



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
May 25, 2017**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, May 25, 2017.

CLOSED SESSION - UPDATED Start Time: 1:00 p.m. Please note earlier adjusted start time.

1:00 p.m. To discuss Property, Personnel and Litigation

WORK SESSION

2:50 p.m. Public Art Advisory Board Interviews **PAGE 4**

CLOSED SESSION

3:20 p.m. To discuss Personnel

WORK SESSION

3:30 p.m. Council Questions and Comments and Manager's Report

3:45 p.m. – Discuss Tentative 2018 Budget: Operating Expenditures and Fee Schedule **PAGE 9**

4:45 p.m. – Review Transportation Demand Management & Parking Technology Timeline **PAGE 65**

5:05 p.m. – Council Top Priorities Discussion on Historic Preservation **PAGE 77**

REGULAR MEETING

6:00 p.m.

III. ROLL CALL

IV. APPOINTMENTS

1. Consideration to Appoint Don Horwitz, Michael J Collins and Mellie Owen to the Police Complaint Review Committee (PCRC) for Staggered Terms, Beginning July 1, 2017 **PAGE 85**

V. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. 2016 Historic Preservation Awards to the California Comstock for Its

Embodiment of Historical Context as Well as 264 Ontario Avenue, 81 King Road, 257 McHenry Avenue, and 1102 Norfolk Avenue for Their Excellence in Restoration **PAGE 87**

2. Victim Advocacy Program Update **PAGE 97**

3. Latino Music Series Special Event & Arte Latino at the Library **PAGE 101**

4. PC MARC Video Premiere **PAGE 103**

5. Main Street Plaza Project Update **PAGE 105**

6. Level Two Special Event - Kids Adventure Games at Park City Mountain **PAGE 112**

7. Open Space Tree Planting Pilot Program **PAGE 114**

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

VII. CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Professional Service Provider Agreement in a Form Approved by the City Attorney's Office with Alliance Engineering Inc., for the Survey of City Park and Plat for the Community Center Project in an Amount Not to Exceed \$35,000.00 **PAGE 117**

2. Request to Authorize the City Manager to Execute the Second Addendum to the Professional Services Agreement with CH2M Hill Engineers (CH2M), in a Form Approved by the City Attorney, for Additional Design and Construction Services for the Quinn's Junction Water Treatment Plant Process, Capacity, and Energy Management Upgrades Project for an Increase to the Current Contract Amount of \$78,900.00 for a Total Contract Amount Not to Exceed \$1,252,909.00 **PAGE 123**

3. Request to Authorize the City Manager to Execute Addendum No. 1, Service and Alignment Change 2017 by and Between Park City Municipal, Summit County and the Utah Transit Authority, in a Form Approved by the City Attorney, for Change in Service Levels and Route Alignment for an Increase to the Current Contract Amount of \$240,000.00 for a Total Contract Amount Not to Exceed \$905,987.57 **PAGE 132**

VIII. OLD BUSINESS

1. Consideration to Approve Ordinance 2017-22, an Ordinance Approving the Alice Claim Subdivision & Plat Amendment Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney **PAGE 157**

2. Consideration of Ordinance 2017-23, an Ordinance Approving the Ridge Avenue Plat Amendment as Associated with the Alice Claim Subdivision and

Plat Amendment Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney **PAGE 263**

IX. NEW BUSINESS

1. Public Hearing on the Proposed Budget for Fiscal Year 2017-2018
PAGE 274
2. Consideration to Approve Proposed Allocation of Hard Cost Sharing for Activity Providers for the Fourth of July Celebration and Waive 50% of the Proposed Costs for Trash, Recycling and Portable Restrooms to the Fourth of July Activity Providers **PAGE 275**
3. Consideration to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with CH2M, Inc., for the 3Kings Water Treatment Facility Phase III Design Services in an Amount Not to Exceed \$1,497,909 **PAGE 286**
4. Consideration to Approve Ordinance No. 2017-24, an Ordinance Approving the 166 Main Street Plat Amendment, Located at 166 Main Street, Park City, Utah **PAGE 314**
5. Consideration to Approve Event Traffic Management Plan and Discuss Proposed Strategies for the Fourth of July Festivities **PAGE 335**

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 p.m. to 9 p.m. Posted:
See: www.parkcity.org



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Staff recommends that City Council interview the candidates for the PAAB and select three candidates to be appointed to the Public Art Advisory Board (PAAB). The term will expire in June of 2020. Staff will return to a June meeting for appointments.

Respectfully:

Jennifer Diersen,



City Council Staff Report

Subject: Public Art Advisory Board (PAAB) Interviews
Author: Jenny Diersen, Staff Liaison Public Art Advisory Board
Department: Economic Development
Date: Thursday, May 25, 2017

Summary Recommendation

Staff recommends that City Council interview the candidates for the Public Art Advisory Board vacancy and select three (3) members to fulfill a three year term, expiring June of 2020.

Acronyms

PAAB – Public Art Advisory Board

Executive Summary

Staff recommends that City Council interview the candidates for the PAAB and select three candidates to be appointed to the Public Art Advisory Board (PAAB). The term will expire in June of 2020.

Hard copies of the interview questions and applications are available upon request.

The Problem/ Challenge

There are three positions available on the PAAB. Four applications were received. Two of the applicants, Kathy Kahn and Stephanie Bass are eligible for reappointment.

Background

In 2003, the City established the Public Art Plan and Policy. In 2013, PAAB developed a [strategic plan](#) designed to coincide with the quality and purpose of public art. PAAB continues to review its policies and strategic plans on a yearly basis and recently updated its [policies](#) in August of 2016.

