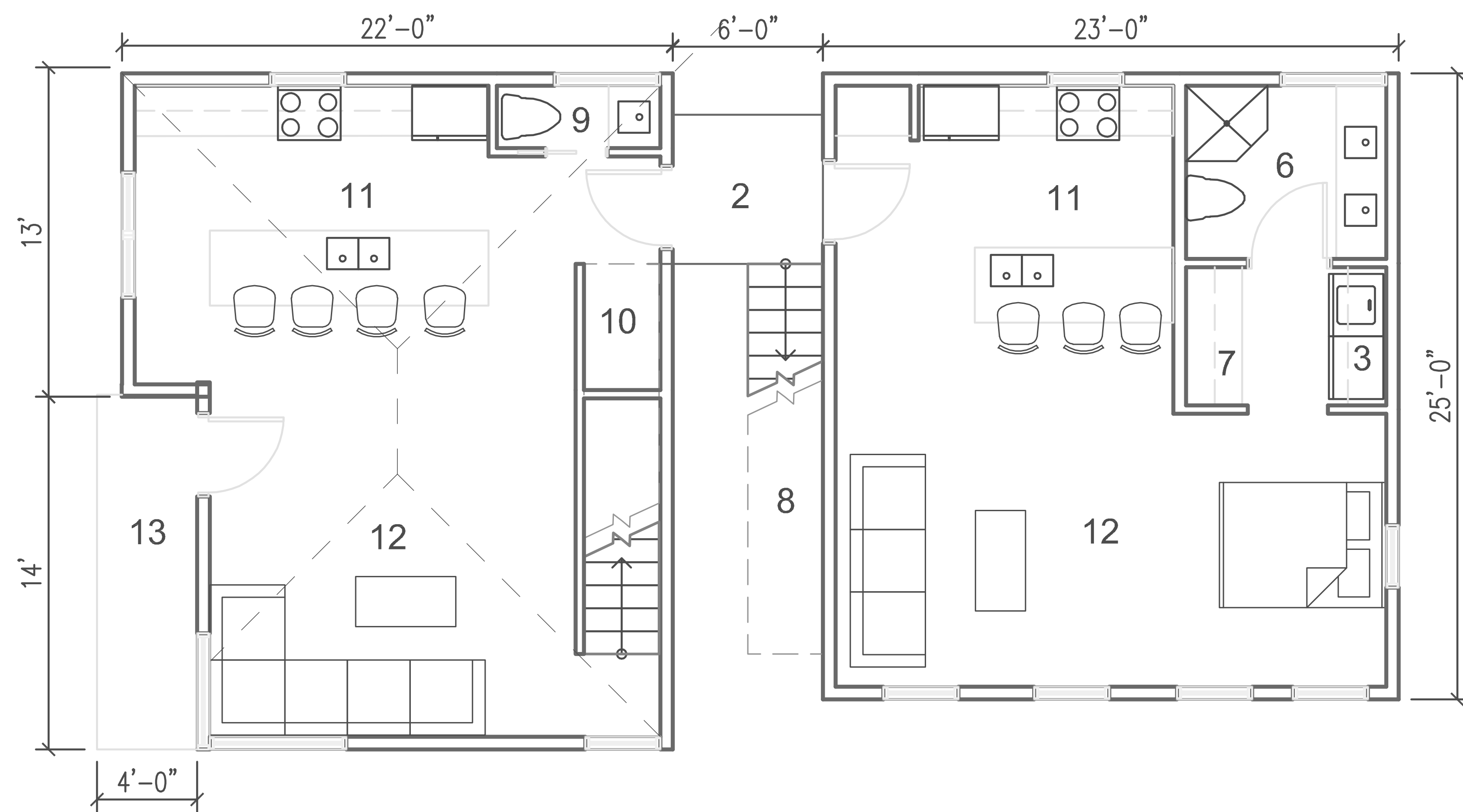
East Elevation / Subject Property
1/8" = 1'-0"



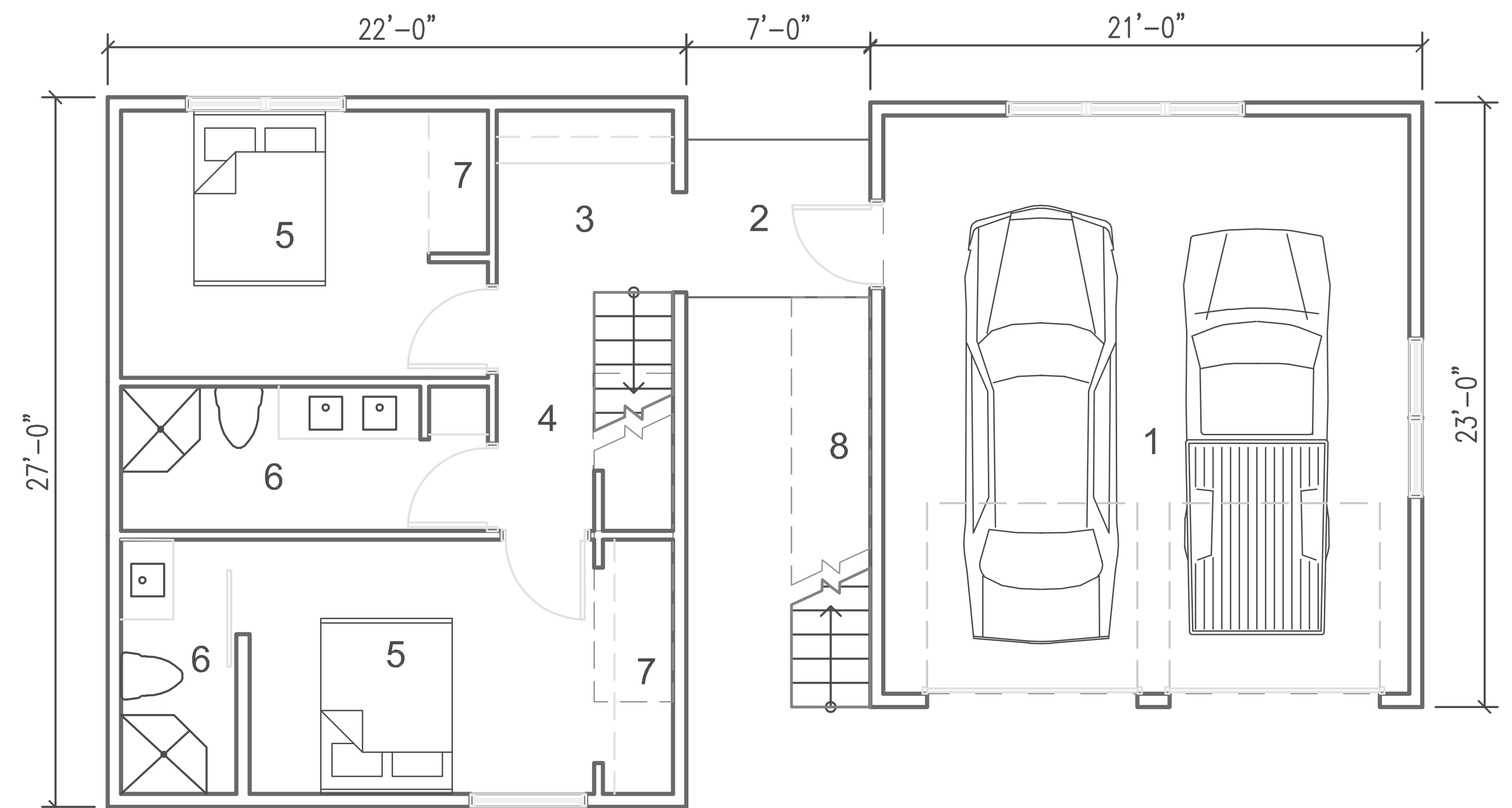
North Elevation / Subject Property
1/8" = 1'-0"



Perspective View / Subject Property

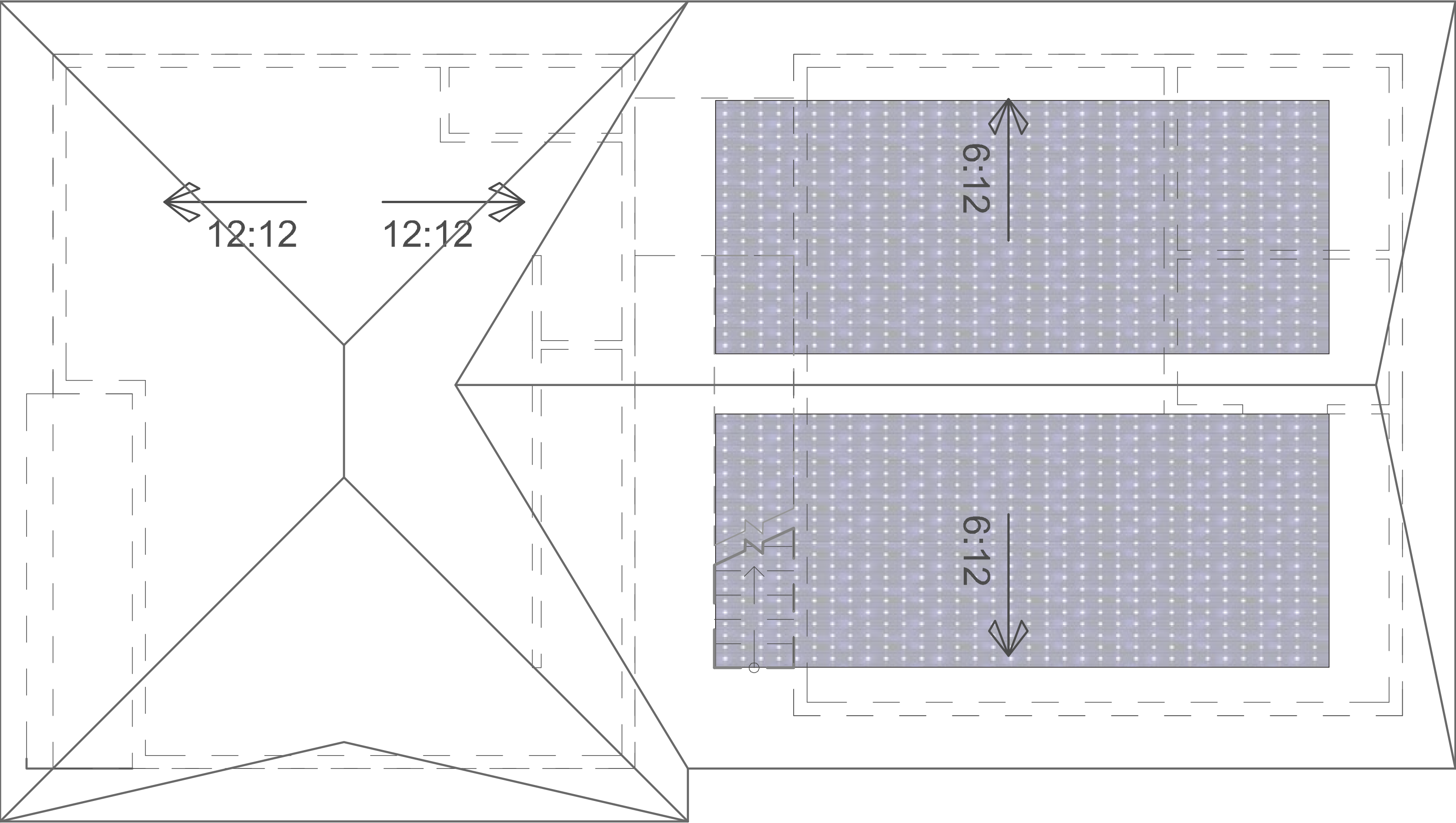


Level 2 / Subject Property
1/8" = 1'-0"

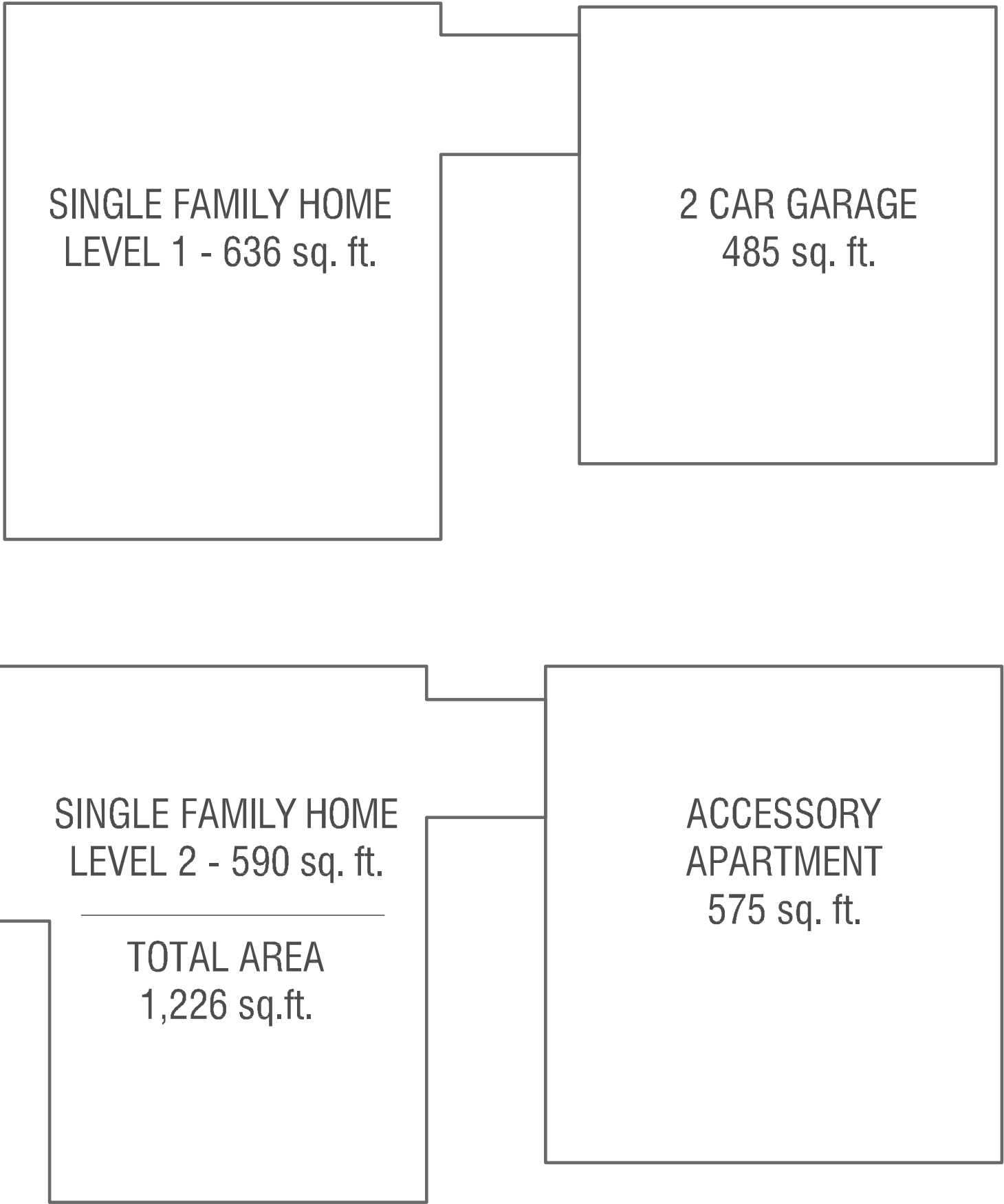


Level 1 / Subject Property
1/8" = 1'-0"

1. 2 CAR GARAGE
2. BREEZEWAY
3. MUD/LAUNDRY
4. HALL / STORAGE
5. BEDROOM
6. BATH
7. CLOSET
8. EXTERIOR STAIR
9. POWDER
10. PANTRY
11. KITCHEN
12. LIVING
13. EXTERIOR FRONT PORCH

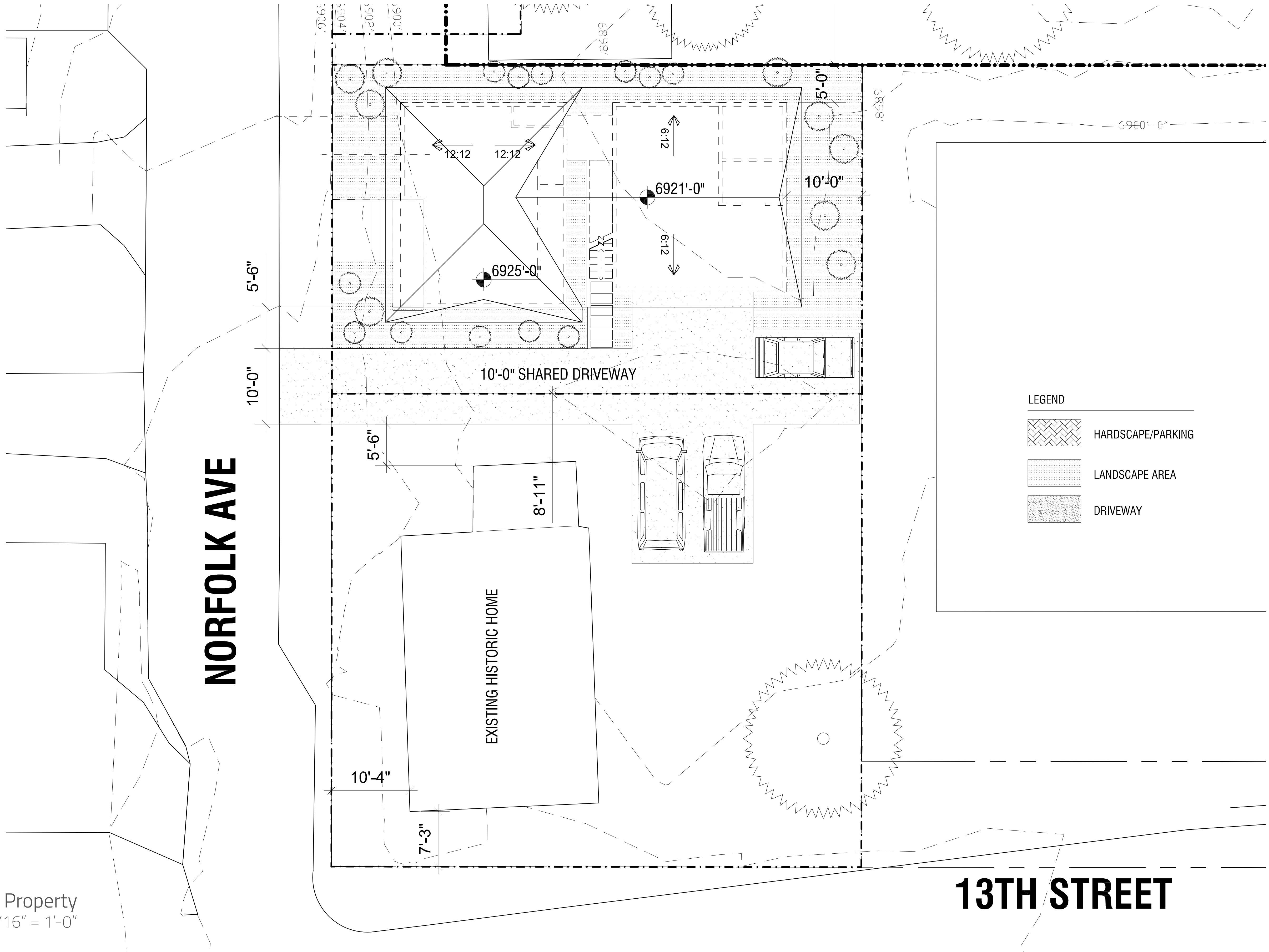


Roof Plan / Subject Property
1/8" = 1'-0"



Floor Area Diagram / Subject Property
1/16" = 1'-0"

Site Plan / Subject Property
1/16" = 1'-0"



NORFOLK HOME - PROJECTED BUDGET ESTIMATE

Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah		SQFT		UNITS	
Feasibility Study		2,000		1.00	
		1800.00		3500.00	
		500.00			
Description	NRF home	NRF Park	NRF Site	Total	\$/sf
Sub-Total	\$540,000	\$40,000	\$140,000	\$720,000	\$360.00
per sq ft unit		\$300	\$80	\$40	
Liablility Insurance		0.60%		\$4,320	\$2.16
Project Contingency		10%		\$72,432	\$36.22
Sub-Total				\$796,752	\$398.38
Design Fees		By Owner			\$0.00
Fee		4%		\$31,870.08	\$15.94
Bond Premium		0.75%		\$6,215	\$3.11
Building Permit & Impact Fees		By Owner			\$0.00
Total				\$834,837	\$417.42
Cost per Door (unit)				\$834,837	

FINANCIAL PROJECTIONS

THE FINANCIAL PROJECTIONS PRESENTED HERE ARE BASED ON CURRENT DATA PROJECTED ON A COST-PER-SQUARE FOOT OF GROSS FLOOR AREA. METHOD STUDIO MAKES NO GUARANTEES TO THE VALIDITY OR ACCURACY OF THESE ESTIMATES GIVEN THE CURRENT BUILDING CLIMATE. THE CONCEPTUAL DESIGNS HERE ASSUME BASIC COSTS ASSUMING STANDARD, GENERIC CONSTRUCTION TECHNIQUES ASSUMING LOCAL PRACTICES. THESE ARE MEANT FOR ROUGH PLANNING PURPOSES, AND ARE SUBJECT TO CHANGE WITH MORE ADVANCED DESIGNS AND EVOLVING MATERIAL AND LABOR CONDITIONS.

Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah		SQFT		18,000	
Feasibility Study		UNITS		20.00	
		18000.00	8000.00	7000.00	
Description	Opt 1	Opt 1 Park	Opt 1 Site	Total	\$/sf
Sub-Total	\$4,950,000	\$400,000	\$280,000	\$5,630,000	\$312.78
per sq ft unit		\$275	\$50	\$40	
Liability Insurance		0.60%		\$33,780	\$1.88
Project Contingency		10%		\$566,378	\$31.47
Sub-Total				\$6,230,158	\$346.12
Design Fees		By Owner			\$0.00
Fee		4%		\$249,206.32	\$13.84
Bond Premium		0.75%		\$48,595	\$2.70
Building Permit & Impact Fees		By Owner			\$0.00
Total				\$6,527,960	\$362.66
Cost per Door (unit)				\$326,398	

Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah		SQFT		31,222	
Feasibility Study		UNITS		27.00	
		31220.00	11500.00	9500.00	
Description	Opt 2	Opt 2 Park	Opt 2 Site	Total	\$/sf
Sub-Total	\$8,585,500	\$1,495,000	\$380,000	\$10,460,500	\$335.04
per sq ft unit		\$275	\$130	\$40	
Liability Insurance		0.60%		\$62,763	\$2.01
Project Contingency		10%		\$1,052,326	\$33.70
Sub-Total				\$11,575,589	\$370.75
Design Fees		By Owner			\$0.00
Fee		4%		\$463,023.57	\$14.83
Bond Premium		0.75%		\$90,290	\$2.89
Building Permit & Impact Fees		By Owner			\$0.00
Total				\$12,128,902	\$388.47
Cost per Door (unit)				\$449,219	

Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah		SQFT		8,500	
Feasibility Study		UNITS		5.00	
		8500.00	3000.00	5000.00	
Description	EMP	EMP Park	EMP Site	Total	\$/sf
Sub-Total	\$2,762,500	\$240,000	\$200,000	\$3,202,500	\$376.76
per sq ft unit		\$325	\$80	\$40	
Liability Insurance		0.60%		\$19,215	\$2.26
Project Contingency		10%		\$322,172	\$37.90
Sub-Total				\$3,543,887	\$416.93
Design Fees		By Owner			\$0.00
Fee		4%		\$141,755.46	\$16.68
Bond Premium		0.75%		\$27,642	\$3.25
Building Permit & Impact Fees		By Owner			\$0.00
Total				\$3,713,284	\$436.86
Cost per Door (unit)				\$742,657	

Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah		SQFT		2,000	
Feasibility Study		UNITS		1.00	
		1800.00	500.00	3500.00	
Description	NRF home	NRF Park	NRF Site	Total	\$/sf
Sub-Total	\$540,000	\$40,000	\$140,000	\$720,000	\$360.00
per sq ft unit		\$300	\$80	\$40	
Liability Insurance		0.60%		\$4,320	\$2.16
Project Contingency		10%		\$72,432	\$36.22
Sub-Total				\$796,752	\$398.38
Design Fees		By Owner			\$0.00
Fee		4%		\$31,870.08	\$15.94
Bond Premium		0.75%		\$6,215	\$3.11
Building Permit & Impact Fees		By Owner			\$0.00
Total				\$834,837	\$417.42
Cost per Door (unit)				\$834,837	

INDIVIDUAL COMPONENTS - PROJECTED BUDGET ESTIMATE

TOTAL DEVELOPMENT WITH OPTION 1 - PROJECTED BUDGET ESTIMATE

Woodside Phase II		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Park City, Utah					
Combined Summary Opt 01					
Feasibility Study		SQFT	28,800	UNITS	26.00
Project SF		18000.00	8500.00	2300.00	
Description	Opt 1	Empire	Norfolk	Total	\$/sf
Sub-Total	\$5,630,000	\$3,202,500	\$720,000	\$9,552,500	\$331.68
per sq ft unit		\$300	\$80	\$40	
Liability Insurance			0.60%	\$57,315	\$1.99
Project Contingency			10%	\$960,982	\$33.37
Sub-Total				\$10,570,797	\$367.04
Design Fees			By Owner		\$0.00
Fee			4%	\$422,831.86	\$14.68
Bond Premium			0.75%	\$82,452	\$2.86
Building Permit & Impact Fees			By Owner		\$0.00
Total				\$11,076,081	\$384.59
Cost per Door (unit)				\$426,003	

TOTAL DEVELOPMENT WITH OPTION 2 - PROJECTED BUDGET ESTIMATE

Woodside Phase II Park City, Utah		Estimate - Updated 26 Apr 2021		Date: 4/26/2021	
Combined Summary Opt 02					
Feasibility Study		SQFT	28,800	UNITS	26.00
Project SF		31222.00	8500.00	2300.00	
Description	Opt 2	Empire	Norfolk	Total	\$/sf
Sub-Total	\$10,460,500	\$3,202,500	\$720,000	\$14,383,000	\$499.41
per sq ft unit		\$300	\$80	\$40	
Liability Insurance			0.60%	\$86,298	\$3.00
Project Contingency			10%	\$1,446,930	\$50.24
Sub-Total				\$15,916,228	\$552.65
Design Fees			By Owner		\$0.00
Fee			4%	\$636,649.11	\$22.11
Bond Premium			0.75%	\$124,147	\$4.31
Building Permit & Impact Fees			By Owner		\$0.00
Total				\$16,677,023	\$579.06
Cost per Door (unit)		\$641,424			

— Historical Housing Expenditure & Current Funds —

Historical Housing Spending & Current Budgets		
Project	Realized Actual Expenses	Current CIP Balance
WOODSIDE PHASE I	\$ 6,054,921	\$ 460,864
AFFORDABLE HOUSING	\$ 5,886,223	\$ -
PARK CITY HEIGHTS	\$ 5,798,522	\$ -
SNOWCREEK AFFORDABLE HOUSING	\$ 4,319,769	\$ -
CENTRAL PARK CITY CONDOS	\$ 4,242,235	\$ 21,819
WOODSIDE PHASE II	\$ 2,324,712	\$ 25,093,346
1450-60 PARK AVENUE	\$ 1,360,588	\$ -
LAND ACQUISITION/BANKING PROGRAM	\$ 1,100,187	\$ -
PRIVATE LAND ACQUISITION #1	\$ 258,522	\$ -
HOMESTAKE HOUSING	\$ -	\$ -
ARTS & CULTURE DISTRICT HOUSING	\$ -	\$ -
OLD TOWN HOUSING	\$ -	\$ -
Total	\$ 31,345,680	\$ 25,576,029

Housing Pipeline Proceeds	
Existing Housing Pipeline	\$25,576,029
Option to direct Senior Center Proceeds	\$1,791,390
Housing Fee-in-Lieu	\$840,000
Starting Balance	\$ 28,207,419

Housing Pipeline

- An updated housing pipeline reflects recent Council discussion and direction
- Staff notes that a **public-private partnership at Homestake** unlocks the potential to fund Arts & Culture housing, Homestake and Woodside II without issuing new housing debt
- Given this, all three projects could run concurrently – **order would not matter**
- Staff projects that rental revenues from a 60 unit Arts & Culture project with an average of 65% AMI could produce **\$11M of bonding capacity** while maintaining a 65% net revenue debt threshold



\$28M



-\$13.5M
A&C Housing Build
(if 60 units built)



-\$3M
**Homestake Public-
Private Partnership
Reserve**



-\$6.5M
Woodside II
(Multiple Scenarios are
Available)



+ 11M
**Future Bonding
Capacity**
(if A&C rents configured at
65% average AMI, range
from 45%-85%)

Projected Balance

\$14.7M

\$11.7M

\$5.2M

\$16.2M

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Changes to the Park City Fourth of July Celebration, a Level 5 Special Event, in a Form Approved by the City Attorney
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Fourth of July Staff Report](#)

[Exhibit A: Fourth of July Outreach Summary](#)

City Council Staff Report

Subject: Fourth of July Event Approval
Author: Jenny Diersen
Department: Special Events & Economic Development
Date: May 27, 2021
Type of Item: Administrative

Recommendation

Consider public input, review, and approve changes to the Park City Fourth of July Celebration, a Level 5 Special Event, in a form approved by the City Attorney. Any changes would be for one-year only as part as pandemic recovery.

Executive Summary

Park City Municipal (PCMC) has traditionally held the Fourth of July Celebration on the holiday regardless of the day of the week upon which it falls.

On [April 15](#) p. 6 ([Minutes](#) p. 1-2) City Council requested all events scale back and consider COVID-19 protocols.

As other Event Applicants have, due to event fatigue broadly and now pandemic-related crowding concerns, Staff proposed one-time changes for 2021 to reduce the scope and scale of the Park City Fourth of July Celebration. In summary, proposed changes included moving the parade to Friday, July 2, cancelling City Park festivities (except a scaled back Volleyball Tournament) and align fireworks on the same night as Canyons to spread crowds.

At the [April 29, 2021 meeting](#) p.7 ([Minutes](#) p.1-2, [Audio](#), 17:00, summary 27:00 to 35:00), City Council directed staff to complete additional outreach, focus on locals and stated spreading out civic activities over the national holiday was the only way to consider moving ahead.

Staff completed outreach (Exhibit A) and conferred with other jurisdictions across the state. Feedback indicates that most of our community would be disappointed if the activities were canceled altogether. A few were in favor of canceling the festivities if they were not spread-out, while others felt strongly the civic activities should be held on the national holiday.

With the national holiday just five weeks away, Council should focus on the following questions, and may direct staff to implement other alternatives:

1. Is City Council comfortable moving ahead with planning the Fourth of July Celebration?
2. Does City Council prefer to hold the parade on Friday, July 2 or Sunday, July 4?

3. Is City Council supportive of Fireworks being held Sunday, July 4 at Park City Resort Base? Park City Building Official and Fire District would continue to lead role of making final determinations based on conditions.

Background

Economic Development accepted the role of producing the Fourth of July Celebration in 2016 after the Park City Chamber Ambassadors dissolved. Since then, PCMC has consolidated the programs under one event planner resulting in a more coordinated, efficient, and cohesive event. The event typically includes a parade, City-sponsored and managed activities at City Park, and culminates with a firework show at the base of Park City Resort. Many refinements were made to focus on community and locals. Specifically for the parade:

- Parade participants must be Summit County residents or businesses:
- The City opened a category for families/neighborhoods (not representing business/nonprofits);
- Provided a \$50 discount in Application Fee for parade floats that aligned with sustainability goals - walking, bike or e-vehicles.

Analysis

Per section [4A-1-1.7\(B\)](#), Staff has determined Park City's Fourth of July Celebration is a Level Five event. Per section [4A-2-3\(F\)](#) - the City restricts the number of events permits annually. While the changes proposed for the event increased the number of event days, an event permit may have more than one event day. Staff determined event Levels based on the degree of City impacts, including but not limited to attendance and type of venue, transportation, and public safety impacts. Once caps are reached, an event applicant may amend their Application to reduce scope to be recategorized into another general category if it does not fall during a [Peak Time Period](#). Event Level caps are listed below.

Event Level Caps	2018	2019	2020	2021
Level 1 - unrestricted	28	21	4	13
Level 2 - unrestricted	25	20	13	16
Level 3 - 17	15	11	5	6
Level 4 - 10	9	10	2	10
Level 5 - 10	9	9	2	3
Estimated # of Permitted Events	86	71	26	48

Proposed Timeline of Community Activities

Council may choose to deny changes and allow all festivities to proceed on July 4 or may cancel any or all the activities. Any changes would be for one-year only. With the event only 5 weeks away, time is of the essence. With whichever direction Council chooses, staff will work to mitigate impacts, ensure access to businesses and residential areas and coordinate operations of other planned events.

Friday, July 2 –

11 a.m.	Fourth of July Parade
Evening	Deer Valley Symphony Concert

Saturday, July 3 –

Time TBD	Hill Airforce Flyover (this date cannot change due to federal approvals)
9 p.m.	Canyons Resort July 3 celebration

Sunday, July 4 -

7 a.m. to 10 p.m.	Car Free Sundays & Park Silly Sunday Market
	Police Memorial at Scheurer's Plaza and holiday performances
7 a.m. to 10 p.m.	Volleyball Tournament at City Park
9 p.m.	Fireworks Display at Park City Resort Base

If the parade is held on Friday, July 2. While speculative, this approach may result in:

- Reduced drive traffic from SLC and focusing on local attendance;
- Reduced cost of City Services (estimated \$20,000) with no holiday labor rates;
- Increased weeknight and overnight lodging;
- Decreased attendance as some may have challenges getting Friday off work. The parade itself may be smaller in scale (less floats);

Operational Considerations:

- Regardless of the day, timing of the parade would remain the same – start at 11 a.m. Main Street and Park Ave will be reopened after the parade, around 1 p.m.;
- Based on historical data, staff recommends keeping parking rates status quo at \$20 flat rate during parade to encourage community members to bike, walk, bus and carpool to the event.
- If held on Sunday, July 4, the parade route would turn onto Heber Ave instead of 9th Street. Main Street merchants participating in Car Free Sundays would not be able to extend outside until after the parade, estimated at 1 p.m.

Staff coordinated with the resorts, and the event producer of the Fourth of July (Park Silly Sunday Market) to explore moving fireworks to July 3. Together, they exhausted all options for Fireworks on July 3. Due to many other jurisdictions holding their fireworks shows on the 3rd, there is simply not another licensed pyrotechnician available. The resort and contractor are supportive and able to hold fireworks on the Fourth of July at Park City Resort base if Council desires.

Staff was in contact with the Boy Scouts, who typically provide Kids Games, and understands City's proposal in postponing City Park Activities for one more year. If the park activities are to proceed, they need to know as soon as possible as it takes time to plan and coordinate.

Park City Rugby was contacted, and they are disappointed in the postponement of City Park Activities. They are generally responsible for food, beer gardens, and rugby

games, which are a long-standing tradition, and are concerned about the lack of fundraising opportunities for the club.

Engagement -

Staff took time to complete outreach and engagement regarding proposed changes. If Council chooses to proceed with Fourth of July Celebration, additional outreach regarding impacts will be completed in the two weeks leading up to the festivities.

Other activities across the jurisdiction -

- The 40th Fourth of July 5K will be held virtually from June 10 to July 5. Community and visitors can register in advance to support Park City Ski & Snowboard.
- July 1, 2, 3, and 5 - Oakley Rodeo and parade are planned with fireworks nightly. Oakley does not have any programming planned for Sunday, July 4.
- Noches De Verano will be held at City Park on Monday, July 5 evening.

Funding

The event is estimated to cost up to \$140,000. Changing day of parade and scaling back activities may save an additional \$20,000. Staff applied for a Restaurant Tax Grant to pay for part of the Event Organizer which requires out of area marketing. If the grant does not get funded, such costs can be covered from Economic Development and General fund (FY22).

Attachments

Exhibit A: Community Engagement Summary

Exhibit A: Fourth of July Outreach Summary

Park City Staff completed extensive outreach regarding proposed changes to the Park City Fourth of July including:

1. 4/29/21 [Work Session](#) (p.7) with proposed changes to Fourth of July
2. 4/30/21 [Park Record Article](#) "Park City readies a July 2 celebration..."
3. 5/4/21 HPCA Event Committee
4. 5/6/21 Restaurant Association
5. 5/5/21 Lodging Association
6. 5/18/21 HPCA Board Meeting
7. 5/19/21 KPCW On Air Reminder during City Weekly Update 5/19
8. 5/16/21 Spanish Outreach
9. 5/21/21 Past Parade Participant Outreach
10. Activity Provider Outreach (Boy Scouts, Rugby, Resorts, etc.)
11. Social Media
12. Requests for written comments – more than 50 written comments were received.
At the time this report was due, staff compiled [comments linked here](#)

Spanish Outreach Included

- Cada Domingo on 5/16
- FB live Spanish Event 5/19
- Ironhorse Outreach
- Mobile Food Pantry

Summary of outreach at time of this packet publishing was "For me, the changes are good, do what you have to do for our safety! Thank you.

Fourth of July Social Feedback

Comments compiled from two posts on Facebook and Instagram, 5/12 and 5/19

Posts were phrased along the lines of:

"The Fourth of July is fast approaching, and we want to hear from you! What do you think about dispersing Fourth of July celebrations across three days, July 2-4, in an effort to make it as safe as possible as our community recovers from the impacts of COVID-19? Please email jenny.diersen@parkcity.org with your suggestions by May 24."

Post 1: 5/12

- Instagram – 2,447 people reached
- Facebook – 1,751 people reached
- Twitter – 265 impressions

Post 2: 5/19

- Instagram – 1,890 people reached
- Facebook – 2,843 people reached
- Twitter – 285 impressions

Comments:

- This is the most ridiculous question.
- Ridiculous! The 4th is a sacred date. Hello!!
- Summit County has done a fantastic job vaccinating. Whom exactly are you trying to keep safe? People who choose not to get vaccinated? Please stop the nannying.
 - Response: Those people who don't do research should probably start! 4000 people have died from the shots in four months. Prior vaccine deaths, just over 4000 in 20 years!
- I do not agree, we should celebrate the Fourth of July on the fourth and do away with all the restrictions!
- Nope. Keep it on the 4th. No reason to even consider changing it
- 4th on the 4th. This over cautiousness on outdoor activities is foolish. To celebrate America's freedom by succumbing to freedom robbing regulations is insane.
- I'm all for going back to as "normal" as we can. For sure, the parade on the 4th and the fireworks too. As for the other things, I don't really have an opinion. If people don't want to "catch covid" then they don't have to attend or they can keep wearing their masks. At some point, we need to get back to normal. Thanks for asking for our input.
- I would be sad if there was no parade
- Appreciate spreading it out to keep people safe and avoid extreme mass gatherings! Also LOVE the potential for people to stay in town longer and generate more money for local businesses by expanding the holiday weekend!
- I think spreading it out is amazing and helps to keep safety top of mind. People can enjoy the part they want, without crowds. It's an amended tradition due to Covid, and local or not, people need to respect that with enjoyment of these traditions again, adjustments need to be made.
- Paging Frederick Douglass. "What is your 4th of July"
- Love it!!
- I am more likely to go to a parade on Friday without mass crowds.
- What about the counties and states that never shut down and wore masks that are in much better shape!! 99.098% recovery rate! Enough stop dragging it out and get back to normal.
- It seems that this is the blind leading blind, no?
- Not worried about safety- but let's spread out the festivities and events for businesses and chaos! Amiright!?
- July 4th is July 4th, and there's no other way to put it.
- So you telling me you wanna turn the 4th into a 2 day party ??? Umm YES !! 😂😂
letsss gggooooooooo!
- Time to get back to normal. There is No (scientific)reason why you can't go back to how it was two years ago.....

- You can't celebrate the 4th of July on July 2. So then it's Independence Days. Sounds like a can of worms with lots of traffic. Maybe small and simple would be nice. Small neighborhood events would be lovely.
- 🇺🇸 agree with the decision to hold events over a 3 day period.
- Over three days I think would be great 🇺🇸
- 3
- Yes!!!
- Main st parade is so crowded... not much social distancing available
- Yes 3 days! Not just the 2nd like originally talked about 😊
- Yes to 3 days
- 💜 that idea!!!
- 3 days ✅
- 🇺🇸 agree with the decision to hold events over a 3 day period. 🇺🇸

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Leah Langan

Submitting Department: Executive

Item Type: Resolution

Agenda Section:

Subject:

Consideration to Adopt Resolution 13-2021, a Resolution Proclaiming June 2021, as Pride Month in Park City and Pride Month City-Wide Activations
(A) Public Input (B) Action

Suggested Action:

Attachments:

[Pride Month Staff Report](#)

[Exhibit A: Pride 2021 Proclamation](#)

City Council Staff Report



Subject: Pride Month in Park City
Author: Leah Langan, Lynn Ware Peek
Department: Executive, Community Engagement
Date: May 27, 2020
Type of Item: Administrative

Summary Recommendation

Approve the proposed resolution proclaiming June 2021 as Pride month in Park City and City-wide Pride activations.

Analysis

Since the 1969 Stonewall Riots in New York City, June is recognized as Pride month across the United States. LGBTQIA+ Pride month recognizes the unique experience of being lesbian, gay, bisexual, transgender, queer, intersex, asexual and non-binary. It celebrates our diversity and serves as a tribute to the community's progress towards full equality. By participating in Pride month, the signal is sent to residents and visitors that Park City is a welcoming and affirming community that recognizes the importance of LGBTQIA+ individuals, families, and youth. A resolution directly aligns with the City's Critical Community Priority of Social Equity and is fully supported by Park City Municipal's LGBTQIA+ Taskforce.

In addition to a formal City Council resolution, approve is sought for Pride activations throughout the City. Park City Municipal will exhibit support through the month of June by flying updated "[Daniel Quasar Progress](#)" Pride flags on five City flagpoles. The design was endorsed by the LGBTQIA+ Taskforce and features the transgender community's colors of pastel pink, blue, & white and includes People of Color.

Other activations include hanging Love Where You Live street banners, signage at City facilities, collaboration with Library programs, and increased social media. The Transit dept will display banners on the exterior of three City buses traveling the white route as well as signage on bus interiors and shelters. A rainbow design will also potentially be displayed temporarily on a City crosswalk.

Department Review

Legal, Executive, Community Engagement, Transit, and Parks Departments

Exhibits

A: Pride Month Resolution



Resolution No. 13-2021

RESOLUTION PROCLAIMING JUNE 2021, AS PRIDE MONTH IN PARK CITY

WHEREAS, LGBTQIA+ Pride month is the positive stance against discrimination and violence toward lesbian, gay, bisexual, transgender, queer, intersex, asexual, plus (LGBTQIA+) people to promote their self-affirmation, dignity, equality rights, increase their visibility as a social group, build community, and celebrate sexual diversity and gender variance.

WHEREAS, Utah Pride began with a small, informal gathering of Salt Lake City's LGBTQIA+ community in 1974; and

WHEREAS, Park City welcomes residents and visitors from the LGBTQIA+ community, their friends and family members, and straight allies who show their support; and

WHEREAS, Park City honors those in our community who have dedicated their lives to the cause of justice for all people; and

WHEREAS, Park City has a dedicated history of creating and supporting policies and programs that stand against discrimination and promote equality and opportunity for all members of the LGBTQIA+ community; and

WHEREAS, Pride Month is a reminder of how much we have to celebrate, and should prompt us to never let up in our efforts to ensure full equality, inclusion, and empowerment for every member of our LGBTQIA+ community.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby proclaim June, 2021 as Pride Month

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Council Staff Report



Subject: 1115 & 1117 Lowell Avenue (Pinion Pines)
Application: PL-20-04633
Author: Rebecca Ward
Date: May 27, 2021
Type of Item: Administrative – Plat Amendment

Recommendation

Review the Pinion Pines Subdivision, conduct a public hearing, and consider approving Ordinance No. 2021-24.

Description

Applicant: Shana Smith, represented by Gordon Daw
Location: 1115 & 1117 Lowell Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Multi-Unit Dwellings; Single-Family Dwellings; Recreation Open Space
Reason for Review: Plat amendments require Planning Commission review and recommendation and City Council action

Acronyms

HR – 1 Historic Residential – 1
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

The Pinion Pines Condominium Plat—a two-unit condominium constructed in the 1980s—was recorded with Summit County in 1985 (Recorder Entry No. 234744). The Applicant proposes terminating the two-unit Pinion Pines Condominiums (Exhibit D) to create two Lots for a Duplex, converting the limited common ownership to private ownership (Exhibit A, Attachment 1).

On May 12, 2021, the Planning Commission approved a Conditional Use Permit for a Duplex Use for 1115 & 1117 Lowell Avenue and unanimously forwarded a positive recommendation to the City Council for the Pinion Pines Subdivision ([Conditional Use Permit Staff Report](#); [Plat Amendment Staff Report](#); [Audio](#)).

Analysis

(I) The proposal complies with the Historic Residential – 1 Zoning District requirements.

1115 & 1117 Lowell Avenue—the Pinion Pines Condominiums—are in the Historic

Residential – 1 Zoning District. Duplexes are a Conditional Use in the HR – 1 Zoning District¹ and require the following Lot and Site requirements:²

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet for a Duplex	Complies 1115 Lowell Avenue is 4,752 square feet 1117 Lowell Avenue is 4,873 square feet
Lot width – 25 feet	Complies 1115 Lowell Avenue is 33.82 feet 1117 Lowell Avenue is 34.93 feet
Maximum Building Footprint = (Area/2) x 0.9 ^{A/1875}	Condition of Approval 3 The maximum Building Footprint for 1115 Lowell Avenue is 1,819 square feet; the Maximum Building Footprint for 1117 Lowell Avenue is 1,852 square feet.
Front & Rear Setbacks are 15 feet for Lot depth over 100 feet	Complies The Lot depth for 1115 & 1117 Lowell Avenue is 140 feet Front Setbacks for 1115 & 1117 Lowell Avenue are 45 feet Rear Setbacks comply and any additions must meet at least a 15-foot Rear Setback
Side Setbacks for Lots with a width up to 37.5 feet must meet a 3-foot Side Setback	Complies 1115 & 1117 Lowell Avenue both have stairs and patios that slightly encroach into the Side Setbacks. LMC § 15-2.2-3(J)(6) exempts patios and steps not more than 30” in height above Final Grade, not including any required handrails.
Side Setbacks between connected Structures are not required where Structures are designed with a common	Condition of Approval 4 The Applicant shall ensure the Duplex complies with all applicable Building and Fire Code requirements

¹ LMC [§ 15-2.2-2\(B\)\(1\)](#).

² LMC [§ 15-2.2-3](#).

wall on a Property line and the Lots are burdened with a party wall agreement³	and shall complete a party wall agreement in a form approved by the City Attorney and Chief Building Official to be recorded on the same date as the amended plat.
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(II) There is Good Cause for the Plat amendment and no public street, Right-of-Way, or easement is vacated or amended.

Plat amendments shall be reviewed according to LMC [§ 15-7.1-6](#) *Final Subdivision Plat* and approval shall require (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.⁴

The Land Management Code defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community.”⁵

The proposed transition from a two-unit condominium to a Duplex will alter the restrictions for the properties regarding the Pinion Pines Condominiums Association but does not change the use of the Structure or the applicable land use regulations for the properties.

1115 & 1117 Lowell Avenue, as well as 1155, 1157, 1175, 1177, 1195, and 1197 Lowell Avenue, are accessed by Northstar Road, a private ingress, egress, and utilities easement. Condition of Approval 5 requires the amended plat to retain the easement.

(III) The Summit County Recorder’s Office requires a Condition of Approval.

The Summit County Recorder’s Office requires that the Applicant change the plat title during the redline process to the Pinion Pines Subdivision, formerly known as the Pinion Pines Condominiums. This is reflected in Condition of Approval 6.

(IV) The City Engineer requires a Condition of Approval.

Condition of Approval 7 requires the Applicant to enter into a civil agreement to address ownership and maintenance responsibilities of both retaining walls that encroach over the property lines.

³ LMC [§ 15-2.2-3\(I\)\(2\)](#).

⁴ LMC [§ 15-7.1-3\(B\)](#).

⁵ LMC [§ 15-15-1](#).

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application.

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Ordinance No. 2021-24 and Pinion Pines Subdivision Plat

Exhibit B: Existing Conditions

Exhibit C: Applicant Photos

Exhibit D: Declaration to Terminate Pinion Pines Condominiums

Ordinance No. 2021-24

AN ORDINANCE APPROVING THE PINION PINES SUBDIVISION AT 1115 AND 1117 LOWELL AVENUE, PARK CITY, UTAH

WHEREAS, the owners of property located at 1115 and 1117 Lowell Avenue petitioned the City Council for approval of the Pinion Pines Subdivision; and

WHEREAS, on May 12, 2021, the Planning Commission conducted a duly noticed public hearing, and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 27, 2021, the City Council conducted a duly noticed public hearing; and

WHEREAS, the Pinion Pines Subdivision is consistent with the Park City Land Management Code, including § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.2 and 15-7.

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

SECTION 1. APPROVAL. The Pinion Pines Subdivision is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Pinion Pines Condominium Plat—a two-unit condominium constructed in the 1980s—was recorded with Summit County in 1985 (Recorder Entry No. 234744) for 1115 and 1117 Lowell Avenue.
2. The Applicant proposes terminating the two-unit Pinion Pines Condominium to create two Lots for a Duplex.
3. 1115 and 1117 Lowell Avenue are in the Historic Residential – 1 Zoning District.
4. The Historic Residential – 1 Zoning District requires a 3,750-square-foot Lot minimum for a Duplex. 1115 Lowell Avenue is 4,752 square feet; 1117 Lowell Avenue is 4,873 square feet.
5. The Historic Residential – 1 Zoning District requires a 25-foot Lot width. 1115 Lowell Avenue is 33.82 feet; 1117 Lowell Avenue is 34.93 feet.
6. The Historic Residential – 1 Zoning District establishes a maximum Building Footprint pursuant to this formula: Maximum Building Footprint = (Area/2) x $0.9^{A/1875}$.
7. The maximum Building Footprint for 1115 Lowell Avenue is 1,819 square feet; the Maximum Building Footprint for 1117 Lowell Avenue is 1,852 square feet.
8. The Historic Residential – 1 Zoning District requires Front and Rear Setbacks of 15 feet for Lots with depth over 100 feet.
9. The Lot depth for 1115 & 1117 Lowell Avenue is 140 feet. Front Setbacks for 1115 & 1117 Lowell Avenue are 45 feet; Rear Setbacks comply and any additions must meet at least a 15-foot Rear Setback.

10. The Historic Residential – 1 Zoning District requires a three-foot Side Setback for Lots with a width up to 37.5 feet. 1115 & 1117 Lowell Avenue both have stairs and patios that slightly encroach into the Side Setbacks. LMC Section 15-2.2-3(J)(6) exempts patios and steps not more than 30” in height above Final Grade, not including any required handrails.
11. Side Setbacks between connected Structures are not required where Structures are designed with a common wall on a Property line and the Lots are burdened with a party wall agreement.
12. 1115, 1117, 1155, 1157, 1175, 1177, 1195, and 1197 Lowell Avenue are accessed by Northstar Road, a private ingress, egress, and utilities easement.

Conclusions of Law

1. There is Good Cause for this Plat amendment because the transition from a two-unit condominium to a Duplex alters private restrictions for the properties but does not change the use of the Structure or the applicable land use regulations for the properties.
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.2 and 15-7.
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 shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, 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 maximum Building Footprint for 1115 Lowell Avenue is 1,819 square feet; the Maximum Building Footprint for 1117 Lowell Avenue is 1,852 square feet.
4. The Applicant shall ensure the Duplex complies with all applicable Building and Fire Code requirements and shall complete a party wall agreement in a form approved by the City Attorney and Chief Building Official to be recorded on the same date as the amended plat.
5. The plat shall retain the private ingress, egress, and utilities easement.
6. The plat shall be titled Pinion Pines Subdivision, formerly known as the Pinion Pines Condominiums.
7. The Applicant shall enter into a civil agreement to address ownership and maintenance responsibilities of both retaining walls that encroach over the property lines.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 27th Day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

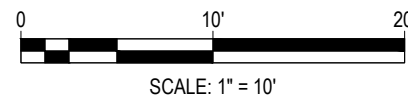
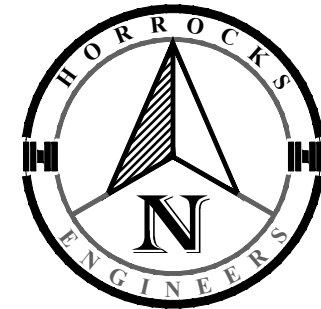
City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

AMENDED PINION PINES SUBDIVISION
AN AMENDMENT TO THE PINION PINES "R-1" AND "R-2"
CONDOMINIUM APARTMENT HOMES

LOCATED IN NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
- MAY 2020 -



LEGEND

- PROPERTY BOUNDARY

ADJACENT PROPERTY

EX. EDGE OF ASPHALT

EX. RETAINING WALL

EX. TIE TO MONUMENT
- EX. BUILDING
- EX. ASPHALT
- EX. CONCRETE
- NON-EXCLUSIVE ACCESS
AND UTILITY EASEMENT
- STREET MONUMENT
- EX. REBAR WITH CAP

EX. BUILDING

EX. REBAR WITH CAP
0.46 N. 0.17 E.
EX. REBAR WITH CAP
1.29 N. 1.25 E.

LOWELL AVENUE

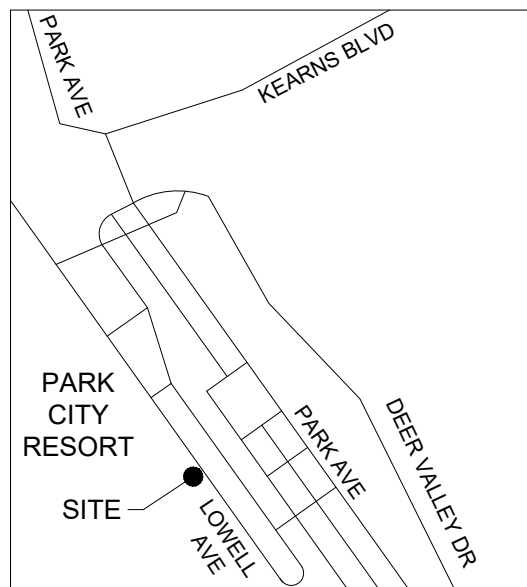
BLOCK 27
KING'S CROWN RE-SUBDIVISION

STREET MONUMENT LOCATED AT THE INTERSECTION
OF EMPIRE AVENUE AND ELEVENTH STREET
ROUND BRASS CAP

STREET MONUMENT LOCATED AT THE INTERSECTION
OF LOWELL AVENUE AND ELEVENTH STREET
(CALCULATED POSITION)

DEVELOPED BY:
SHANA C. SMITH
1438 CORCORAN STREET, NW
WASHINGTON, DC 20009
shanacochranesmith@gmail.com
(202)491-7090

VICINITY MAP
NOT TO SCALE



PREPARED: MAY 22, 2020

HORROCKS
ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS TO BE KNOWN AS AMENDED PINION PINES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. David McKinney
C. DAVID MCKINNEY
LIC. 5251295



BOUNDARY DESCRIPTION

ALL OF LOTS 6, 7, AND THE SOUTH 18.75 FEET OF LOT 8, ALSO ALL OF LOTS 27, 26, AND THE SOUTH 18.75 FEET OF LOT 25, EXCEPTING THEREFROM THE WEST 10.00 FEET OF LOTS 27, 26, 25, BLOCK 34, SNYDERS ADDITIONS TO PARK CITY.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 34, SNYDER'S ADDITION TO PARK CITY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHEAST CORNER BEING NORTH 35°59' WEST 140.00 FEET AND SOUTH 54°01' WEST 25.00 FEET FROM THE PARK CITY MONUMENT LOCATED AT THE INTERSECTION OF LOWELL AVENUE AND ELEVENTH STREET; AND RUNNING THENCE SOUTH 54°01'00" WEST 140.00 FEET; THENCE NORTH 35°59'00" WEST 68.75 FEET; THENCE NORTH 54°01'00" EAST 140.00 FEET; THENCE SOUTH 35°59'00" EAST 68.75 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AS RECORDED ON JANUARY 28, 1981 AS ENTRY NO. 175804 IN BOOK 178 ON PAGE 446 AS TO THE FOLLOWING: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 6, SAID SNYDERS ADDITION TO PARK CITY; AND RUNNING THENCE SOUTH 54°01' WEST 140.00 FEET; THENCE NORTH 35°59' WEST 68.75 FEET; THENCE NORTH 54°01'00" EAST 45.00 FEET; THENCE SOUTH 35°59' EAST 68.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.22 ACRES.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO HEREAFTER BE KNOWN AS

AMENDED PINION PINES
SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF HAVE HEREUNTO SET OUR
HANDS THIS ____ DAY OF ____ A.D., 20__.

SHANA C. SMITH

CHANTAL FAMILY PARTNERSHIP LTD
HEIDA L. THURLOW, GENERAL PARTNER

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT } S.S.

ON THIS ____ DAY OF ____ OF 20__ A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT } S.S.

ON THIS ____ DAY OF ____ OF 20__ A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

AMENDED PINION PINES
SUBDIVISION

AN AMENDMENT TO THE PINION PINES "R-1" AND "R-2"
CONDOMINIUM APARTMENT HOMES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
-MAY 2020-

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF
DATE ____ TIME ____ BOOK ____ PAGE ____
FEE ____ SUMMIT COUNTY RECORDER

ROCKY MOUNTAIN POWER REVIEWED AND ACCEPTED THIS ____ DAY OF ____ A.D., 20__ _____ ROCKY MOUNTAIN POWER REPRESENTATIVE	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF ____ A.D., 20__ _____ SIGNATURE _____ DATE	SUMMIT COUNTY ASSESSOR ALL TAXES, INTEREST, AND PENALTIES OWING TO THIS LAND HAVE BEEN PAID ON THIS ____ DAY OF ____ A.D., 20__ _____ SUMMIT COUNTY ASSESSOR
PARK CITY FIRE DISTRICT REVIEWED AND ACCEPTED THIS ____ DAY OF ____ A.D., 20__ _____ FIRE MARSHALL	SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT APPROVED AND ACCEPTED THIS ____ DAY OF ____ A.D., 20__ _____ SIGNATURE _____ DATE	DOMINION ENERGY APPROVED AND ACCEPTED THIS ____ DAY OF ____ A.D., 20__ _____ DOMINION ENERGY REPRESENTATIVE
		COUNTY ENGINEER I, _____ SUMMIT COUNTY ENGINEER HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ SUMMIT COUNTY ENGINEER

COUNTY ENGINEER

I, _____ SUMMIT COUNTY ENGINEER
HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SUMMIT COUNTY ENGINEER

COUNTY ATTORNEY

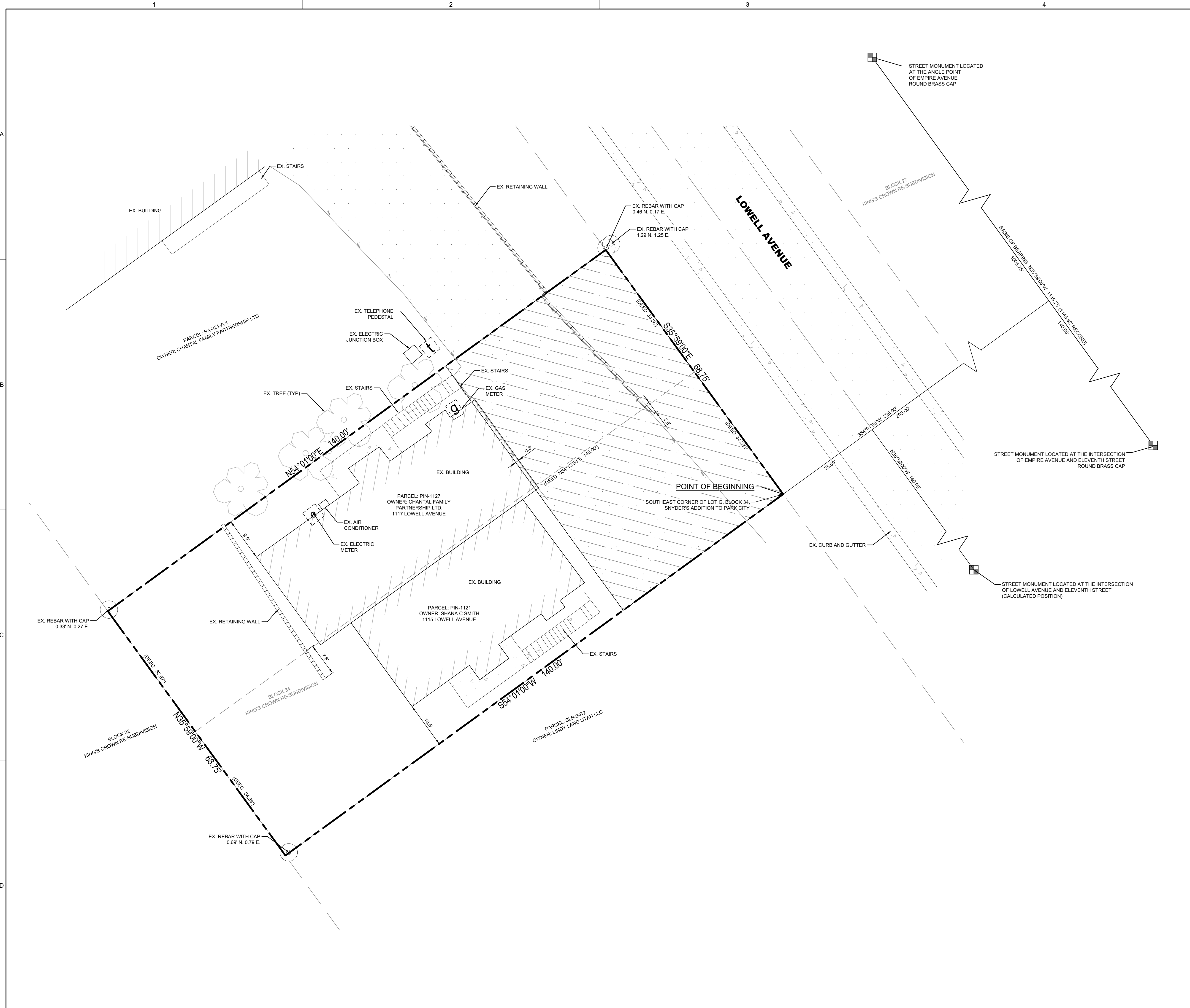
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__

SUMMIT COUNTY ATTORNEY

LAND USE AUTHORITY

APPROVED AND ACCEPTED THIS ____ DAY OF ____ A.D., 20__

REPRESENTATIVE



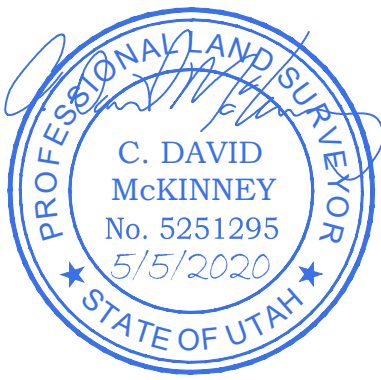
LEGEND

	PROPERTY BOUNDARY		EX. BUILDING
	ADJACENT PROPERTY		EX. ASPHALT
	EX. EDGE OF ASPHALT		EX. CONCRETE
	EX. RETAINING WALL		NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
	EX. TIE TO MONUMENT		STREET MONUMENT
	EX. GAS METER		EX. REBAR WITH CAP
	EX. TELEPHONE PEDESTAL		
	EX. ELECTRIC METER		
	EX. REBAR WITH CAP		
	EX. TREE		

SURVEYORS CERTIFICATE

I, C. DAVID MCKINNEY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE No. 5251295. I FURTHER CERTIFY THAT A BOUNDARY SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.