A list of PAAB members, which is comprised of seven (7) appointed community members, can be found on the City's website on the [PAAB webpage](#).

As directed by City Council in August of 2016, PAAB role is to help promote and cultivate the Public Art Plan, Policy and Public Art Collection by expending funds on and facilitating works in order to:

- Stimulate vitality and economy of the City.
- Enhance Park City's standing as a leading cultural destination.
- Advance public understanding of visual art.
- Enhance the aesthetic quality of daily life and provide a sense of place.

PAAB's recommendations will impact the:

- Community, arts and culture groups, and local businesses.
- Involvement and coordination with other City Departments.
- Goal in the General Plan of promoting a [sense of community](#) (page 28 through 31) by continuing to grow as an arts and culture hub.

Analysis

Staff has noticed the vacancies on the City's website, through the PAAB contact list, and in local coffee shops around Park City. The following applications were received:

- Two applicants Kathy Kahn and Stephanie Bass, who are eligible for reappointment.
- Two applicants who have not applied to PAAB previously.
- All of the applicants are eligible to serve on the PAAB.
- Candidates were informed that interviews would be conducted on May 25, 2017.

The interviews schedule is currently scheduled as follows on Thursday, May 25, 2017:

Interview Schedule: (10 Minutes Each)

2:05 p.m. – Kathy Kahn

2:15 p.m. – Jodi Weisser

2:25 p.m. – David Nicholas

2:35 p.m. – Discuss Applicants (CLOSED)

Stephanie Bass has submitted an application for her second term. She is traveling and unable to attend the interviews this evening. Council could interview Stephanie at a future Council meeting.

Staff currently intends to return a June meeting for PAAB appointments. Appointed members will begin their terms at the July 10th PAAB meeting.

Department Review

The Special Events, Economic Development, Executive and Legal Departments have reviewed this report.

Funding Source

No funding is needed for appointment, as members are not compensated. Public Art Projects are funded both through one percent (1%) of City Improvement Projects, as well as, through additional allocations from the Capital Improvement Project Funding (CIP).

Alternatives for City Council to Consider

1. Recommended Alternative:

Staff requests that City Council interview the candidates for the PAAB vacancy and select three (3) members to fulfill terms, expiring June of 2020.

Pros

- a. PAAB's work positively impacts the City's Council's goals of creating a sense of place specifically to Goal 13, allowing Park City to continue to grow as an arts and culture hub encouraging creative expression.

2. Additional Time Alternative:

City Council could interview the candidates for PAAB vacancies and ask to continue the vacancy advertisements to receive additional applications for committee consideration.

Pros

- a. Allows Council and staff additional time to receive applications from community members .

Cons

- a. Prolonging the selection of PAAB members may pause PAAB in their work of making recommendations regarding public art placement and expenditures to City Council.

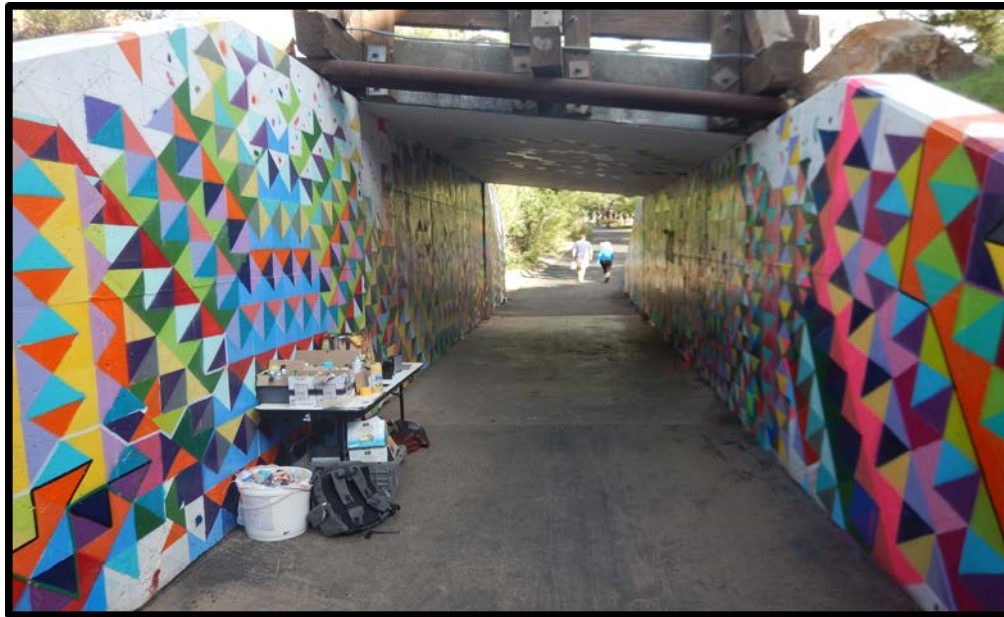
Attachments

A PAAB Vacancy Advertisement



Public Art Advisory Board (PAAB) Vacancies

Notice Date: Friday, April 21, 2017



Poison Creek Tunnel Mural, 2015

The Mayor and City Council are looking for community members to serve on the Park City Public Art Advisory Board (PAAB) to fulfill three vacant terms. Two of the terms are available for reappointment.

Those interested in applying must reside within the city limits of Park City. Board members shall be appointed to serve three-year terms, and may serve no more than two consecutive terms. The Board generally meets on the second Monday of every month at 5:00 p.m. at City Hall in the Marsac Executive Conference Room. Board members are not compensated and serve as representatives of the citizens of Park City.