C. David McKinney
C. DAVID MCKINNEY
LICENSE No. 5251295



DEED DESCRIPTIONS

PIN-1121
UNIT 1121 OF PINION PINES CONDOMINIUMS, AS THE SAME IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, TOGETHER WITH AN UND 50% INT IN AND TO THE COMMON AREAS CONT 4848.4 SQ FT 367-374 400-637 1295-604 2544-410

PIN-1127
UNIT 1127 OF PINION PINES CONDOMINIUMS, AS THE SAME IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, TOGETHER WITH AN UND 50% INT IN AND TO THE COMMON AREAS, CONT 4776.6 SQ FT 367-374 400-637 1295-604

BOUNDARY DESCRIPTION

ALL OF LOTS 6, 7, AND THE SOUTH 18.75 FEET OF LOT 8, ALSO ALL OF LOTS 27, 26 AND THE SOUTH 18.75 FEET OF LOT 25, EXCEPTING THEREFROM THE WEST 10.00 FEET OF LOTS 27, 26 AND 25, BLOCK 34, SNYDERS ADDITIONS TO PARK CITY.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 34, SNYDERS ADDITION TO PARK CITY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHEAST CORNER BEING NORTH 35°59' WEST 140.00 FEET AND SOUTH 54°01' WEST 25.00 FEET FROM THE PARK CITY MONUMENT LOCATED AT THE INTERSECTION OF LOWELL AVENUE AND ELEVENTH STREET; AND RUNNING THENCE SOUTH 54°01'00" WEST 140.00 FEET; THENCE NORTH 35°59'00" WEST 68.75 FEET; THENCE NORTH 54°01'00" EAST 140.00 FEET; THENCE SOUTH 35°59'00" EAST 68.75 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AS RECORDED ON JANUARY 28, 1981 AS ENTRY NO. 175804 IN BOOK 178 ON PAGE 446 AS TO THE FOLLOWING: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 6, SAID SNYDERS ADDITION TO PARK CITY, AND RUNNING THENCE SOUTH 54°01' WEST 45.00 FEET; THENCE NORTH 35°59' WEST 68.75 FEET; THENCE NORTH 54°01'00" EAST 45.00 FEET; THENCE SOUTH 35°59' EAST 68.75 FEET TO THE POINT OF BEGINNING. CONTAINS 0.22 ACRES.

NARRATIVE

- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 35°59'00" WEST BETWEEN THE STREET MONUMENTS LOCATED AT THE ANGLE POINT OF EMPIRE AVENUE AND THE AT THE INTERSECTION OF EMPIRE AVENUE AND ELEVENTH STREET, IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
- THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE PROPERTY LINES FOR FUTURE IMPROVEMENTS.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN

HORROCKS ENGINEERS

2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrock.com

WARNING

REVISIONS	REV #	DATE	DESCRIPTION

DRAWING INFO	DATE	DESIGNED	DRAWN	CHECKED	PROJECT
	5/4/2020	RED	RED	####	UT-2393-2004

SHANA SMITH SURVEY

1115 & 1117 LOWELL AVE
PARK CITY, UT

BOUNDARY SURVEY

CLIENT: SHANA SMITH



BND



When Recorded, Return To:

Shana C. Smith
1438 Corcoran Street, NW
Washington, DC 20009

**TERMINATION
OF
DECLARATION OF CONDOMINIUM
FOR
PINION PINES CONDOMINIUM**

1. A Record of Survey Map of Pinion Pines Condominium Apartment Homes was recorded in the office of the Summit County Recorder on June 4, 1985 as Entry No. 234744 (the "Plat Map").

2. A Declaration of Condominium for Pinion Pines Condominium was recorded in the office of the Summit County Recorder on June 4, 1985 as Entry No. 234745 (the "Declaration").

3. The real property that is the subject of the Plat Map and the Declaration is located in Summit County, Utah, is commonly known as 1115 & 1117 Lowell Avenue, Park City, Utah 84060, and is more particularly described as follows (collectively, the "Property").

All of Lots 6, 7, and the South 18.75 feet of Lot 8, also all of Lots 27, 26, and the South 18.75 feet of Lot 25, excepting therefrom the West 10.00 feet of Lots 27, 26, and 25, Block 34, Snyders Additions to Park City.

Beginning at the Southeast corner of Lot 6, Block 34, Snyder's Addition to Park City, located in the Northwest quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said Southeast corner being North 35°59' West 140.00 feet and South 54°01' West 25.00 feet from the Park City Monument located at the intersection of Lowell Avenue and Eleventh Street; and running thence South 54°01'00" West 140.00 feet; thence North 35°59'00" West 68.75 feet; thence north 54°01'00" East 140.00 feet; thence South 35°59'00" East 68.75 feet to the point of beginning.

Non-Exclusive Access and Utility Easement as recorded on January 28, 1981 as Entry No. 175804 in Book 178 on Page 446 as to the following: beginning at the most Easterly corner of Lot 6, said Snyder's Addition to Park City; and running thence South 54°01' West 45.00 feet; thence North 35°59' West 68.75 feet; thence North 54°01'00" East 45.00 feet; thence South 35°59' East 68.75 feet to the point of beginning.

Contains approximately 0.22 acres

Parcel Nos. PIN-1121 & PIN-1127

Which real property is also described as follows.

“Unit 1121”

Unit 1121, contained within the PINION PINES, a Utah condominium project, as the same is identified in the Record of Survey Map recorded in Summit County, Utah, as Entry No. 234744, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Pinion Pines Condominiums, recorded in Summit County, Utah, on June 4, 1985, as Entry No. 234745, of the official records, and all amendments thereto.

Together with: (a) the undivided ownership interest in said Condominium Project’s Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alternation both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended and supplemented) and the Utah Condominium Ownership Act.

Together with an easement for ingress and egress and utilities over the following described property:

Beginning at the Northeast corner of Lot 1, of Northstar Subdivision on the West line of Lowell Avenue, which point is described as being South 89°53’05” West along the center section line 2637.36 feet and North 35°59’ West 946.285 feet from the East 1/4 corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 35°59’ West along the West line of Lowell Avenue 193.75 feet; thence South 54°01’ West 20.00 feet; thence North 35°59’ West 68.75 feet; thence North 45°04’26” West 88.61 feet; thence North 35°59’ West 50.00 feet; thence South 54°01’ West 25.00 feet; thence South 35°59’ East 50.00 feet; thence South 45°04’26” East 88.61 feet; thence South 35°59’ East 137.50 feet; thence South 40°31’16” East 63.20 feet; thence North 54°01’ East 23.51 feet; thence South 32°15’ East 62.13 feet; thence North 54°01’ East 20.535 feet to the point of beginning.

Contains approximately 4848.4 sq ft

Parcel No. Pin-1121

“Unit 1127”

Unit 1127, contained within the PINION PINES, a Utah condominium project, as the same is identified in the Record of Survey Map recorded in Summit County, Utah, as Entry No. 234744, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Pinion Pines Condominiums, recorded in Summit County, Utah, on June 4, 1985, as Entry No. 234745, of the official records, and all amendments thereto.

Together with: (a) the undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alternation both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended and supplemented) and the Utah Condominium Ownership Act.

Contains approximately 4776.6 sq ft

Parcel No. PIN-1127

4. The Plat Map has been, or soon will be, vacated and replaced in its entirety with an amended plat map subdividing the Property into two (2) lots.

5. It is the intent of all owners of record of the Property that the Property be removed from governance by the provisions of the Utah Condominium Ownership Act, codified at Utah Code §§ 57-8-1 *et seq.*

6. The Declaration is hereby terminated and vacated in its entirety.

7. Any individual executing this document on behalf of an entity hereby represents and warrants that they are duly authorized to execute this document on behalf of the entity and to cause the entity to be bound thereby.

8. This document may be executed in counterparts.

Dated effective as of _____, 2020.

{Signatures on Following Pages}

{Remainder of Page Intentionally Left Blank}

Owner of Unit 1121:

SHANA C. SMITH

Acknowledgement

State of _____) : ss
County of _____)

On _____, 2020, personally appeared before me, SHANA C. SMITH, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she executed the foregoing instrument of her own voluntary act for its stated purpose.

Notary Public

{Additional Signatures on Following Page}

{Remainder of Page Intentionally Left Blank}

Owner of Unit 1127:

CHANTAL FAMILY PARTNERSHIP, LTD.

By: _____
Heida L. Thurlow, General Partner

Acknowledgement

State of _____)
: ss
County of _____)

On _____, 2020, personally appeared before me, HEIDA L. THURLOW, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she executed the foregoing instrument in her capacity as the GENERAL PARTNER of CHANTAL FAMILY PARTNERSHIP, LTD., and that she did so of her own voluntary act for its stated purpose.

Notary Public

{End of Document}

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Alexandra Ananth

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2021-25, an Ordinance Approving the Chatham Lots 52 and 53 Amended Plat, Located at 3 and 5 Victoria Circle, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[3 & 5 Victoria Circle Plat Amendment Staff Report](#)

[Exhibit A: Ordinance 2021-25](#)

[Exhibit B: Chatham Crossing Subdivision Plat](#)

[Exhibit C: Chatham Lots 52 & 53 Amended Plat](#)

[Exhibit D: Letter of Intent and HOA Approval Letter](#)

City Council Staff Report



Subject: Chatham Lots 52 & 53 Plat
Amendment
Project #: PL-21-04750
Author: Alexandra Ananth, Sr. Planner
Date: May 27, 2021
Type of Item: Administrative – Plat Amendment

Recommendation

Staff recommends the Council 1) review the requested Plat Amendment, 2) conduct a public hearing, and 3) consider approving Ordinance No 2021-25.

Description

Applicant: Martina Nelson, Park City Surveying, Representing Graham and Janet Baker
Location: 3 & 5 Victoria Circle
Zoning: Residential Development (RD)
Adjacent Land Uses: Residential and Open Space
Reasons for Review: Plat Amendments require Planning Commission review and recommendation and City Council review and action

Summary

Lots 52 & 53 of the Chatham Crossing Subdivision are also known as 3 & 5 Victoria Circle. These two lots are under common ownership and the owner is proposing to adjust the interior lot line to ensure that 8 mature trees mistakenly planted on Lot 52, remain part of Lot 53. Lot 53 is improved with a single-family residence. Lot 52 is a vacant buildable lot. Both lots will remain compliant with the minimum lot size, no non-conformities will be created, and no changes in density will result from the proposed Plat Amendment to adjust a lot line.

The Planning Commission held a public hearing on May 12, 2021, and unanimously voted to forward a positive recommendation to Council.

Background

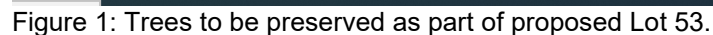
The Chatham Crossing Subdivision was originally recorded in 1981 and is in the Residential Development (RD) District (Exhibit B).

Analysis

The applicant is proposing to move an interior lot line to preserve trees on existing Lot 52 as part of Lot 53 (Exhibit C). Both lots will meet the Minimum Lot Size and all other requirements for the RD District. The Frontage on Victoria Circle will not change for either lot as the point of the common lot line will not move. There is no Maximum House Size or Maximum Building Footprint in the RD District.

The Lot Area of both Lots will remain compatible with the Chatham Crossing

Zone Allowance:	RD Requirements	Existing		Proposed	
		Lot 52	Lot 53	Lot 52	Lot 53
Density	3 units per acre (14,520 SF)	20,294 SF	19,269 SF	16,572 SF Complies	22,990 SF Complies



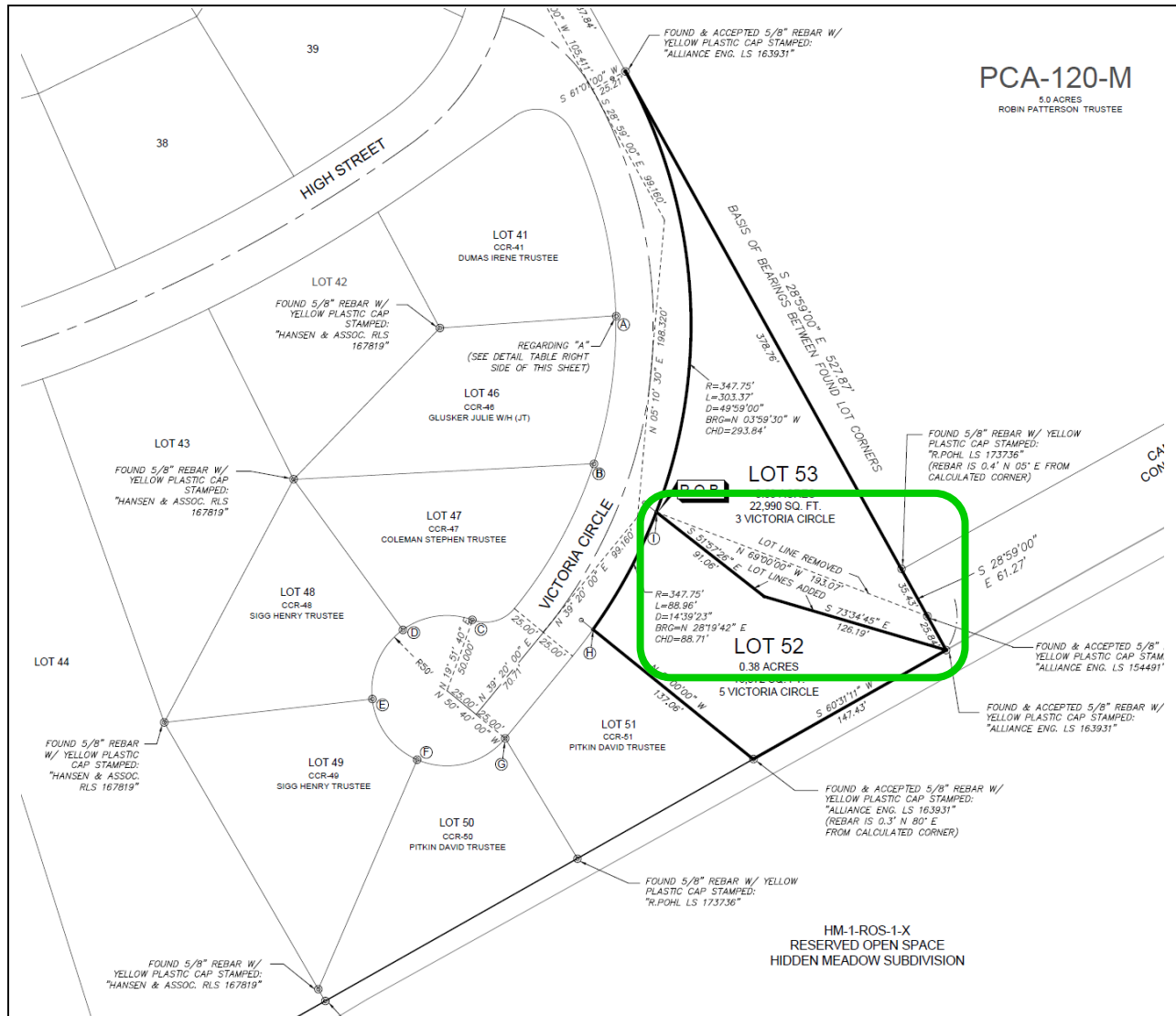
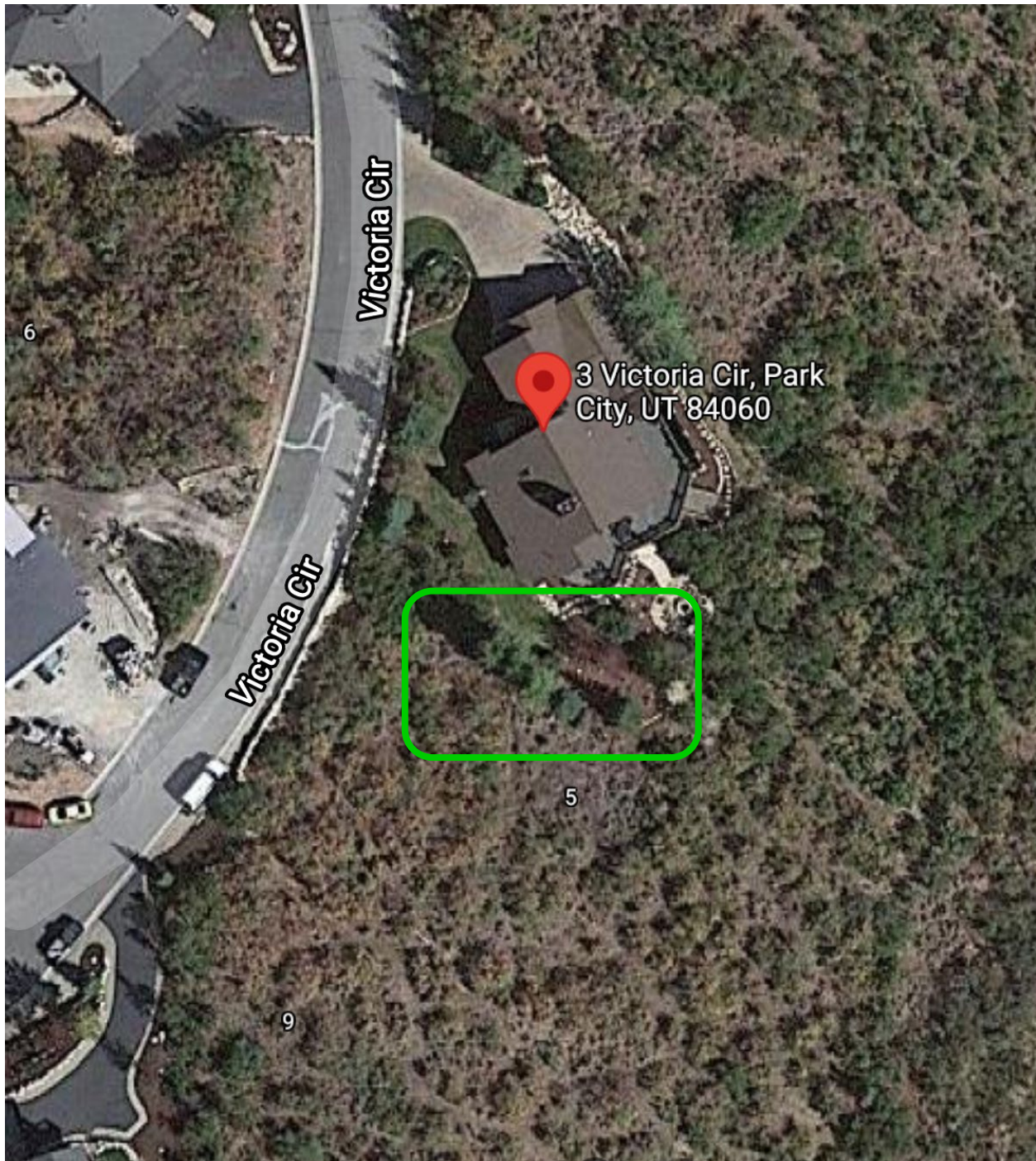


Figure 2: Proposed adjusted interior lot line.

Staff notes that the applicant submitted a Letter of Intent as well as evidence that the Chatham Crossing HOA approved the applicant's lot line adjustment request (Exhibit D).



Good Cause

The proposed Plat Amendment has been reviewed in accordance with LMC § 15-7. Staff finds Good Cause for this Plat Amendment as both lots will remain compliant with the Minimum Required Lot Size, and consistent with the Chatham Crossing Subdivision lot sizes. No non-conformities will be created, and no changes in density will result from the proposed Plat Amendment. The Plat Amendment will allow for the preservation of 8 mature trees as part of Lot 53.

No Public Streets, Right-of-Way or easement has been vacated or amended.

Department Review

The Development Review Committee reviewed this application on May 4, 2021. No issues were raised.

Notice

On April 28, 2021, the property was posted, and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and on the Utah Public Notice website on April 28, 2021.

Public Input

Staff has not received any public input on this project.

Exhibits

Exhibit A – Draft Ordinance 2021-25

Exhibit B – Chatham Crossing Subdivision Plat, 1981

Exhibit C – Proposed Chatham Lots 52 & 53 Amended Plat

Exhibit D – Applicant's Letter of Intent and HOA Approval

Draft Ordinance No. 2021-25

**AN ORDINANCE APPROVING THE CHATHAM LOTS 52 & 53 AMENDED PLAT,
LOCATED AT 3 & 5 VICTORIA CIRCLE, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as Chatham Crossing Subdivision Lots 52 & 53, located at 3 & 5 Victoria Circle, petitioned the City Council for approval of the Chatham Lots 52 & 53 Amended Plat; and

WHEREAS, on April 28, 2021, the property was properly posted, and legal notice was sent to all affected property owners; and

WHEREAS, on April 28, 2021, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission, on May 12, 2021, held a public hearing and forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on May 27, 2021, held a public hearing and took final action on the Plat Amendment; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Chatham Lots 52 & 53 Amended Plat.

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. Chatham Lots 52 & 53 Amended Plat, 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 properties are part of the Chatham Crossing Subdivision, recorded in 1981.
2. These two lots are under common ownership and the owner is proposing to move an interior lot line to preserve trees on existing Lot 52 as part of Lot 53.
3. Lot 53 is improved with a single-family residence.
4. Lot 52 is a vacant buildable lot.
5. The applicant submitted a Letter from the Chatham Crossing HOA stating that the HOA voted to approve the applicant's application.
6. Staff finds Good Cause for this Plat Amendment as both lots will remain compliant with the Minimum Required Lot Size, and consistent with the Chatham Crossing Subdivision lot sizes.
7. No non-conformities will be created, and no changes in density will result from the proposed Plat Amendment.
8. The Plat Amendment will allow for the preservation of 8 mature trees as part of Lot 53.
9. No Public Streets, Right-of-Way or easement has been vacated or amended.

Conclusions of Law:

1. There is good cause for this Plat Amendment as both lots will remain compliant with the Minimum Required Lot Size, no non-conformities will be created, and no changes in density will result from the proposed Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.
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 Attorney and City Engineer will review and approve the final form and content of the Plat Amendment 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 Amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing and approved by the City Council.
3. A Plat Note shall indicate that all Conditions of Approval of the original Chatham Crossing Subdivision continue to apply.
4. A Plat Note shall indicate that the Plat is subject to Ordinance 2021-25.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibits

Exhibit A – Chatham Lots 52 & 53 Amended Plat

[illegible]

DANFORTH
COMMUNITY CENTER
RECORD

AREA OF DISSENT
BETWEEN DOWNSIDE
AND CORNER LOTS

PCA-12048

SUBJECT LOTS

HIDDEN
BURIAL
RECORD

AND
RE MOVING
1/2 CAP

WILEY-BLUESY.COM

sur

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

PARK CITY ATTORNEY

**SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT**

**APPLIED FOR CONFORMANCE TO SNYDERVILLE
WATER RECLAMATION DISTRICT DESIGN
STANDARDS ON THE _____ DAY OF
_____, 2021.**

W.R.D.

ED AND ACCEPTED BY THE PARK CITY
G COMMISSION ON THIS _____ DAY OF
_____, 2021.

COUNTY OF LOS ANGELES

APPROVAL BY COUNTY BOARD

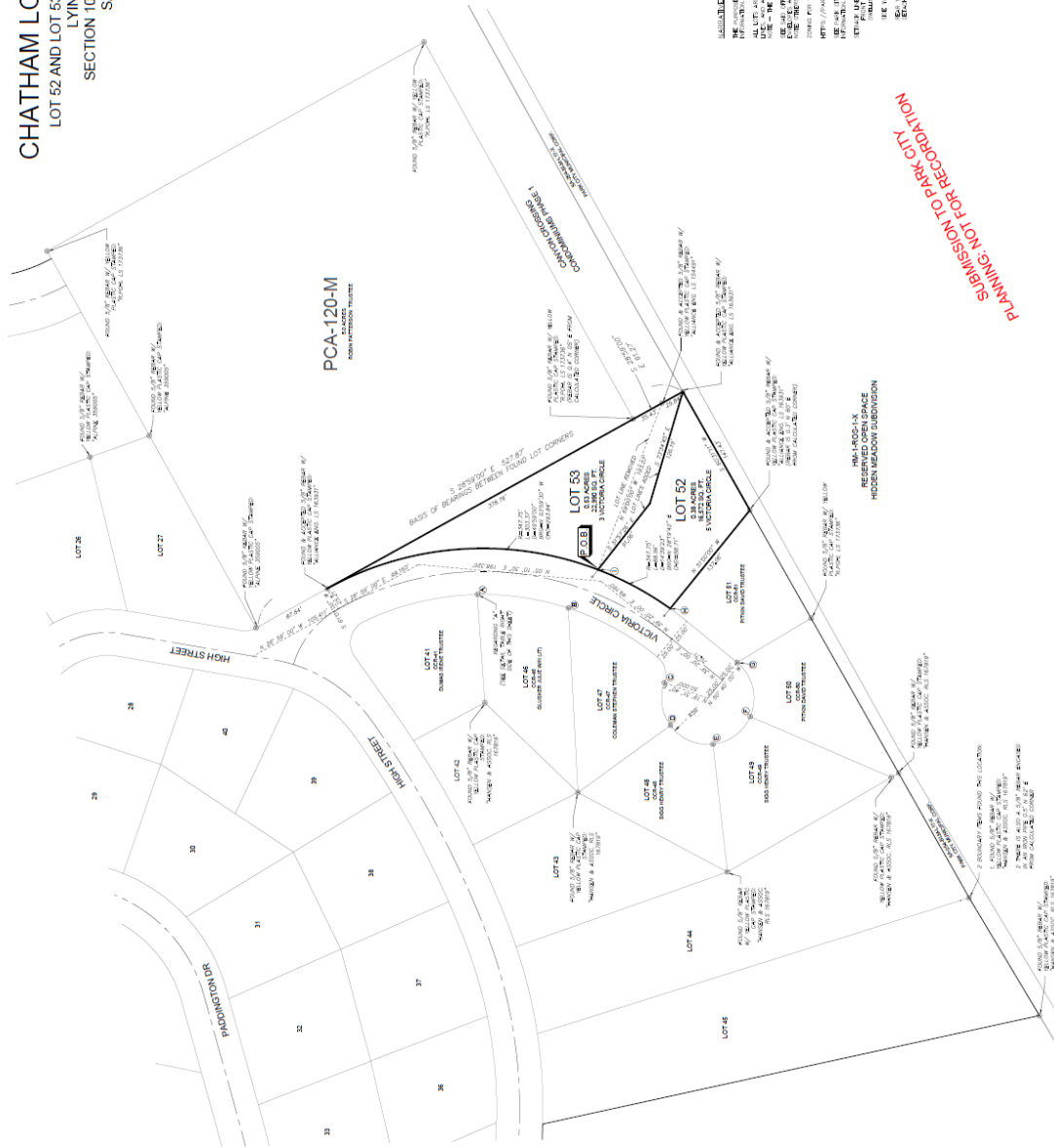
MAYOR

IC SAFETY ANSWERING POINT APPROVAL

THIS _____ DAY OF _____ 2021.

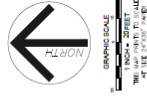
SIGNATURE OF DIRECTOR

TITLE OR DESIGNATION

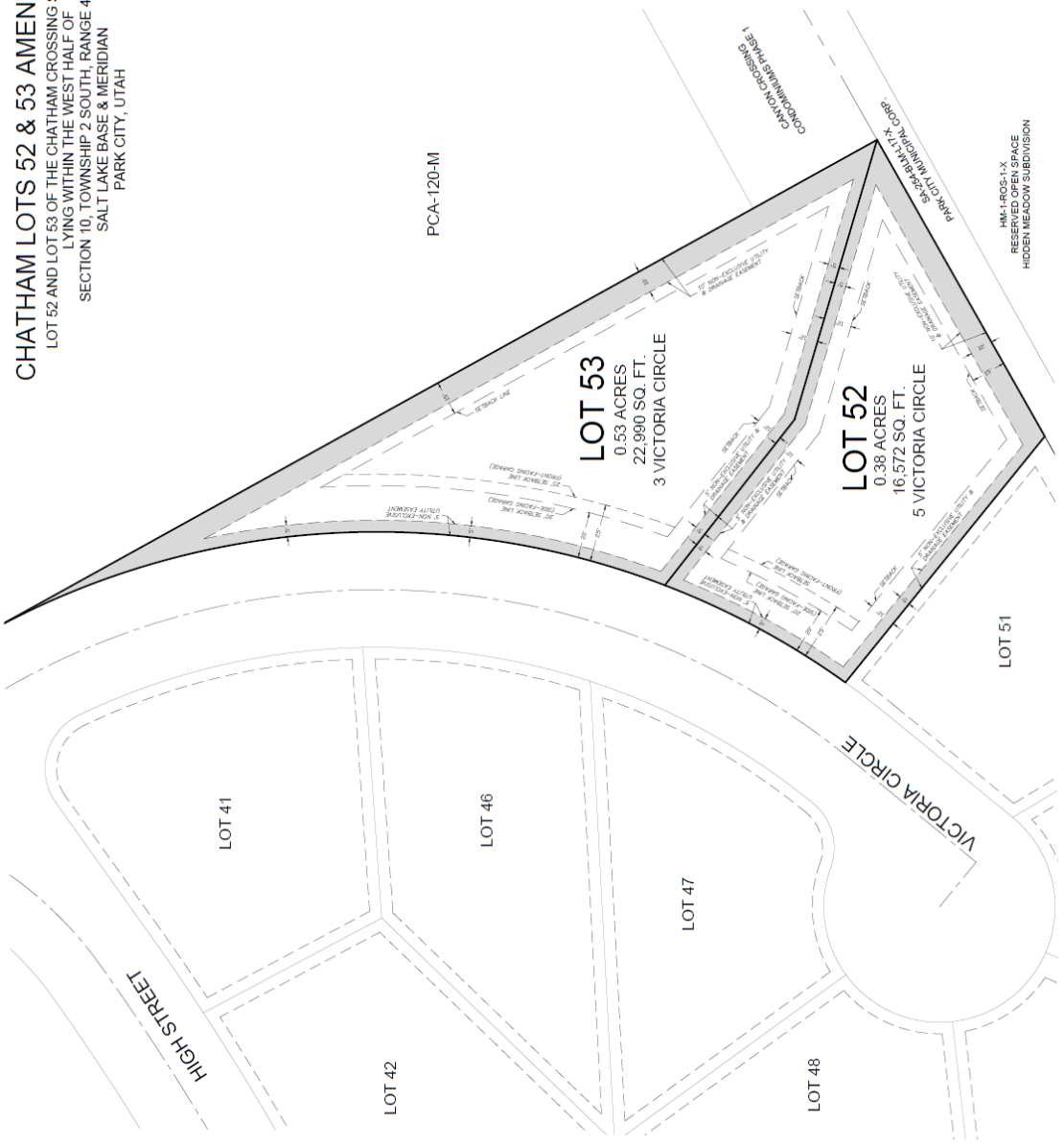


CHATHAM LOTS 52 & 53 AMENDED PLAT
 LOT 52 AND LOT 53 OF THE CHATHAM CROSSING SUBDIVISION
 LYING WITHIN THE WEST HALF OF
 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 PARK CITY, UTAH

PLANING NOT FOR RECORDATION

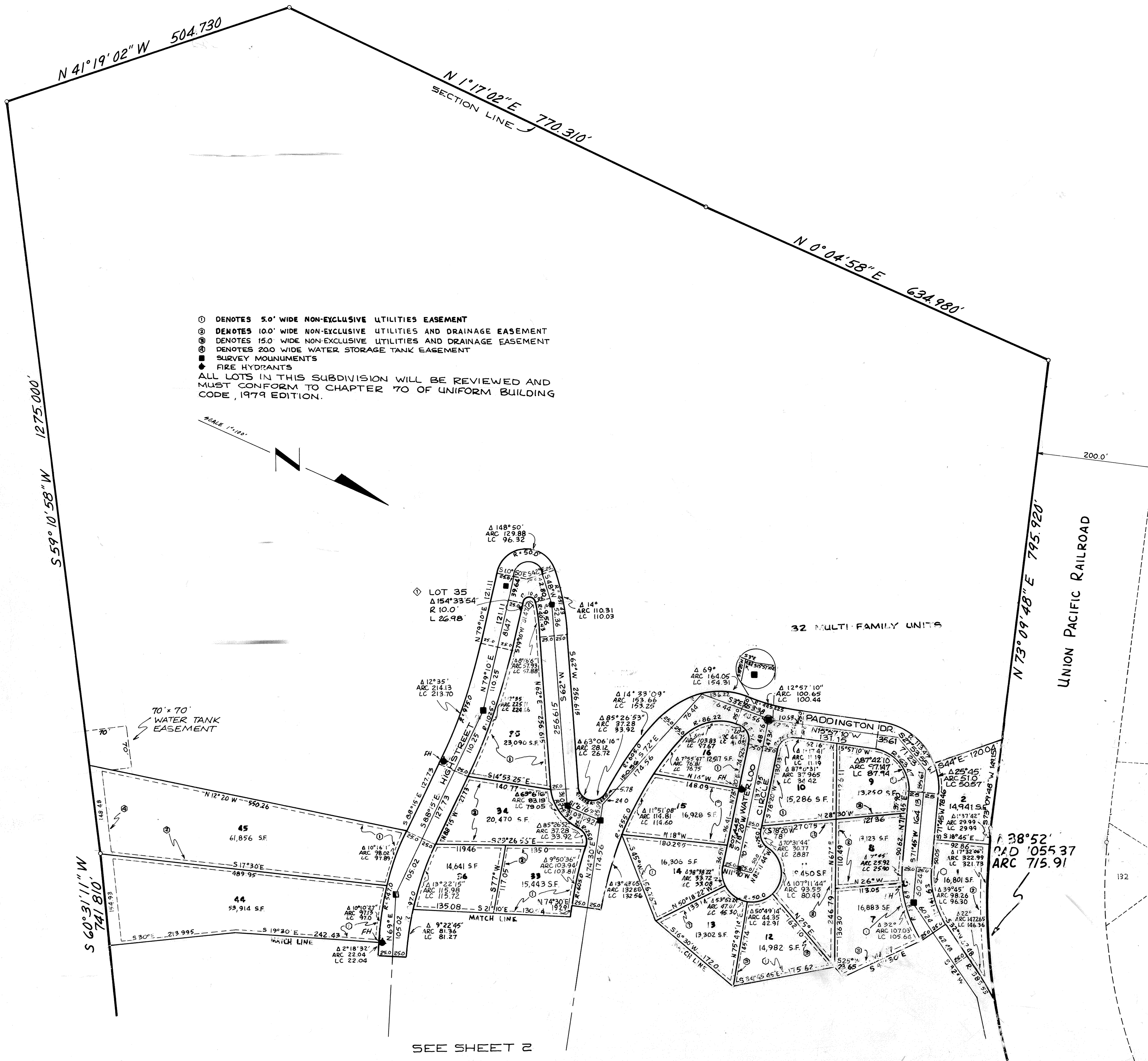


UNLAWFUL TO RE-RECORD THIS PLAT WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE SALT LAKE COUNTY ENGINEER.



SHEET 3 OF 3

RECORDED	
BOOK	PAGE
CITY NUMBER	FILE
COUNTY	FILE
STATE OF UTAH	FILE
FILED	FILE
DATE	FILE
FILED	FILE



SURVEYORS CERTIFICATE

I JAMES G. WEST DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 3082 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS CHATHAM CROSSING SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BEGINNING AT A POINT NORTH 89°36'31" EAST 2638.61 FEET AND SOUTH 222.145 FEET FROM THE NORTH WEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, AND RUNNING THENCE SOUTH 113°11'55" EAST 595.29 FEET; THENCE SOUTH 41°19'02" EAST 1317.38 FEET; THENCE SOUTH 61°05'38" WEST 982.50 FEET; THENCE SOUTH 60°31'11" WEST 741.81 FEET; THENCE SOUTH 59°10'58" WEST 1275.00 FEET; THENCE NORTH 41°19'02" WEST 504.730 FEET; THENCE NORTH 1°17'02" EAST ALONG SAID SECTION LINE 770.31 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 10; THENCE NORTH 0°04'58" EAST ALONG A SECTION LINE 634.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS FOLLOWS: THENCE NORTH 73°09'48" EAST 795.92 FEET TO A POINT OF A 1059.37 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 715.91 FEET; THENCE NORTH 55°42'12" WEST 50.00 FEET; THENCE NORTH 34°17'48" EAST 375.00 FEET TO A POINT OF A 1382.69 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 582.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°25'48" EAST 851.03 FEET TO THE POINT OF BEGINNING.

EXCLUDING THEREFROM A TRACT OF LAND 466.60 FEET SQUARE, CONTAINING FIVE ACRES, AND SITUATED ALL ON BESSIE LODS CLAIM, M.S. NO. 5552, UTAH MINING DISTRICT, IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND RUNNING WITH EVEN WIDTH, 233.3 FEET ON BOTH SIDES OF A LINE BEARING SOUTH 61°01' WEST, 233.3 FEET AND NORTH 61°01' EAST, 233.3 FEET FROM A POINT AT THE CENTER OF SAID TRACT, FROM WHICH THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN BEARS SOUTH 84°47' WEST, A DISTANCE OF 2028.6 FEET; AND THE CORNER NO. 2 OF M.S. NO. 5552 BEARS NORTH 39°27' EAST, A DISTANCE OF 786.8 FEET. TOTAL AREA LESS EXCLUSION 111.27 ACRES.

March 17, 1981
DATE

James G. West
JAMES G. WEST

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS CHATHAM CROSSING SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF March 1981 AD.

Gregory A. Nelson
GREGORY A. NELSON
BANBERRY CROSSING, A UTAH PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF UTAH } STATE SEAL
COUNTY OF SUMMIT }

ON THE 17th DAY OF March 1981 AD. PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, ONE, WHO DULY ACKNOWLEDGED TO ME THAT Gregory A. Nelson SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

130
RESIDING IN Summit COUNTY
MY COMMISSION EXPIRES 12/28/85

Prof. J. Spencer
NOTARY PUBLIC

CHATHAM CROSSING SUBDIVISION

LOCATED IN THE NW 1/4 OF SEC. 10,
T. 2S, R. 4E S. 1B & M

SHEET 1 of 3

Prepared By:

J.J. Johnson & Associates

Civil Engineering Planning Surveying
1700 Park Avenue P.O. Box 1661
Park City, Utah 84060

City Planning Commission

Approved & Accepted by the Park City Planning Commission this 7th Day of July A.D. 1981

Burnie Voth
Chairman

Engineers Certificate

Approved & Accepted by the Park City Engineering Department this 7th Day of July A.D. 1981

John Proctor
Park City Engineer

Approval as to Form

Approved as to Form this 8th Day of May A.D. 1981

Michael P. Proctor
Park City Attorney

Certificate of Attest

Attest this 8th Day of May A.D. 1981

M.R. Olson
Park City Recorder

Council Approval & Acceptance

Approved & Accepted by the Park City Council this 30th Day of April A.D. 1981

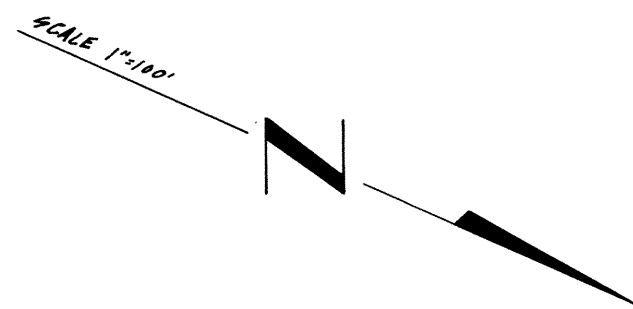
John A. Spencer
Mayor

No. 179465

Recorded

State of Utah, County of Summit, Recorded and Filed at the request of:

Park City Municipal Corporation
Date 5-13-81 Time 2:10
Fee 57.50
Summit County Recorder



SEE SHEET 1

UNION PACIFIC RAILROAD

SURVEYORS CERTIFICATE

I JAMES G. WEST DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 3082 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED AS ON SHEET 1 OF 3 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS CHATHAM CROSSING SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

March 17, 1981
DATE

James G. West
JAMES G. WEST

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS CHATHAM CROSSING SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF March 1981 A.D.