PAAB makes recommendations to City Council regarding Public Art planning, expenditures and maintains the City's public art inventory. The seven-member board focuses on project identification, requests for proposals, selection process (including reviewing artists' proposals for each project), and making recommendations to City Council.

The [Public Art Advisory Board](#) page on the city's website includes links to the Strategic Plan, Public Art Master Plan, and Policies documents.

Application deadline is 5:00 p.m. on Monday, May 15th, 2017. Applications may be submitted by email to jenny.diersen@parkcity.org or in person to Jenny Diersen, Special Events Office, Park City Municipal Corporation/City Hall, 445 Marsac Avenue – 3rd Floor, PO Box 1480, Park City UT 84060.

An interview schedule will be sent out after the application deadline. Appointments are anticipated to be scheduled at the City Council meeting on Thursday, May 25. Appointed members will begin their term at the July 10th meeting.

The application is available on the City's website. For questions, please contact Jenny Diersen at jenny.diersen@parkcity.org / 435.615.5188



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Staff recommends a number of changes to the fee schedule and current operating budget. Direction from City Council should be given on these recommendations so that the fee schedule can be adopted on June 8th as well as the Budget on June 15th.

Respectfully:

Kory Kersavage, Budget Analyst



City Council Staff Report

Subject: City Manager's Recommended Budget
Authors: Kory Kersavage & Jed Briggs
Department: Budget, Debt, & Grants
Date: May 25, 2017
Type of Item: Informational/Legislative

Executive Summary: Staff recommends a number of changes to the fee schedule and current operating budget. Direction from City Council should be given on these recommendations so that the fee schedule can be adopted on June 8th as well as the Budget on June 15th.

Background:

Acronyms

BFO – Budgeting for Outcomes
FY- Fiscal Year
CIP – Capital Improvement Plan
RDA – Redevelopment Authority
FIAR - Financial Impact Assessment Report
URS – Utah Retirement System
LOS – Level of Service
ICC – International Code Council

Background:

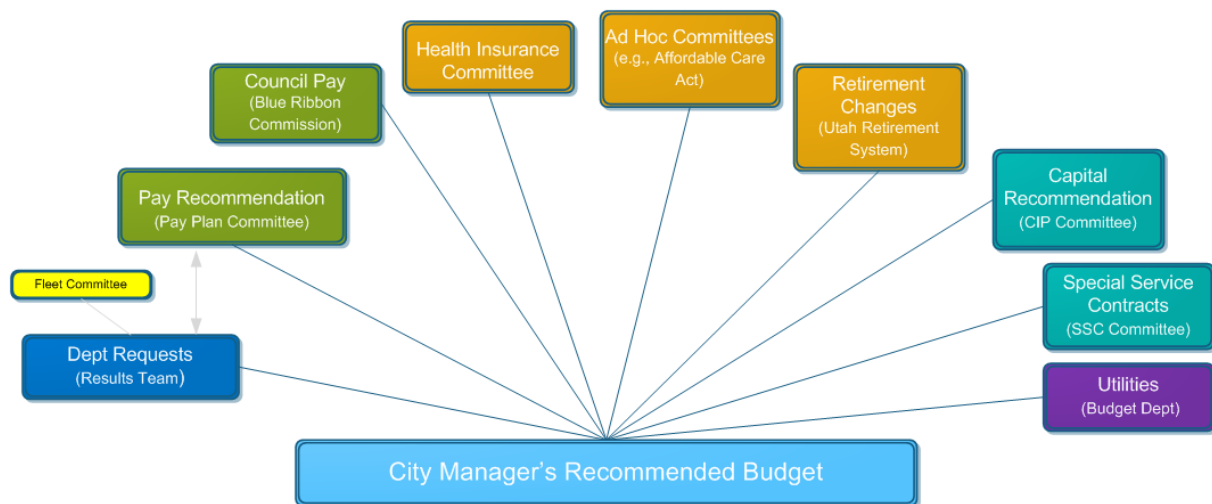
This budget season will be the second year of the budget biennium. Between now and June 15 we will be working on adjusting the FY 2017 Budget (July 2016 – June 2017) as well as developing the FY 2018 Budget (July 2017 – June 2018).

The City Manager's Recommended Budget is constructed drawing upon Council input and direction received during the Council Retreat in February, as well as Council input received during work sessions and study sessions throughout the year. During a Council work session in March, Council was presented with the Financial Impact Assessment Report (FIAR) projection of the City's expenditures and revenues over the next ten years. In essence, the FY18 budget has to fit within the confines of the FIAR's projected expenditure increases (based off of a 10-year historical analysis of an average annual increase of Park City's expenditures), approved by Council. The funding level recommendation has to account for what could be considered inflationary increases like Pay Plan, health insurance, and retirement as well as more discretionary increases such as departmental requests and CIP enhancement.