Gregory P. Nelson
GREGORY P. NELSON
BARBERRY CROSSING, A UTAH PARTNERSHIP

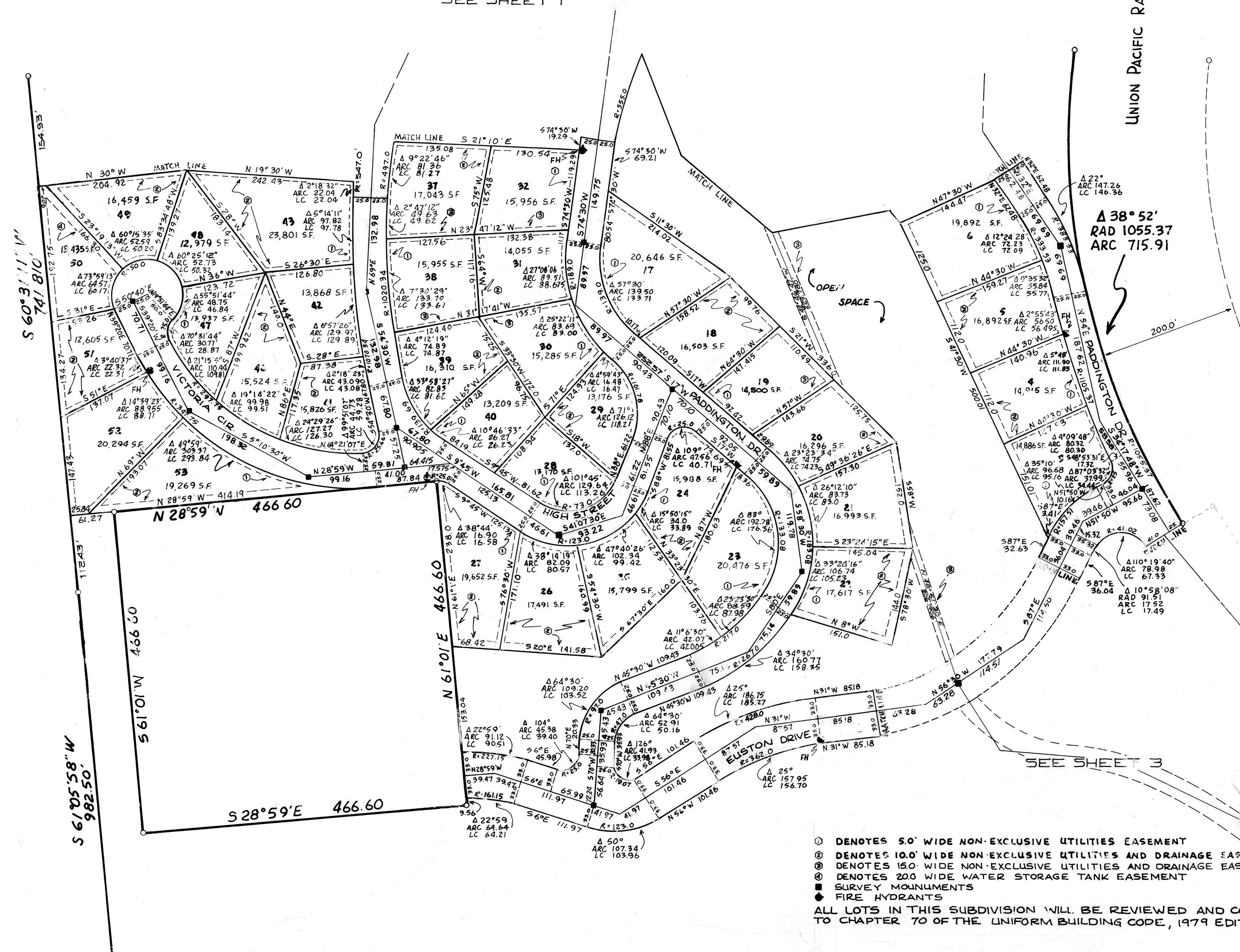
ACKNOWLEDGEMENT

STATE OF UTAH } STATE SEAL
COUNTY OF SUMMIT }

ON THE 18th DAY OF March 1981 A.D. PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Gregory P. Nelson SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN Salt Lake COUNTY
MY COMMISSION EXPIRES 1/25/85

Carl Spencer
NOTARY PUBLIC



- ① DENOTES 5.0' WIDE NON-EXCLUSIVE UTILITIES EASEMENT
 - ② DENOTES 10.0' WIDE NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENT
 - ③ DENOTES 15.0' WIDE NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENT
 - ④ DENOTES 20.0' WIDE WATER STORAGE TANK EASEMENT
 - SURVEY MONUMENTS
 - FIRE HYDRANTS
- ALL LOTS IN THIS SUBDIVISION WILL BE REVIEWED AND CONFORM TO CHAPTER 70 OF THE UNIFORM BUILDING CODE, 1979 EDITION.

CHATHAM CROSSING SUBDIVISION

LOCATED IN THE N.W. 1/4 OF SEC. 10,
T 2S, R.4E. S.L. B & M

SHEET 2 of 3

Prepared By: J.J. Johnson & Associates Civil Engineering Planning Surveying 1700 Park Avenue P.O. Box 1661 Park City, Utah 84060	City Planning Commission Approved & Accepted by the Park City Planning Commission this 7 th Day of July A.D. 1981 <i>Burnie Matthe</i> Chairman	Engineers Certificate Approved & Accepted by the Park City Engineering Department this 2 nd Day of April A.D. 1981 <i>John Prohace</i> Park City Engineer	Approval as to Form Approved as to Form this 8 th Day of May A.D. 1981 <i>Michael J. [Signature]</i> Park City Attorney	Certificate of Attest Attest this 8 th Day of May A.D. 1981 <i>M.R. Olson</i> Park City Recorder	Council Approval & Acceptance Approved & Accepted by the Park City Council this 3 rd Day of April A.D. 1981 <i>John E. [Signature]</i> Mayor	No. 179465 Recorded State of Utah, County of Summit, Recorded and Filed at the request of: <i>Park City Municipal Corporation</i> Date 5-13-81 Time 2:10 Fee 57.50 <i>Manda Z. Spriggs</i> Summit County Recorder
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SEE SHEET 2

SURVEYORS CERTIFICATE

I JAMES G. WEST DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 3082 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED AS ON SHEET 1 OF 3 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS CHATHAM CROSSING SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

March 17, 1981
DATE

James G. West
JAMES G. WEST

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS CHATHAM CROSSING SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF March 1981 AD.

Gregory P. Nelson
GREGORY P. NELSON
BANDERLY CROSSING,
A UTAH PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF UTAH } STATE SEAL
COUNTY OF SUMMIT }

ON THE 15th DAY OF March 1981 AD PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Gregory P. Nelson SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN Salt Lake County
MY COMMISSION EXPIRES 1/25/85

Carol Spencer
NOTARY PUBLIC

NORTHWEST CORNER SECTION 10
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

NORTH 1/4 CORNER SECTION 10
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

CHATHAM CROSSING SUBDIVISION

LOCATED IN THE NW 1/4 OF SEC. 10
T 2S, R 4E S.L.B. & M.

SHEET 3 of 3

Prepared By:

J.J. Johnson & Associates

Civil Engineering Planning Surveying
1700 Park Avenue P.O. Box 1661
Park City, Utah 84060

City Planning Commission

Approved & Accepted by the Park
City Planning Commission this 7
Day of July A.D. 1980

Burnie Mathis
Chairman

Engineers Certificate

Approved & Accepted by the Park
City Engineering Department this 12
Day of April A.D. 1981

John Robison
Park City Engineer

Approval as to Form

Approved as to Form this 8th
Day of May A.D. 1981

Michael B. [Signature]
Park City Attorney

Certificate of Attest

Attest this 5th Day
of May A.D. 1981

M. Olson
Park City Recorder

Council Approval & Acceptance

Approved & Accepted by the Park City
Council this 30th Day of April A.D. 1981

John C. Spencer
Mayor

No. 179465

Recorded

State of Utah, County of Summit, Recorded
and Filed at the request of:

Park City Municipal Corporation
Date 5-15-81 Time 2:10
Fee 57.50
Wanda Y. Spriggs
Summit County Recorder

CHATHAM LOTS 52 & 53 AMENDED PLAT

LOT 52 AND LOT 53 OF THE CHATHAM CROSSING SUBDIVISION
LYING WITHIN THE WEST HALF OF
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN

- PLAT NOTES**
1. SEE SAID OFFICIAL CHATHAM CROSSING SUBDIVISION PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS. ENTRY 179465, RECORDED 05/13/1981.
NOTE: OTHERS MAY APPLY.
 2. SEE RECORD OF SURVEY DATED 06/27/2020.
 3. CITY ORDINANCE _____, APPROVED ON _____ (DATE).
 4. CONDITION OF APPROVAL _____

LEGAL DESCRIPTIONS

CHATHAM CROSSING AMENDED LOT 52

COMMENCING AT THE SOUTHWEST CORNER OF LOT 27 OF CHATHAM CROSSING SUBDIVISION, RECORDED 05/13/1981 AS ENTRY 179465, (BASIS OF BEARINGS BEING SOUTH 28°59'00" EAST A DISTANCE OF 527.87 FEET BETWEEN A 5/8" INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "ALPINE SURVEY 359005" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 27 AND A 5/8" INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "ALLIANCE ENGINEERING LS 163931" FOUND ON THE SOUTH LINE OF SAID CHATHAM CROSSING SUBDIVISION, SAID LOCATION ALSO BEING A SOUTHWEST CORNER OF THE CANYON CROSSING CONDOMINIUMS PHASE 1, ENTRY 525308, RECORDED 12/16/1998); THENCE, FROM THE SOUTHWEST CORNER OF SAID LOT 27, SOUTH 28°59'00" EAST A DISTANCE OF 502.03 FEET; THENCE, NORTH 69°00'00" WEST A DISTANCE OF 193.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 51°57'26" EAST A DISTANCE OF 91.06 FEET; THENCE SOUTH 73°34'45" EAST A DISTANCE OF 126.19 FEET; THENCE SOUTH 60°31'11" WEST A DISTANCE OF 147.43 FEET; THENCE NORTH 51°00'00" WEST A DISTANCE OF 137.06 FEET; THENCE, WITH A NON-TANGENT 347.75 FOOT RADIUS CURVE, TO THE LEFT (CENTER BEARS NORTH 54°20'37" WEST), AN ARC LENGTH OF 88.96 FEET THROUGH A DELTA ANGLE OF 14°39'23" (CHORD BEARS NORTH 28°19'42" EAST A CHORD DISTANCE OF 88.71 FEET) TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.38 ACRES OR 16,572 SQUARE FEET.

A REFERENCE TIE IS THE REMAINS OF A FOUND SECTION CORNER MONUMENT AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, BEING A FOUND SMASHED IRON PIPE IN CONCRETE BASE, (TOP OF SAID PIPE BEING 0.4 FEET BELOW THE GROUND SURFACE AND 1.3 FEET NORTH 76° EAST FROM THE CALCULATED POSITION); THENCE FROM CENTER OF SAID STEEL PIPE, A FIELD MEASURED BEARING OF SOUTH 55°21'55" EAST A DISTANCE OF 2933.71 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF SAID CHATHAM CROSSING SUBDIVISION; CALCULATED NORTHWEST SECTION 10 CORNER TO THE SOUTHWEST CORNER OF SAID LOT 27 IS SOUTH 35°23'19" EAST A DISTANCE OF 2934.18 FEET.

CHATHAM CROSSING AMENDED LOT 53

COMMENCING AT THE SOUTHWEST CORNER OF LOT 27 OF CHATHAM CROSSING SUBDIVISION, RECORDED 05/13/1981 AS ENTRY 179465, (BASIS OF BEARINGS BEING SOUTH 28°59'00" EAST A DISTANCE OF 527.87 FEET BETWEEN A 5/8" INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "ALPINE SURVEY 359005" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 27 AND A 5/8" INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "ALLIANCE ENGINEERING LS 163931" FOUND ON THE SOUTH LINE OF SAID CHATHAM CROSSING SUBDIVISION, SAID LOCATION ALSO BEING A SOUTHWEST CORNER OF THE CANYON CROSSING CONDOMINIUMS PHASE 1, ENTRY 525308, RECORDED 12/16/1998); THENCE SOUTH 28°59'00" EAST A DISTANCE OF 527.87 FEET; THENCE NORTH 69°00'00" WEST A DISTANCE OF 193.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, ALONG A NON-TANGENT 347.75 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 69°00'00" WEST, AN ARC LENGTH OF 303.37 FEET (CHORD BEARS NORTH 03°59'30" WEST A CHORD LENGTH OF 293.84 FEET) THROUGH A CENTRAL ANGLE OF 49°59'00" TO A POINT ON AN EAST LINE OF SAID CHATHAM CROSSING SUBDIVISION, ALSO BEING THE WEST LINE OF PARCEL PCS-120-M, DEED ENTRY 867535, BOOK 1972 PAGE 1115, RECORDED 03/18/2009, ALSO BEING AN EAST LINE OF SAID CHATHAM CROSSING SUBDIVISION; THENCE WITH THE EAST LINE OF SAID CHATHAM CROSSING SUBDIVISION SOUTH 28°59'00" EAST A DISTANCE OF 378.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL PCA-120-M; THENCE SOUTH 28°59'00" EAST A DISTANCE OF 35.43 FEET TO THE SOUTHEAST CORNER OF THE ORIGINALLY PLATTED CHATHAM CROSSING LOT 53; THENCE SOUTH 28°59'00" EAST A DISTANCE OF 26.84 FEET TO THE SOUTH LINE OF SAID CHATHAM CROSSING SUBDIVISION; THENCE NORTH 73°34'45" WEST A DISTANCE OF 126.19 FEET; THENCE NORTH 51°57'26" WEST A DISTANCE OF 91.06 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.53 ACRES OR 22,990 SQUARE FEET.

A REFERENCE TIE IS THE REMAINS OF A FOUND SECTION CORNER MONUMENT AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, BEING A FOUND SMASHED IRON PIPE IN CONCRETE BASE, (TOP OF SAID PIPE BEING 0.4 FEET BELOW THE GROUND SURFACE AND 1.3 FEET NORTH 76° EAST FROM THE CALCULATED POSITION); THENCE FROM CENTER OF SAID STEEL PIPE, A FIELD MEASURED BEARING OF SOUTH 35°21'55" EAST A DISTANCE OF 2933.71 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF SAID CHATHAM CROSSING SUBDIVISION, CALCULATED NORTHWEST SECTION 10 CORNER TO THE SOUTHWEST CORNER OF SAID LOT 27 IS SOUTH 35°23'19" EAST A DISTANCE OF 2934.18 FEET.

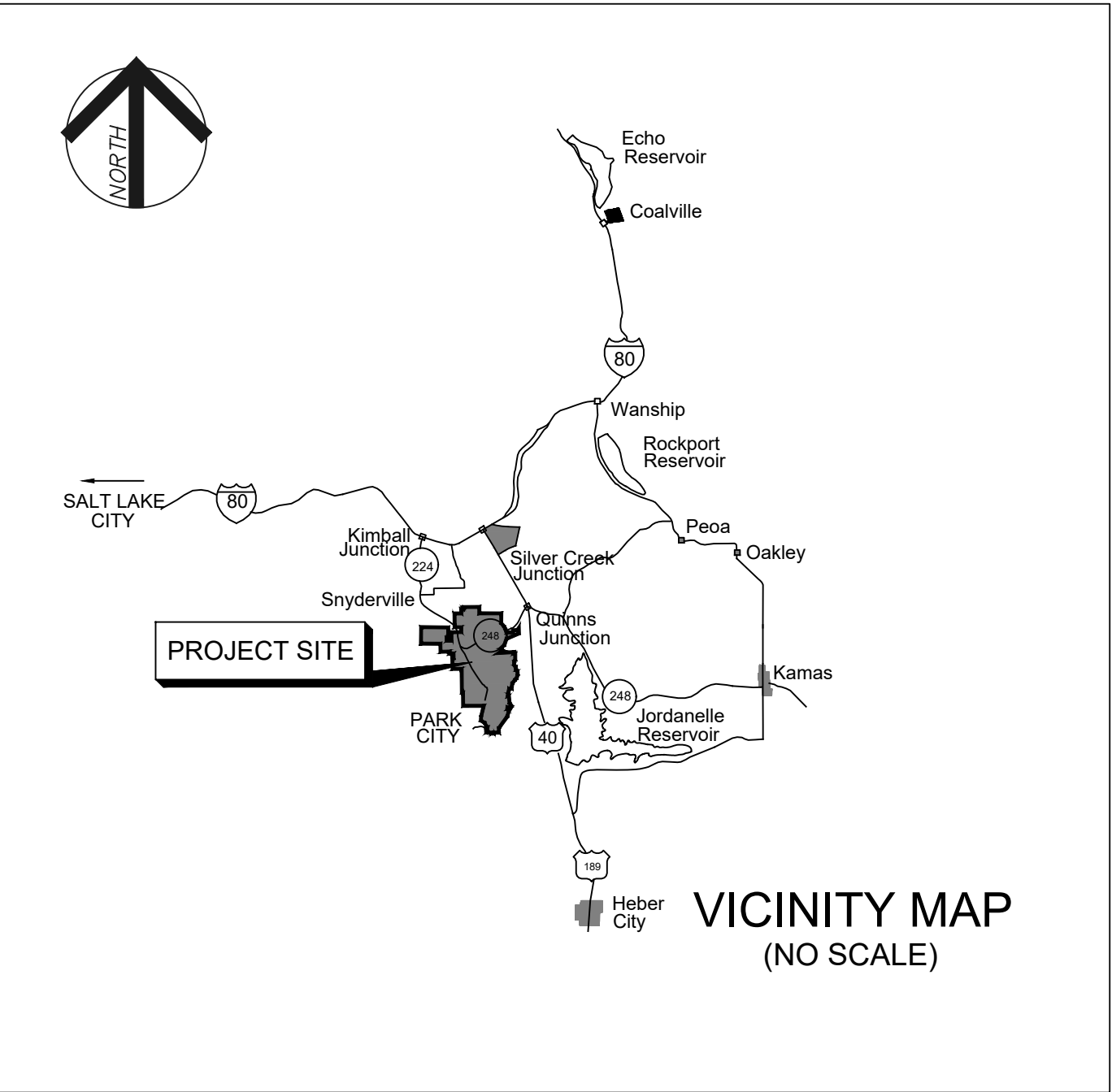
THIS PLAT AMENDMENT CONTAINS 2 LOTS.

**SUBMISSION TO PARK CITY
PLANNING: NOT FOR RECORDATION**

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 8910903, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THIS PLAT WAS PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF PARK CITY MUNICIPAL CORPORATION. I FURTHER CERTIFY THAT THE PROPERTY BOUNDARIES AS SHOWN ARE CORRECT.

MARTINA NELSON
P.L.S. 8910903



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, GRAHAM BAKER AND JANET BAKER, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE KNOWN HEREFTER AS THE CHATHAM CROSSING AMENDED LOTS 52-53 SUBDIVISION, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

ALSO, THE OWNER OR ITS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY ALL THE EASEMENTS SHOWN ON THIS PLAT AMENDMENT IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 2021.

GRAHAM BAKER

JANET BAKER

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, 2021, GRAHAM BAKER AND JANET BAKER, 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 THEY ARE THE LANDOWNERS, AND THAT SAID DOCUMENT WAS SIGNED BY THEM AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THIS "CHATHAM CROSSING AMENDED LOTS 52-53 SUBDIVISION" PLAT.

SIGNATURE _____

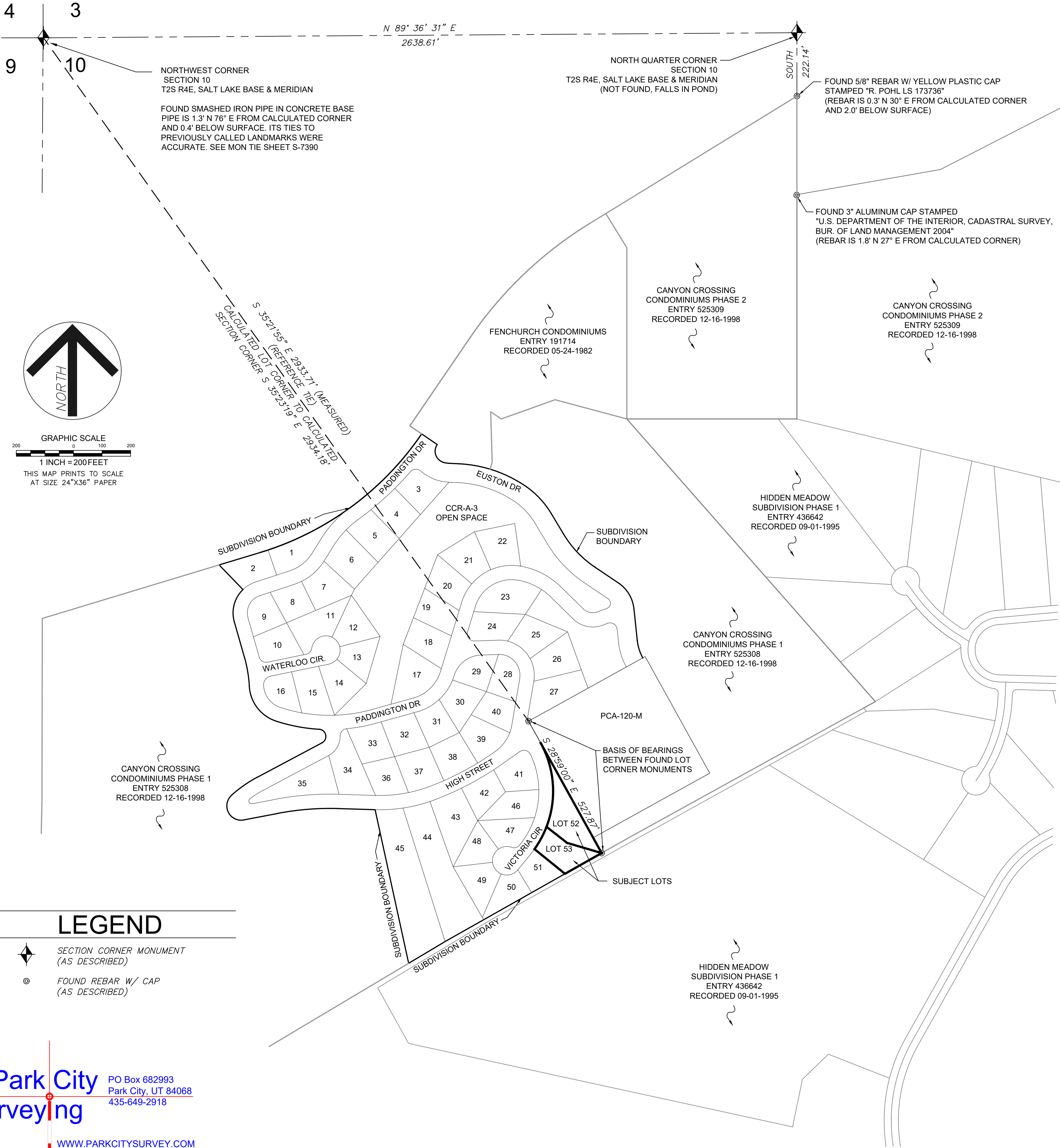
A NOTARY PUBLIC COMMISSIONED IN _____

PRINTED NAME _____

RESIDING IN _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER _____



LEGEND

- SECTION CORNER MONUMENT (AS DESCRIBED)
- FOUND REBAR W/ CAP (AS DESCRIBED)

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS ____ DAY OF _____, 2021.

BY: JEFF WARD, GIS DIRECTOR
SUMMIT COUNTY GIS COORDINATOR

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2021.

MAYOR

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS ____ DAY OF _____, 2021.

CHAIRMAN

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2021

PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2021.

S.B.W.R.D.

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2021.

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 2021.

PARK CITY ATTORNEY

RECORDED

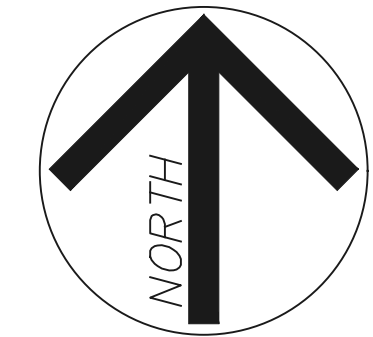
ENTRY NUMBER: _____
BOOK _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF: _____

COUNTY RECORDER:

SHEET 1 OF 3
01/15/2021

LOT 52 AND LOT 53 OF THE CHATHAM CROSSING SUBDIVISION
LYING WITHIN THE WEST HALF OF
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, UTAH

**SUBMISSION TO PARK CITY
PLANNING: NOT FOR RECORDATION**



GRAPHIC SCALE

20 0 10 20



1 INCH = 20 FEET

THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE CONFIGURATIONS OF THE EASEMENTS AND THE BUILDING SETBACK LINES.

SHEET 3 OF 3
01/15/2021

RECORDED

ENTRY NUMBER: _____
BOOK _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF: _____

E:\Dropbox (Park City Surveying)\Park City Surveying Team Folder\ZDrive\CS\Chatham Crossing\Lots\CHATHAM 52-53 PLAT AMENDMENT.dwg, 3, 1/25/2021 12:47:01 PM



01/13/2021

Attention: Park City Planning Department

Re: Plat Amendment changing the lot boundary line common to Lots 52 & 53

Plat Amendment Application

Chatham Crossing Lots 52 & 53

Lot 52: 5 Victoria Circle, Park City, Utah

Parcel ID: CCR-52

Lot 53: 3 Victoria Circle, Park City, Utah

Parcel ID: CCR-53

Introductory letter

This Plat Application requests modification of the lot boundary line common to Chatham Crossing Lot 52 and 53. Only this common lot boundary will change. The outer boundaries of Lot 52 & 53 shall remain the same. The front lot line location of Lots 52-53 at the platted Right-of-Way will not change. The purpose of this Plat Amendment is to preserve 8 (eight) mature landscaping trees on Lot 52.

- This Plat Amendment will not materially injure the subject lots, nor any of the adjacent lots in the neighborhood.
- The Chatham Crossing HOA Board has approved this Plat Amendment configuration.
- The Plat Amendment will allow depiction of the easements along the lot lines as adjusted.
- No increase in density will result.

The applicant seeks approval through the City so this Lot Line modification can be codified and recorded as a Plat Amendment at the Summit County Recorder's office.

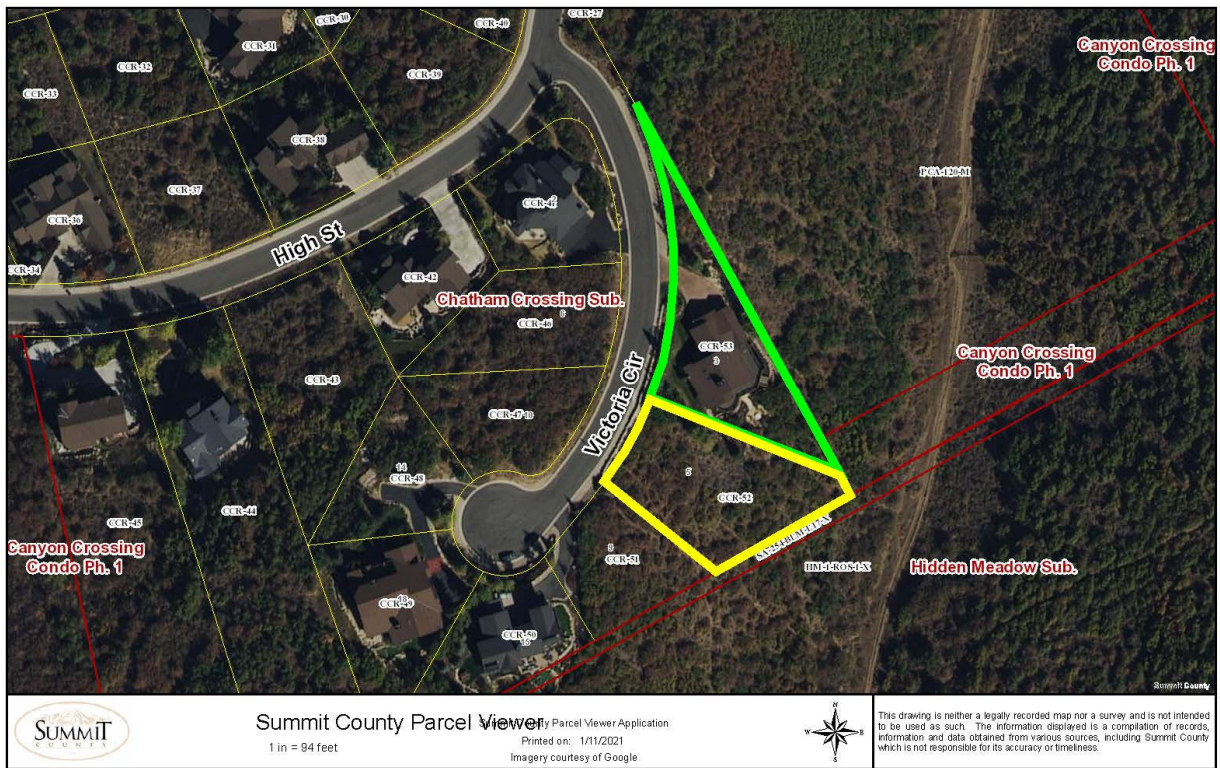
Respectfully,

A handwritten signature in blue ink that reads 'Martina Nelson'.

Martina Nelson, P.L.S 8910903 (Utah)

Park City Surveying (Owner)

martina@pcsurveying.com



Trees are over the lot line in this area
(yellow arrow)

FACTS

Chatham Crossing Subdivision was recorded 05/13/1981 as Entry number 179465. This is a very old, hand-drafted plat. The original surveyor was James West.

The two lots (52 & 53) are owned by the same persons, Graham Baker & Janet Baker.

Lot 52 is address 5 Victoria Circle, Park City, Utah
Parcel ID: CCR-52

Lot 53 is address 3 Victoria Circle, Park City, Utah
Parcel ID: CCR-53

These two parcels lie within the Park City Residential Develop (RD) zone.

These parcels lie outside of the Park City Soil Ordinance Zone.

These parcels lie outside the Mine Hazard Mitigation Area.

These parcels lie within FEMA Zone X, an area of minimal flood hazard. Panel 49043C0936C, effective date 03/16/2006.

The current landowner of both lots are Graham Baker and Janet Baker, Trustees of the Baker Legacy Trust, dated November 21, 2019.

The house on Lot 53 was built in 2005.

The Bakers purchased Chatham Crossing Lot 53 from David L. Rhoades, per Deed Entry 771178, recorded 03/10/2006.

The Bakers purchased Chatham Crossing Lot 52 from James Michael Kime and Janet Kime husband and wife, as joint tenants, per Deed Entry 842729, recorded 04/22/2008.

Some landscaping trees were planted on and around the property, after the house was built in 2005 but before 2009.

After some years, it became apparent to the Bakers that some of the trees may be on Lot 52, even though they were intended to be planted on Lot 53.

In 2019, the Bakers contracted with Park City Surveying for a Boundary Survey & Existing Conditions map to determine the exact location of the improvements on Lot 53.

The PCS survey showed that the center of the trunks of 8 (eight) mature planted landscaping trees were in fact on Lot 52.

The Bakers contracted with Park City Surveying to prepare a Plat Amendment to adjust the boundary line common to Chatham Crossing Subdivision Lot 52 and Lot 53, to preserve the trees on the existing Lot 52.

The Chatham Crossing CCRs were updated and recorded as Entry 131159, Book 2567 Page 719, recorded 04/24/2020.

The Chatham Crossing Architectural Design Guidelines were updated and recorded as Entry 1131160, Book 2567 Page 769, on 04/24/2020

- Page 14 of 61 specifies that no lot shall be increased by more than 10% of its originally platted lot size (area).

Since this Plat Amendment asks for more than a 10% modification, the applicants approached the Chatham Crossing HOA board to ask for approval for a variance of the 10% rule.

The Chatham Crossing HOA Board was provided with various versions of a Plat Amendment, changing the lot 52 & 53 acreages, and the HOA Board approved the specific configuration with a 19.31% change on 12/20/2020.

The Chatham HOA board communicated via email. Due to the COVID 2019 Pandemic, the Board Members were in various parts of the United States and so could not meet in person. They approved the Option 10 modification, which increases the size of Lot 53 by 19.31%. See documentation in enclosed attachments.

The point at the common lot 52 & 53 at the road right-of-way will not change position, preserving that location & the associated frontage distance at the right-of-way for both Lot 52 and Lot 53.

This decrease in the Lot 52 area will still make it the 18th largest of the 53 lots within Chatham Crossing Subdivision.

GOOD CAUSE

The good cause arguments for this Plat Amendment Application are:

1. The Lot line modification will not materially injure the lot 52 or 53 landowners, nor any of the adjacent lot owners in Chatham Crossing Subdivision.
2. The modification will not materially injure any of the adjacent property owners south of and adjacent to the Chatham Crossing Subdivisions, specifically parcels HM-1-ROS-1-X and SA-254-BLM-L17-X
3. This lot line amendment will preserve 8 (eight) mature landscaping trees.
4. This lot line amendment will not prevent any new landowner of Chatham Crossing Lot 52 from building a house comparable in size and scale to the rest of the neighborhood.
5. The language in the Chatham Crossing Design Guidelines gives latitude for the HOA Board to approve a variance to the Design guidelines, within reason.

“Variances. The Board, in its discretion and in extenuating circumstances, may grant variances from the Terms and Conditions set forth in [the] Declaration if the Board determines, in its discretion: (a) either that the Term and Condition would create an unreasonable hardship or burden on an Owner or Occupant, or that a change of circumstances since the recordation of this Declaration has rendered such Term and Condition obsolete and unreasonable to enforce; and (b) that the activity permitted under the variance will not have any negative financial affect [sic] or any other materially adverse effect on the Owners or Occupants of the Project and is consistent with the Community-Wide Standards.”

6. No increase in density will result.

ENCLOSED SUPPORTING DOCUMENTS/EXHIBITS

1. Plat Amendment Map for Crossing Lots 52-53
2. Record of Survey & Existing Conditions Map for Chatham Crossing Lots 52-53
3. Plat Amendment Map for Crossing Lots 52-53
4. GIS map (Summit County Parcel Viewer)
5. Park City Zoning map (RD zone)
6. FEMA Flood panel 49043C0936C, effective date March 16, 2006
7. FEMA FIRMette, dated 06/03/2020
8. Letter from HOA Board explaining rationale for approving Option 10 configuration
9. Email from Board members re 52-53 Variance percentage approval
10. CCRs (Entry 1131159)
11. Architectural Guidelines (Entry 1131160)
12. Title Report 28780, effective date January 05, 2021 at 8:00 a.m. (Coalition Title)
13. Tax Account info for Lots 52 & 53
14. Deeds of record for Lots 52 & 53
15. Chatham Crossing Plat

Baker Lot Line Adjustment Request

Lot line adjustments are described in Section 2(A)(3) of our Design Guidelines, which states:

“3. Lot Line Adjustments

Subject to the limitations set forth in this section, and subject to approval by the City, any Owner may adjust a lot line between two (2) adjoining Lots within Chatham Hills subject to the resulting Lot size not increasing or decreasing by more than 10%. The associated maximum allowed building size may increase or decrease proportionately to the new Lot size (see Description of the Maximum Allowed Building Size per Lot (Exhibit B))”

The Bakers have submitted a request to the Design Review Committee (DRC) to adjust the lot line between their two lots. They have stated a preference for Options 10 and 9 (in that order), but the DRC has rejected those Options because they do not meet the 10% limit of our Design Guidelines. The DRC has approved Option 13 which does meet the 10% limit.

The Design Guidelines include provisions for an Appeal Process from a decision of the DRC. However, by its terms, that Appeal Process is limited to situations in which the applicant contends that the rejected proposal *does* meet the Design Guidelines. Specifically, Section H, the Appeal Process section of our Design Guidelines, states:

“When the DRC rejects ... a proposed project, the applicant may choose to appeal the decision. This appeal **MUST** use the following procedure:
...3. Submit a written narrative stating the reasons for appealing the DRC’s decision citing specifically those Design Guidelines the DRC determined were not met, supported by a full explanation as why the applicant contends otherwise” [emphasis added].

The Bakers do not contend that their preferred Options 10 and 9 meet the Design Guidelines. Thus, they are not appealing the DRC decision. Instead, they are requesting a Variance from the Design Guidelines.

Variances from the Design Guidelines are initially discussed in Section 12.11 of our CCRs, which states:

“Variances. Variances to the Design Guidelines may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner and when, in the reasonable opinion of the Design Review Committee, the variance requested would not be consistent [sic] with the overall intent of the Design Guidelines or deleterious to any other Owner. The Design Review Committee shall keep a written record of the variance and shall document the reasons supporting the Design Review Committee’s decision.” (This section of our CCRs has an obvious typo; the word “consistent” should be the word “inconsistent.”)

As stated in Section 12.11, a Variance to the Design Guidelines may be granted if certain stated conditions are met. One condition is that “strict application would create an unforeseen or unreasonable hardship to the Owner” (the term “unforeseen or unreasonable hardship” is not further

defined). I have previously stated my view that Owners should be permitted to make use of their property in any proper manner they see fit, so long as they do not affect the rights or abilities of others to do likewise. I submit here that to deprive an Owner of such permission would create an unreasonable hardship to the owner. A second condition is that “in the reasonable opinion of the Design Review Committee, the variance requested would not be consistent [sic] with the overall intent of the Design Guidelines or deleterious to any other Owner.” I take Bo’s statements in his prior emails to the Board to communicate his “reasonable opinion” that “the variance requested would not be [in]consistent with the overall intent of the Design Guidelines or deleterious to any other Owner.” I agree with Bo’s assessment in this regard.

Interestingly, as further stated in Section 12.11, “The Design Review Committee shall keep a written record of the variance and shall document the reasons supporting *the Design Review Committee’s decision*.” This passage, standing alone, could be interpreted to mean that the DRC has the authority to make a “decision” to grant a variance. However, this passage does not stand alone.

Variances are also discussed in Section 20.7 of our CCRs, which states:

“Variances. The Board, in its discretion and in extenuating circumstances, may grant variances from the Terms and Conditions set forth in [the] Declaration if the Board determines, in its discretion: (a) either that the Term and Condition would create an unreasonable hardship or burden on an Owner or Occupant, or that a change of circumstances since the recordation of this Declaration has rendered such Term and Condition obsolete and unreasonable to enforce; and (b) that the activity permitted under the variance will not have any negative financial affect [sic] or any other materially adverse effect on the Owners or Occupants of the Project and is consistent with the Community-Wide Standards. Any such variance shall be unenforceable and without any effect whatsoever unless reduced to writing and signed by every member of the then existing Board.”

Section 20.7 expressly vests the Board with the discretionary authority to grant a variance from “the Terms and Conditions set forth in [the] Declaration.” Section 1.29 defines “Terms and Conditions” as “any one or more or all of the terms, covenants, rights, obligations, and restrictions set forth in the Governing Documents.” Section 1.17 defines “Governing Documents” to include any documents binding on all Owners; the Design Guidelines are binding on all Owners.

Thus, the Board has the discretionary authority to grant a variance from the Design Guidelines. Further, since this authority is expressly granted to the Board but not expressly granted to the DRC, and since the DRC is a sub-committee of the Board anyway, my interpretation of our CCRs, reading them as a whole, is that the DRC does not have this authority. I further believe that the Board’s discretionary authority under Section 20.7 allows the Board to read the “typo” in Section 12.11 as it was intended to be drafted, i.e., reading the word “consistent” as the word “inconsistent;” the Board may also allow its sub-committee, the DRC, to do so.

Under Section 20.7, the Board may grant a variance only under certain stated conditions. One condition is that there must be “extenuating circumstances” (not further defined). I submit that to deny an owner permission to make use of their property in any proper manner they see fit, so long as they do not affect the rights or abilities of others to do likewise, creates “extenuating circumstances.” A second condition is that the board must determine in its discretion either that the Design Guideline would create an “unreasonable hardship or burden” on an Owner (not further defined,

but discussed earlier) or that there has been a change of circumstances since the recording of our CCRs (not applicable). A third condition is that the activity permitted under the variance will not have any negative financial affect [sic] or any other materially adverse effect on the Owners or Occupants of the Project and is consistent with the “Community-Wide Standards” (not further defined). Our prior email exchange has discussed this condition and the lack of any impact of the Bakers’ preferred Option 10 on any other Owner.

Section 20.7 further states that a variance shall have no effect whatsoever unless reduced to writing and signed by every member of the then-existing Board. At first impression, this passage suggests that the Board must unanimously approve the granting of any variance, even though it does not expressly say so. On the other hand, if fewer than all Board members were to vote in favor of a variance, but the opposing member or members were still willing to sign off on the variance after it was reduced to writing, then a unanimous vote might not literally be required; as a practical matter, the opposing member or members could effectively veto the variance by withholding signature, so perhaps this is a requirement of unanimity after all. In the case of the Bakers’ request, if we have unanimous agreement to grant a variance, then this part of the discussion is academic, at least for now. Still, Section 20.7 does not omit recused Board members from this signature requirement, so by the terms of our CCRs, all Board members, including recused Board member Graham Baker, would be required to sign off on the variance.

Section 3.3 of our CCRs allows the Board to take actions without a formal meeting, and subsections 3.3(g)(i) and (ii) allow the Board to act on matters requiring writing and signing via email. Thus, in light of our prior email exchange indicating unanimous approval of Option 10, I will draft and circulate an email with directions on how to effectuate our formal approval of the requested variance.

Finally, Section 1.15 of our CCRs defines “Design Guidelines” as “the architectural and design requirements adopted by the Association for the Project, which, from time to time, may be amended by the Board as Rules.” To the extent that the Board needs to amend the Maximum Allowed Building Size Per Lot in our Design Guidelines (Exhibit B), our CCRs grant the Board the power to do so by Rule.



02-05-2021

Attention: Park City Planning Department

Re: Plat Amendment changing the lot boundary line common to Lots 52 & 53

Plat Amendment Application

Chatham Crossing Lots 52 & 53

Lot 52: 5 Victoria Circle, Park City, Utah

Parcel ID: CCR-52

Lot 53: 3 Victoria Circle, Park City, Utah

Parcel ID: CCR-53

HOA Board approval documentation

This letter documents the actions of the Chatham Crossing HOA Board approval for the Plat Amendment modifying Lots 52 & 53 areas.

Approval was provided by email, as is allowed. The **TIMELINE** for all the activity was as follows:

September 29th, 2020 - Request from Owner to HOA Architectural Committee

November 16th, 2020 - Architectural Committee forwarded the request to the full HOA Board

November 18th, 2020 - HOA Vice President and lawyer forwards information analysis to the full board and starts to deal with questions. This took 2 weeks due to Thanksgiving.