Below are the City's Long-Term Budget Strategies for crafting the City Manager's Recommended Budget:

1. Budget draws upon Council input from Council Retreat and FIAR projections as a guide

- Priority-driven operating budget based upon Council's Critical and Top Priorities, goals, objectives, and desired outcomes
2. Two-year budget process with fewer budget requests coming in the "off-year" (This year, FY 18 is an "off-year" for the budget)
 - Second-year budget requests that will be considered are ones that
 - i. will come with revenue offsets;
 - ii. are accompanied by expense reductions, or that;
 - iii. are required by law; or
 - iv. are necessitated by market/environment changes that happened since the last budget adoption (since the adoption of the FY17 budget, in this case)
 3. The budget proposal is initially developed by several budget committees made up of cross-departmental staff:
 - Committees include Results Team as well as CIP, Pay Plan, Benefit, and Fleet committees and any other ad hoc committees needed for unique circumstances
 - Results Team will make recommendations by considering BFO score, department manager's request, established need, available resources, and performance measures
 4. All operating and capital budget requests should be considered during the budget process
 5. Any General Fund budget surplus should be used for capital projects



Utah State law requires that the City Manager present to Council a balanced budget at the first regularly scheduled Council meeting in May. A balanced budget is defined by Utah Code: —The total of the anticipated revenues shall equal the total of appropriated expenditures.¶ The proposed budget must be available for public inspection during normal business hours after it has been filed with the City Council. Per state code a tentative budget must be submitted to city council on or before the first scheduled meeting in May. The council then adopts the tentative budget and then begins to make it its own by modifying and amending it. Between the first City Council meeting in May and the presentation of the Final Budget on June 16, the Council has the opportunity to review the proposed budget, consider public

comment, and finally, adopt a balanced budget. Before June 22 the Council must adopt either a tentative budget if the certified tax rate is to be exceeded (tax increase) or a final budget and proposed tax rate (no tax increase). If there is a property tax increase, the Council holds an additional public hearing before adopting the budget in August.

ID	Task Name	Start/Ongoing	Finish	Duration	2017												2018
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1	Council Retreat	2/9/2017	2/13/2017	3d													
2	Results Team deliberation	3/1/2017	3/30/2017	22d													
3	Quarterly Goal Update (Q3.FY16)	4/3/2017	4/17/2017	11d													
4	Council Budget Hearings	5/8/2017	6/16/2017	30d													
5	Quarterly Goal Update (Q4.FY16)	7/3/2017	7/17/2017	11d													
6	Business Plan FY16 Update	7/3/2017	9/1/2017	45d													
7	Biennial Plan FY17 & 18 Revision	7/3/2017	9/1/2017	45d													
8	Quarterly Goal Update (Q1.FY17)	10/3/2017	10/17/2017	11d													
9	BFO Departmental Submission	11/24/2017	12/21/2017	20d													
10	Biennial Plan FY17-18 Off-year Update	12/18/2017	1/17/2018	23d													
11	Quarterly Goal Update (Q2.FY17)	1/2/2018	1/16/2018	11d													

The high level timeline for the strategic planning and budget process was provided to City Council during their annual retreat and is as follows:

The timelines and process for the budget hearings is detailed below:

May 8 - Staff delivered the City Manager's Recommended Budget (Tentative or Proposed Budget) to City Council. Discussion/action is slated for these dates as follows, barring changes as needed:

May 11 – Presentation and adoption of the Tentative Budget, Budget Overview & Timeline, Update of Financial Impact Assessment Report (FIAR), Benefits (pay plan & health insurance) as well as CIP & RDA budgets. Presentation and adoption of the Tentative Budget.

May 25 – Operating Expenditures - Biennial Plan Team Presentations and Fee Changes

June 2 –City Fee Resolution, Council Compensation, Budget Policies, and Outstanding Budget Issues

June 16 – Presentation & Adoption of Final Budget (if no property tax increase – staff is not recommending a property tax increase), Adoption of Provisional Budget (if property tax will be increased)

Analysis:**General Fund Increase**

The 4.5% increase to the General Fund this year is \$1.43 Million. The table below shows where that increase is being allocated for FY 2018.

Budget Estimates	FY 18
Benefits Committee Recommendation	140,000
Pay Plan Committee Recommendation	382,000
Utilities	14,227
Technical Adjustments	238,639
Net Discretionary Increases	652,107
4.5% Increase Over FY17 (Base) Total	1,426,973

Health Insurance Costs (Benefits Committee Recommendation)

The City maintains a health and dental insurance plan through Regence Blue Cross Blue Shield of Utah. Each year Regence examines the City's "use" of the plan and its total costs to Regence and then determines the price for the following year. National averages in health insurance annual increases were around 4%. This year, the City increase is around that average at 3.4%, due to a decrease in usage.

Pay Plan

The Pay Plan committee convenes every other year in the first year of a budget biennium to evaluate compensation benchmarks for the City's budgeted positions. This budget year is the second of the budget biennium, so the Pay Plan committee won't convene, and all of the pay grades in the city will instead be increased by 2% to account for inflationary growth. The total increase to the budget for this year's 2% increase will be \$587,264.

Retirement Expense

All Full-time Park City employees are part of the Utah Retirement System (URS) defined benefit program. The City is required by statute to contribute a certain percentage of employee pay toward the URS pool annually. During FY 2017, URS required a 18.47% contribution for general municipal employees (34.04% for sworn officers). For FY 2018, URS will not increase, and will remain the same as in FY 17, 18.47% for general municipal employees (34.04% for sworn officers). This results in no increase in costs for Retirement for FY 2018.

Utility Increases

Three years ago the Budget Department decided to centralize the budget monitoring of utilities for all funds. Over the last several years utility budget increases were not being recommended as they were difficult to predict. With wild swings in utility costs it was decided to have the Budget Department incorporate these costs into our other predictive models. The budget department is predicting a need for an increase in utilities for FY 2018 of \$14,227.

Non-Discretionary Items (Technical Adjustments)

In addition, there is about \$240k in technical adjustments in the General Fund that need to be added to the FY18 budget. These include adjustments for personnel benefits like housing allowance, workers' compensation, and disability benefits. The Budget Department always tries to budget for actuals and these benefits are tied to individual employees that need to be adjusted at times. There are also miscoding errors from the last budget cycle that need to be cleared up as well. This can result in an increase to line-items budgets if it was not done properly in the past. Other technical adjustments include Inter-fund Transfers for administrative costs, Fleet costs and the City's Self-Insurance fund.

Discretionary Operating Items (Results Team Recommendation)

The Results Team has to make tough decisions in order to fit their recommendation within the confines of the FIAR's projected expenditure increase, which also has to cover inflationary costs like Pay Plan, health insurance, retirement, and any other non-departmental budget increases. On May 25 the Results Team will present their recommendations organized through the Biennial Strategic Plans. The recommended budget increase needed to be limited to no more than \$650k in the General Fund. Of the \$1.66 million in general fund requests, the recommended General Fund net increase (once revenue and expenditure offsets are taken into account) is \$652k. Below are some of the highlights. Staff will present more detail on the specific recommendations through the budget process:

Department	Request	Recommendation
Police	\$488,927	\$250,000
Comm. Dev. Admin.	\$202,202	\$202,202
Planning	\$158,820	\$31,469
Finance	\$159,600	\$159,600
Economy	\$149,678	\$52,972
IT	\$120,000	\$100,000
Environmental & Sustain.	\$113,919	\$45,792
Street Maintenance	\$60,597	\$54,597
Library	\$57,771	\$25,662
Others	\$150,083	\$108,728
	\$1,661,597	\$1,031,022
Expenditure & Revenue Offsets		-\$378,915
Net Increase		\$652,107

Council's Strategic Goals

The City Council developed four Strategic Goals—each followed by a narrative description of success—that guide decision-making and provide the structure for ensuring that incremental, measurable steps are taken to achieve the Community Vision. The goals are a key component of Park City's Long-term Strategic Plan, not only for Council but for residents and Park City staff as well. They provide a philosophical foundation for the Council in its role as a policymaking body. For Park City staff, they provide guidance on how to manage finite resources in the face of nearly infinite expectations.



Council's Priorities & Desired Outcomes

The Community Vision and Core Values were created based on extensive feedback from residents who expressed their desire to maintain many of the current characteristics of the city they call home. While Park City residents want to preserve the historic character and small town feel of the city, many also expressed concern about the lack of housing affordability, increasing traffic and congestion, the need to cultivate diversity, and the fragility of a snow-dependent economy. They believe that, left unaddressed, these issues threaten the future of Park City. These concerns are reflected throughout the vision and are addressed more specifically by Council's Priorities. The idea was to bring high focus to issues the City needs to "get right" and to be able to see progress on these issues by highlighting them and continually discussing them. These are the "marching orders" for the year, where Council would like to see a more detailed or specific plan of action. This action plan may include a new direction, plan, or resources in order to achieve the Council's priorities. Council reviewed and updated these priorities in their 2017 Council Retreat.

In order to ensure results and accountability, Desired Outcomes were built into the City's Strategic Plan grouped together by Council's Goals. The Desired Outcomes are observable effects that visibly demonstrate success in each Goal area. They are the guideposts for making funding and planning decisions. They help determine if we are moving the "dial" on achieving Council's objectives. The Budgeting for Outcomes process is tied intrinsically to the Desired Outcomes, which help ensure that resources are allocated to the most effective efforts related to achieving the community's vision. The Desired Outcomes were reviewed and updated during the City Council Retreat in February.

Thriving Mountain Town



Park City is known as a world-class resort community because of its distinct and recognizable brand, a seamless network of multimodal transportation, and interconnected resorts. Park City has struck a unique balance between tourism and sustaining an exceptional local quality of life. Tourism remains a chief driver of Park City's economy due to its accessibility, quality snow, and great summer weather. World-renowned

recreational opportunities and an expansive trail network are the center of activity, complemented by multi-seasonal special events and unique, locally owned businesses. Park City full and part-time residents recognize the exceptional benefits the economic base provides and the paramount importance of fostering and expanding the resort economy in harmony with community values. The total City Manager recommended budget for this Council Goal is \$27,708,764 up from \$24,510,885.

Priorities & Desired Outcomes with Budget Recommendations:

Critical Priority

- Transportation: Congestion reduction; local & regional plans
 - \$2.4 Million was requested and is recommended for 19 Bus Driver IIIs, 1 Bus Driver IV, 1 Transit Shift Supervisor, 1 Marketing Coordinator, 1 IT coordinator, a reclass of an Analyst II to Executive Assistant and \$430k in contract services funding. \$159k was requested and is recommended for a Parking Enforcement Officer and a Parking Data Analyst.

Desired Outcomes

- Sustainable and Effective Multi-modal Transportation
- World-class Resort Community
- Wide Variety of Exceptional Recreation
 - \$20k was requested for training, phones, a computer and archery equipment. \$10k is recommended for archery equipment, training and a computer.
- Balance Between Tourism and Local Quality of Life
 - \$149,678 was requested for a Community Services Manager, FT Trails Coordinator, \$8k in OT, and Material, supplies & Training. \$52,972 is recommended for for a Community Services Manager, \$8k in OT and a PT trails position.
- Varied and Multi-seasonal Event Offerings
- Resilient and Sustainable Economy

Engaged & Effective Government and Involved Citizenry



PCMC has earned the trust of the community by engaging its citizens and regional partners, being responsible stewards of tax dollars, and providing uncompromising quality and customer service. This is enabled by a customer-centered organizational structure; a culture that embraces accountability and adapts to change; and funding mechanisms and policies that support innovation. Investing in our

people is essential to maintaining a high-performing and strategic-minded workforce. PCMC employees are equipped with the core skills that allow them to be self-managed, creative, and flexible in anticipating and responding to community needs. Our investments are protected by ensuring that systems and infrastructure are maintained, making responsible and effective use of technology and being fiscally and legally sound. The total City Manager recommended budget for this Council Goal is \$12,501,121 up from \$11,646,172.

Priorities & Desired Outcomes with Budget Recommendations:

Top Priorities

- Community Engagement
 - \$28k was requested for training, survey tools and materials. \$14k is recommended for survey tools and training.
- Diverse Community Participation
- Regional Collaboration

Desired Outcomes

- Fiscally and Legally Sound*
 - \$159,600 was requested and is recommended for a contract Finance Manager. \$25k was requested and is recommended for software development costs.
 - Well-maintained Assets and Infrastructure*
 - \$60,597 was requested for .5 of a Streets III and \$18k in overtime. \$54,597 is recommended for .5 of a Streets III and \$12k in overtime. \$120k was requested for new HR software, increased IT expenses and new cyber security measures. \$100k was recommended for new HR software and new cyber security measures. \$29,900 was requested for HVAC maintenance funds and overtime. \$5,000 is recommended for overtime.
 - Engaged and Informed Citizenry
 - Strong Working Relationships with Strategic Stakeholders
 - Transparent Government
 - \$13k was requested and is recommended for elections.
 - Gold Medal Performance Organization
 - \$10k was requested for the holiday party and employee assistance. \$5,273 is recommended for employee assistance and the holiday party.
 - Responsive Customer Service
- *Essential Services

Preserving and Enhancing the Natural Environment



Park City is proud that it is recognized as a model environmentally-conscious community as it works towards its net-zero goals. Residents develop, participate in and support initiatives to protect the long-term health of the natural environment and Park City policies and investments work in concert with these efforts. Carbon reduction, energy, clean soils, water conservation programs and open space acquisition not only attract residents and visitors to Park City, but also advance community

environmental goals and preserve the unique natural setting. Park City recognizes that careful planning to ensure a sustainable water supply that meets the City's current and future need is essential to our long-term viability. The total City Manager recommended budget for this Council Goal is \$10,311,740 up from \$10,126,284.

Priorities & Desired Outcomes with Budget Recommendations:

Critical & Top Priorities

- Energy: Energy Conservation, Renewable Energy & Carbon Reduction, and Green Building Incentives
 - \$113,919 was requested for an Environmental Project Manager. \$45,792 is recommended for an Environmental Sustainability Technical Specialist II.
- Environmental Health
- Conservation of Natural Resources
 - \$113,543 was requested and is recommended for a Water Worker IV.
- Open Space Acquisition

Desired Outcomes

- High Quality and Sustainable Water*
 - Net-zero Carbon Government by 2022
 - Net-zero Carbon City by 2032
 - Abundant, Preserved and Publicly-accessible Open Space
 - Mitigation of Environmental Pollutants
 - \$42,597 was requested and is recommended for .5 of a Streets and Storm Water Operator III.
- *Essential Services

Inclusive & Healthy Community



Park City is a safe and healthy community where residents can live, work and play. In order to maintain Park City's appeal, PCMC invests in those areas that ensure an exceptional quality of life. By creating a sense of place, we balance the historic character and small town atmosphere with the varying needs of our residents and visitors. A mix of art, culture, perspectives, and lifestyles is welcomed and celebrated.

There are diverse job opportunities that pay a living wage and enable full-time residents to affordably live within a reasonable distance of their jobs. Preserving our unique history is vital to the longevity of the City's character and is at the forefront when key planning and economic development decisions are made. The total City Manager recommended budget for this Council Goal is \$12,643,474 up from \$11,478,415.

Priorities & Desired Outcomes with Budget Recommendations:

Critical & Top Priorities

- Housing: Middle Income, Attainable & Affordable Housing
 - \$122,163 was requested and is recommended for an Affordable Housing Manager.

- Affordability
- Historic Preservation
- Lower Park Avenue Redevelopment Plan
- Citizen Wellbeing
- Arts & Culture

Desired Outcomes

- Safe Community*
 - \$488,927 was requested for a Lieutenant, detective, Records Clerk, 2 vehicles, \$50k in overtime, \$50k in part time and equipment. \$250k is recommended for a Lieutenant, Records Clerk, \$35k in overtime, and a vehicle.
 - Live and Work Locally
 - Affordable Cost of Living
 - Diverse and Tolerant Population
 - Distinctive Sense of Place
 - \$80,039 was requested and is recommended for a permit ombudsman. \$18k was requested and is recommended for mileage reimbursement, training, and equipment rental.
 - Protected and Celebrated History
 - \$158,820 was requested for a Senior Planner and Planner II and Analyst III reclasses. \$31,469 is recommended for Planner II and Analyst III reclasses.
 - Vibrant Arts and Culture
 - \$57,771 was requested for 2 Library Clerks and 2 Library Assistants. \$25,662 was recommended for 2 Library Clerks.
 - Walkable and Bike-able Community
 - Mental, Physical and Behavioral Health
- *Essential Services

City Service Fees (changes to the Fee Schedule)

The following departments are making changes to the Fee Schedule:

- Water Department
- Storm Water
- City Recreation
- Ice
- Building
- Library
- Parking
- Emergency Management
- Golf
- Special Events

Water Department

In order to fund water quality projects, such as the Quinn's Water Treatment Plant expansion and process improvements and the Creekside Water Treatment Plant, rates are proposed to increase 6% across the board. This will allow these in process projects to proceed as well as begin to position the City to replace the Spiro Treatment Plant as part of the Mine Influence Water Stipulated Compliance Order.

The baserate for Irrigation Accounts (about 200 accounts that only water landscaping) was increased 16%. This reflects Council direction from last year to increase that baserate 10% (plus the across the board 6%) per year until the annual charge for this baserate is equivalent to the Multi-Family and Commercial accounts on an annual basis. June 2nd, 2016 Council Meeting (pg. 150, fourth bullet from the top)

Energy Surcharge Increases

The Energy Surcharge is an elevation based surcharge comprised of two components: a Pumping Surcharge that is a close approximation of the actual cost to move water uphill, and an Energy Optimization Surcharge that funds efficiency and environmental undertakings. It is a consumption based charge, and is a per 1,000 gallon charge. The proposed changes are shown in the following table.

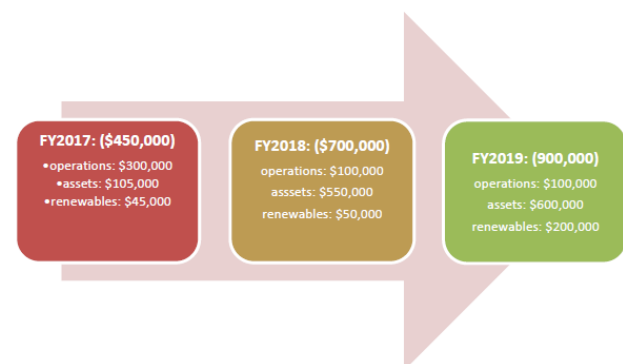
Group No	Pumping Surcharge	Energy Optimization Surcharge	Total Energy Surcharge
1	\$0.00	\$0.2841	\$0.2841
2	\$0.53	\$0.4060	\$0.931.13
3	\$1.19	\$0.5684	\$1.752.03
4	\$1.59	\$0.6698	\$2.252.57
5	\$2.30	\$0.831.24	\$3.133.54

Pumping Surcharge

Rocky Mountain Power's rates have not increased in the past year, and therefore staff is not recommending an increase to this component of the Energy Surcharge.

Energy Optimization Surcharge Increase

The initial Energy Optimization program was proposed as a \$900,000 a year undertaking to be used to reduce the energy required to serve water, increase local renewable energy usage, water conservation, and in the future fund carbon offsets. Staff presented Council with an alternative that phased in this Energy Optimization surcharge over 3 years. On June 2, 2016 (pg. 146) Council adopted this approach and implemented the surcharge at \$450,000 in the first year. The fee schedule reflects an escalation to approximately \$700,000 in Fiscal Year 2018, as reflected in the graphic from the 2016 staff report.



Storm Water

Rate Increase

The per Equivalent Surface Unit (“ESU”) charge for stormwater is proposed to increase 30% from \$3.75 to \$4.88. For most residential customers this will mean their stormwater bill will increase from \$11.25 per month to \$14.64 per month. At the June 2, 2016 Council Meeting (pg. 11) Council directed staff to phase the Additional Resort City Sales Tax funding out of the stormwater capital project, and phase the stormwater fee up over 3 years to approximately \$6.00 per ESU required to make this enterprise fund self-sufficient. The following graphic below is from the June 2, 2016 staff report.

Storm Water Utility 3-Year Transition Rate							
Fiscal Year		FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Proposed Rate per ESU		\$3.75	\$4.88	\$6.09	\$6.34	\$6.59	\$6.79
Capital Needs	ARCSA	\$ 570,000	\$ 888,890	\$ 940,117			
	Storm Water Utility				\$ 3,900,000	\$ 160,869	\$ 579,637

Credit Program

Council also requested a Green Infrastructure Credit be made available for customers who are doing more to improve stormwater quality and thus improve streamwater quality. Staff has added language to the fee schedule to allow for an up to 20% reduction per ESU for these customers. Staff has proposed that these credits would be available for 3 years, after which the program would be updated based on the information gained from this initial credit offering. For larger, typically commercial or multi-family customers, the credit will be available upon providing a map of their system, stormwater maintenance expenditures for the prior 3 years, stormwater maintenance budget for the coming 3 years, a list of stormwater best management practices currently implemented, and a list of green infrastructure currently at the site. Customers that provide all this information will receive the credit. For smaller customers, typically residential or small commercial, a list of green infrastructure on site and 3 years of maintenance budget and expense history will qualify a customer for a credit of up to 20% depending on the nature and extent of green infrastructure in place.

Map Update

A technical update was made to the Single Family Residential Stormwater Map. It does not impact the way customers are currently billed.

City Recreation/Fields

It has been two years since we have had any price increases at the PC MARC. The proposed increases are recommended so that the department can continue to recover at least 70% of direct costs.

The proposed increases are for all facility passes other than youth passes with the largest percentage increases on six & twelve month passes. The individuals that purchase these are generally more affluent since they can afford to pay for a year

upfront. A year pass purchase is the least expensive on a per month basis but we have narrowed the discount given as compared to a one month pass.

The drop-in & punch card rates are also increasing since these are based on the price of a pass. The fees for visitors are recommended for the largest increase. Tennis & Pickleball fees are also recommended to increase with Pickleball fees coming more in line with tennis fees. The largest recommended increase is for visitor court fees. There are also increases for private lessons, clinics and resident court fees for both indoor & outdoor courts.

Recreation Fees: Increases in fees are recommended for ½ day park pavilion rentals for residents & baseball/softball field preps. The increase is needed to reflect the actual cost of cleaning the pavilion between rentals and the actual cost to prep the field. There are also changes to field rental fees which were needed to add greater consistency in fees charged between facilities. A new fee has been created for commercial use of outdoor recreation facilities. This was brought to Council on May 11, 2017.

8.4.1 Recreation Center Fees

Punch Card Admission. For ease of administration and convenience to users, a punch card system has been established for Recreation Center programs and activities. The purchase of a punch card may result in a savings off the regular rate.

Punch Passes	Resident	Visitor
Youth (3 to 17) 10 Punch	\$28.00	\$40.00
Adult 10 Punch	\$80.00 70.00	\$100.00 90.00
Senior & Military 10 Punch	\$60.00	\$70.00
Child Care 10 Punch (10 hrs.)	\$35.00	

Tennis & Pickleball Court Charges

	<u>Hourly Court Fees</u>	
	Indoor	Outdoor
Resident rate	\$28.00 26.00	\$12.00 10.00
Visitor rate	\$40.00 36.00	\$16.00 12.00

Pickleball Outdoor Court Time Passes

1 month	\$65.00 60.00
3 month	\$180.00 164.00
6 month	\$288.00

Lesson / Clinic:

Private Lesson 1 Hour	\$64.00
Add'l Player	\$ 4.00
½ hour Private	\$40.00
Add'l player	\$ 4.00
Clinic	\$12.00 per player (min. of 4 players)

Other Tennis & Pickleball Fees

Private Lesson 1 hour	\$78.00 74.00
Private Lesson 1/2 hour	\$42.00 40.00

Semi Private Lesson 1 hour (Per person)	\$ 4139.00
Group of 3 (Per person)	\$ 3028.00
Group of 4 (Per person)	\$ 2522.00
Clinic drop-in fee 1 hr	\$17.00
Clinic drop-in fee 1.5 hours	\$26.00
Clinic drop-in fee 2 hours	\$ 34.00
Ball Machine per hour	\$12.00
Tennis Courts Non Athletic (Daily)	\$3,000.00

Daily Drop In

	Resident	Visitor
Toddlers 2 & Under	Free	Free
Youth (3 to 17)	\$3.00	\$5.00
Adult	\$ 87.00	\$ 1210.00
Senior 70+ & Military	\$6.00	\$7.00
Fitness Classes	\$ 109.00	\$ 1512.00
Senior/Military Fitness Classes	\$8.00	\$9.00

Facility Passes: There are two types of facility passes one which includes all amenities except tennis & pickleball and the other which includes all amenities except group fitness, pickleball and tennis. Program fees are additional and are not included in pass fees.

Individual Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$ 4340.00	\$ 2220.00	\$ 6560.00
3 Month	\$ 120110.00	\$ 6050.00	\$ 180160.00
6 Month	\$ 222192.00	\$ 10880.00	\$ 330272.00
12 Month	\$ 408345.00	\$ 192144.00	\$ 600489.00

Senior 70+ & Military Individual Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$ 3836.00	\$ 2220.00	\$ 6056.00
3 Month	\$ 10799.00	\$ 6050.00	\$ 167149.00
6 Month	\$ 196173.00	\$ 10880.00	\$ 304253.00
12 Month	\$ 358310.00	\$ 192144.00	\$ 550454.00

Couple Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$ 7772.00	\$ 3835.00	\$ 115107.00
3 Month	\$ 231216.00	\$ 10890.00	\$ 339306.00
6 Month	\$ 372328.00	\$ 182144.00	\$ 554472.00
12 Month	\$ 681590.00	\$ 325260.00	\$ 1,006850.00

Senior 70+ & Military Couple Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$ 7065.00	\$ 3835.00	\$ 108100.00
3 Month	\$ 210194.00	\$ 10890.00	\$ 318284.00
6 Month	\$ 335295.00	\$ 182144.00	\$ 517439.00
12 Month	\$ 613531.00	\$ 325260.00	\$ 938791.00

Ice

The Ice Arena generally increases fees slightly every year or every other year to keep up with expenses and with an intention to reduce the facility's subsidy. The Ice Arena's operational expenses have decreased slightly over the last two years and given the current desire to maintain affordability in the community staff didn't feel it was necessary to increase fees this year.

Changes to this year's Fee Schedule include an increase to admission for goalies to Drop-In Hockey programs. The fee for goalies previously was \$5 when reserving a spot (a maximum of 3 goalies are permitted on one session) with complimentary admission if space was available upon signing in. Goalies will continue to be free if there is space available however, goalies now will pay the player admission if they are not serving as a goalie for the rest of the public. There has been an increase in goalies taking private lessons and staff believes goalies in lessons should pay the same as other participants and goalies available for the rest of the participants should be complimentary.

The Skate Treadmill is a new training tool at the facility and a new admission fee has been added to the Fee Schedule. The amount of the fee is in line with other off-ice training fees.

Birthday party fees increased to reflect costs and staff time. The Basic Birthday Party increased \$10 and the Super Star Birthday increased \$35. Originally cakes were going to be delivered with the pizza but that arrangement was not reliable and staff is now picking up ice cream cakes.

Broomball equipment fees also increased from \$35 to \$50 to account for staff time to distribute, clean and organize equipment after rentals.