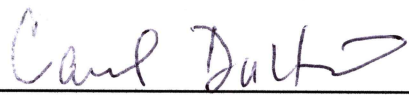
December 3rd, 2020 - Electronic approvals of HOA Board (note Board members were in UT, FL, and CA at that time).

December 4th, 2020 - Graham Baker informed of the HOA Board decision and was then asked for his formal approval.

December 6th, 2020 - Graham Baker added his approval (after being recused from prior discussions), thereby providing 100% HOA Board approval, no dissenters.

Member	Title	Voted Yes	Voted No
Carol Dalton	Board President	X	
Rodney VanAusdal	Vice President	X	
Ann Sadr	Secretary	X	
Frank Pugliese	Member at Large	X	
Graham Baker*	Treasurer	X	

*Was recused from discussions, but was required to vote, as a member of the HOA board rules stipulate.


 Signature _____ Date 11 Feb 2021
 By: Carol Dalton
 President of Chatham Crossing Subdivision HOA Board

See attached PDF for HOA board member contact info.

CHATHAM CROSSING HOA BOARD								
<u>Name</u>	<u>Title (President, Secretary etc.)</u>	<u>Email</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Phone</u>	<u>Alternate</u>
Carol Dalton	President	carollambdalton@gmail.com	9 Waterloo Circle,	Park City	UT	84060	435-640-4004	
Rodney VanAusdal	Vice President	REVANAHA@AOL.COM	2048 Paddington Drive	Park City	UT	84060	312-543-1898	
Ann Sadr	Secretary	aesadr@yahoo.com	2024 Paddington Drive	Park City	UT	84060	610-360-9838	
Frank Pugliese	Member At Large	FRANKT.PUGLIESE@GMAIL.COM	2034 High Street	Park City	UT	84060	954-675-4447	
Graham Baker	Treasurer	grahambaker100@gmail.com	3 Victoria Circle	Park City	UT	84060	281-794-1036	
(Recused from discussions but required to vote)								
Bo Pitkin	Architectural Committee Chair	bopitkin@hotmail.com	13 Victoria Circle	Park City	UT	84060	435-901-8026	
(Architechural Committee but not on Board)								

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Alexandra Ananth

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance No. 2021-26, an Ordinance Approving Lot 1, Thomas Replat, Located at 200 Grant Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[147 Grant Ave Plat Amendment Staff Report](#)

[Exhibit A: Ordinance 2021-26](#)

[Exhibit B: Survey of Existing Conditions](#)

[Exhibit C: Proposed Plat](#)

[Exhibit D: Letter of Intent](#)

City Council Staff Report



PLANNING DEPARTMENT

Subject: 147 Grant Avenue Plat Amendment
Project #: PL-21-04774
Author: Alexandra Ananth, Sr. Planner
Date: May 27, 2021
Type of Item: Administrative – Plat Amendment

Summary Recommendation

Staff recommends the Council 1) review the requested Plat Amendment, 2) conduct a public hearing, and 3) consider approving Ordinance 2021-26.

Description

Applicant: Kathleen and Jamie Thomas
Location: 147 Grant Avenue
Zoning: Historic Residential (HR2B)
Adjacent Land Uses: Residential
Reasons for Review: Plat Amendments require Planning Commission review and recommendation and City Council review and action

Executive Summary

147 Grant Avenue is a sloped lot located off Swede Alley and is vacant of any structures. The applicant is proposing to remove remnant interior lot lines creating a new lot of record to be known as Lot 1, 200 Grant Avenue, PC-587, and containing 3,634 square feet. The proposed Plat Amendment does not affect the lot boundaries or lot size of the Parcel, and the Parcel will continue to be compliant with the HR2 Lot and Site Requirements.

The Planning Commission held a public hearing on May 12, 2021, and unanimously voted to forward a positive recommendation to Council.

Background

147 Grant Avenue is also known as Parcel # PC-587 and is in the Historic Residential 2B (HR2B) District. The lot includes a portion of Lots 21, 22, 23 and 24 of Block 72 of the Millsite Reservation.

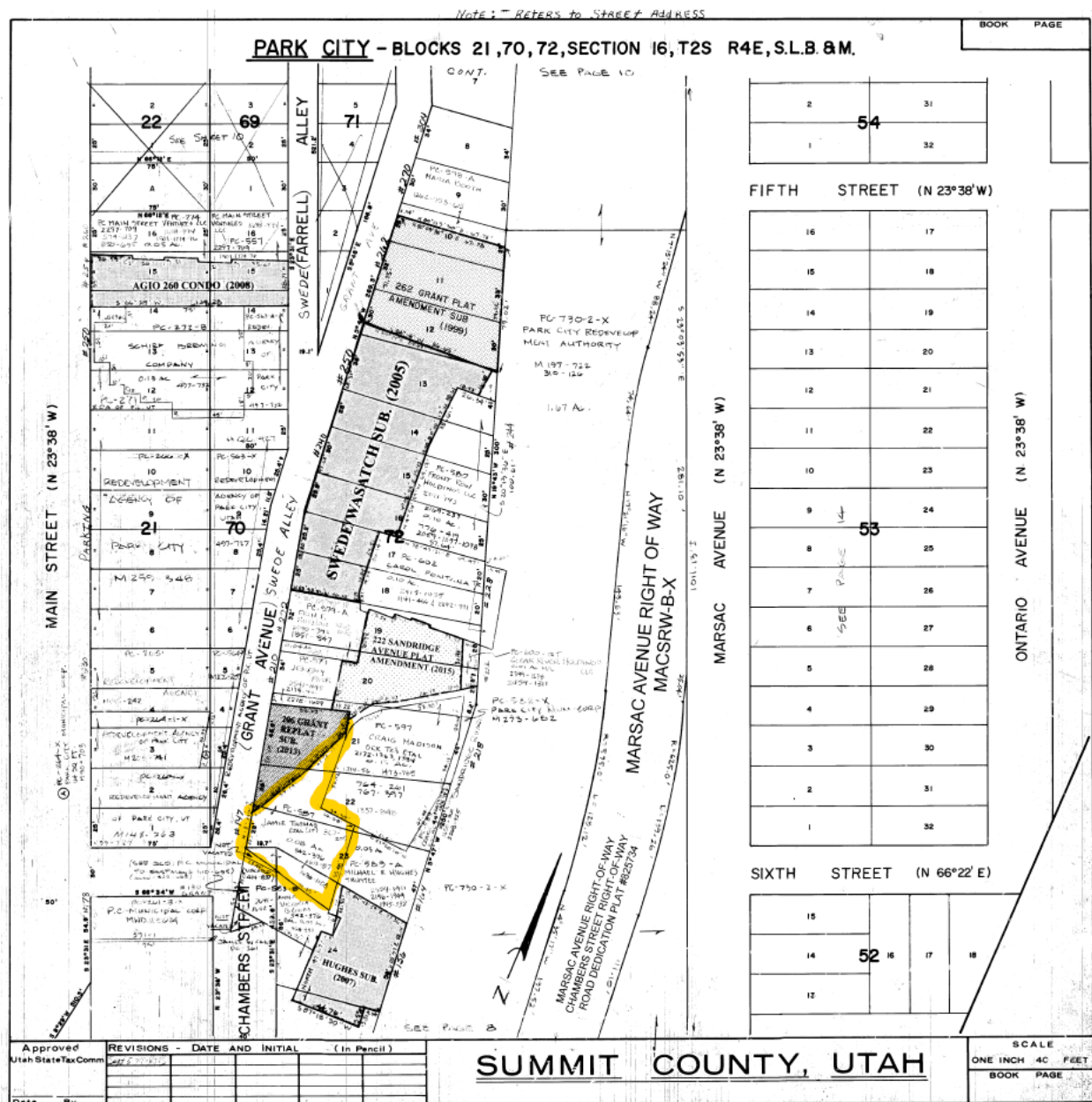


Figure 1: Original Plat Map showing site.

This lot is adjacent to the Swede Avenue Staircase, which runs diagonal from Swede Alley along the side of the hill up to Sandridge Avenue. This staircase provides connectivity from the Sandridge parking lot and residential area of Marsac, Ontario, McHenry, etc. to Main Street.

Analysis

The applicant is proposing to remove remnant interior lot lines. This does not affect the lot boundaries or lot size of the parcel and the lot will meet the Lot and Site Requirements. The Minimum Lot Area is 1,875 for a Single-Family Dwelling. The Lot Area is 3,634 square feet, which is not sufficient for a Duplex Dwelling. Commercial Uses require a Conditional Use permit (CUP).

The Lot Size is compatible with surrounding lots and is subject to the following Lot and Site Requirements:

Zone Allowance:	HR2B Requirements	Existing
Min. Lot Size	1,875 sf.	3,634 sf. Complies
Min. Lot Width	25 ft. measured 25 ft. back from the Front Lot Line	Complies
Max. Allowed Building Footprint	1,481 SF	Must Comply
Min. Front/Rear Setback	10 ft./20 ft. total	Must Comply
Min. Side Setbacks	3 ft.	Must Comply
Building Height	27 ft.	Must Comply
Architectural Review	HDDR Required	Must Comply

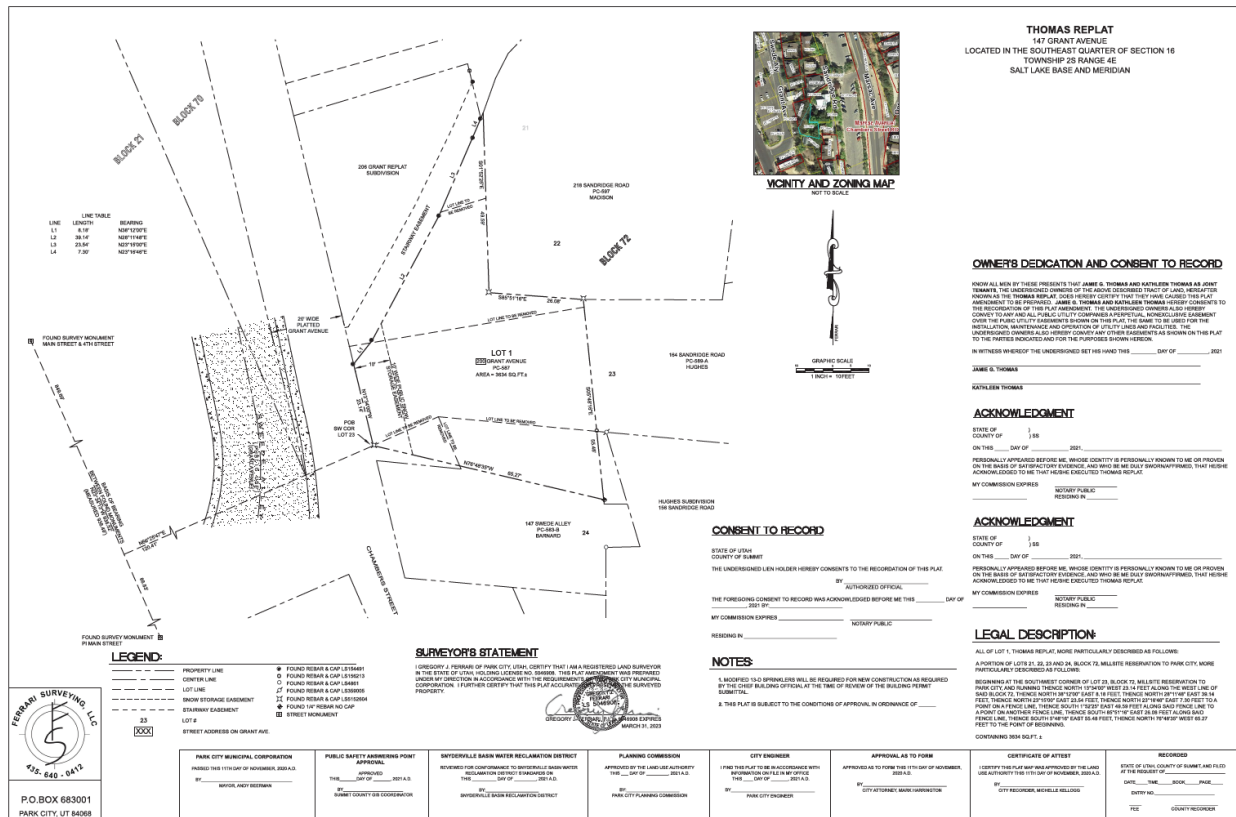


Figure 2: Proposed Plat.

As noted above, the lot meets all minimum requirements for a Single-Family Dwelling and is considered a buildable lot. The lot is in the Historic District and a Historic District Design Review (HDDR) will be required prior to building permit.

A Steep Slope Administrative CUP will also be required prior to development.

Good Cause

The proposed Plat Amendment has been reviewed in accordance with LMC § 15-7.

Staff finds Good Cause for this Plat Amendment as the Amendment removes remnant interior lot lines and will remain compliant with the Lot and Site Requirements.

No Public Streets, Right-of-Way or easement is being vacated or amended.

Department Review

The Development Review Committee reviewed this application on May 4, 2021. No issues were raised.

Notice

On April 30, 2021, the property was posted, and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and on the Utah Public Notice website on April 28, 2021.

Public Input

Staff did not receive any public input prior to the publication of this Staff Report.

Exhibits

Exhibit A - Draft Ordinance 2021-26

Exhibit B – Record of Survey

Exhibit C – Proposed 147 Grant Plat

Exhibit D – Applicant's Letter of Intent

Ordinance No. 2021-26

AN ORDINANCE APPROVING THE LOT 1, THOMAS REPLAT, LOCATED AT 200 GRANT AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as Lot 1, Thomas Replat, located at 200 Grant Avenue, petitioned the City Council for approval of the Lot 1, Thomas Replat; and

WHEREAS, on April 30, 2021, the property was properly posted and legal notice was sent to all affected property owners; and

WHEREAS, on April 28, 2021, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission, on May 12, 2021, held a public hearing and forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on May 27, 2021, held a public hearing and took final action on the Plat Amendment; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Lot 1, Thomas Replat.

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 Lot 1, Thomas Replat, 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 in the HR2B District and consists of a 3,634 square foot vacant lot.
2. The applicant is removing remnant interior lot lines and creating a new lot to be known as Lot 1, 200 Grant Avenue, PC-587.
3. The Plat Amendment does not affect the lot boundaries or lot size of the Parcel, and the Parcel will continue to be compliant with the HR2B Lot and Site Requirements.
4. The Minimum Lot Area is 1,875 for a Single Family Dwelling. The Lot Area is not sufficient for a Duplex Dwelling. Commercial Uses require a Conditional Use permit (CUP).
5. The Lot Size is compatible with surrounding lots.
6. The lot is located in the Historic District and a Historic District Design Review (HDDR) will be required prior to building permit.
7. Staff finds Good Cause for this Plat Amendment as the Amendment removes remnant interior lot lines and will remain compliant with the Lot and Site Requirements.

8. No Public Streets, Right-of-Way or easement is being vacated or amended.

Conclusions of Law:

1. There is good cause for this Plat Amendment as it removes remnant interior lot lines, does not affect the lot boundaries or lot size of the Parcel, and the Parcel will continue to be compliant with the HR2B Lot and Site Requirements.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.
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 Attorney and City Engineer will review and approve the final form and content of the amended 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 Amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing and approved by the City Council.
3. A Plat Note shall indicate the Street address of Lot 1 is 200 Grant Avenue.
4. A Plat Note shall indicate the Plat is subject to Ordinance 2021-26.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 27th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

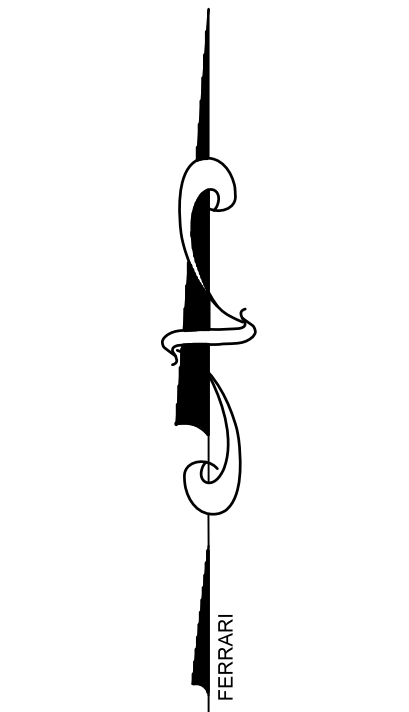
Mark Harrington, City Attorney

Exhibits

Attachment A – Thomas Replat

RECORD OF SURVEY & TOPOGRAPHICAL MAP

147 GRANT AVENUE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



LEGAL DESCRIPTION:

A PORTION OF LOTS 21, 22, 23 AND 24, BLOCK 72, MILLSITE RESERVATION TO PARK CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 72, MILLSITE RESERVATION TO PARK CITY, AND RUNNING THENCE NORTH 13°34'00" WEST 23.14 FEET ALONG THE WEST LINE OF SAID BLOCK 72, THENCE NORTH 38°12'00" EAST 8.18 FEET, THENCE NORTH 28°11'48" EAST 39.14 FEET, THENCE NORTH 23°15'00" EAST 23.54 FEET, THENCE NORTH 23°18'48" EAST 7.30 FEET TO A POINT ON A FENCE LINE, THENCE SOUTH 1°52'25" EAST 49.59 FEET ALONG SAID FENCE LINE TO A POINT ON ANOTHER FENCE LINE, THENCE SOUTH 85°51'16" EAST 26.08 FEET ALONG SAID FENCE LINE, THENCE SOUTH 5°48'16" EAST 55.48 FEET, THENCE NORTH 76°48'35" WEST 65.27 FEET TO THE POINT OF BEGINNING.

LEGEND:

---	PROPERTY LINE	●	FOUND REBAR & CAP LS154491
7130	MAJOR CONTOUR	○	FOUND REBAR & CAP LS156213
---	MINOR CONTOUR	○	FOUND REBAR & CAP LS4861
x	FENCE	○	FOUND REBAR & CAP LS359005
---	PUBLIC UTILITY EASEMENT	⊗	FOUND REBAR & CAP LS5152604
DHU	OVER HEAD UTILITY	⊗	FOUND 1/4" REBAR NO CAP
---	BUILDING SETBACK	⊗	FIRE HYDRANT
---	LOT LINE	⊗	WATER VALVE
23	LOT #	⊗	SEWER MANHOLE
⊗	STREET MONUMNET	⊗	LIGHT POST
		⊗	GAS METER
		⊗	POWER POLE

PROJECT INFORMATION:

CLIENT:	JAMIE THOMAS P.O. BOX 2275 PARK CITY, UT 84060
PROJECT ADDRESS:	147 GRANT AVENUE PARK CITY, UT 84060
SERIAL NO:	PC-587
RECORD INFORMATION:	BOOK 1636 PAGE 1109

NOTES:

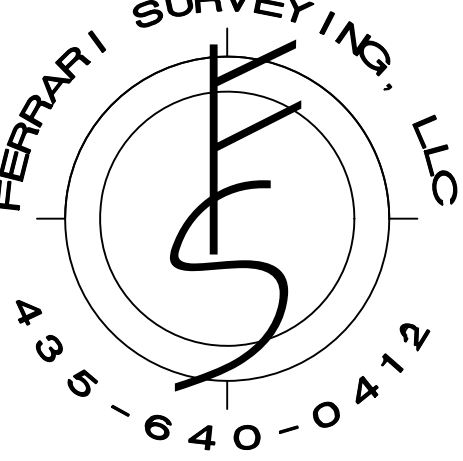
- THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF JAMIE THOMAS.
- THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM MILLSITE RESERVATION TO PARK CITY SUBDIVISION.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK OCTOBER 31, 2019.
- VERTICAL DATUM IS ASSUMED.
- BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
- THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
- BASIS OF BEARING SHOWN HEREON.

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5406908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI, P.L.S. 5406908 EXPIRES MARCH 31, 2021

LINE	LENGTH	BEARING
L1	8.18'	N38°12'00"E
L2	39.14'	N28°11'48"E
L3	23.54'	N23°15'00"E
L4	7.30'	N23°16'46"E



P.O. BOX 683001
PARK CITY, UT 84068

REUSE OF DOCUMENTS
THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

RECORD OF SURVEY AND TOPOGRAPHICAL MAP
147 GRANT AVENUE
PC-587
JAMIE THOMAS
SUMMIT COUNTY
UTAH
PARK CITY

0 1 BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
SURVEY BY: SURVEY DATE: DESIGN BY: DRAFTING BY: CHECKED BY:	GF-TM 10-31-19 GF GF GF
XREFS: DRAWING: DATE: SCALES: 1:10 HORIZONTAL 2' CONTOURS VERTICAL	XREF1 XREFS2 PC-587 11-5-19 1 OF 1 PROJECT No: 9019.167

Written Statement for remnant lot lines to be removed at;
147 Grant Ave Park City
Parcel # PC-587

March 2nd 2021

The application is to have the remnant lot lines removed from the parcel.
It does not affect the boundaries or the recorded size or description of the parcel.

Council Agenda Item Report

Meeting Date: May 27, 2021

Submitted by: Penny Frates

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

FY2021-22 City Manager's Recommended Budget

(A) Public Hearing (B) Continue to June 17, 2021

Suggested Action:

Attachments: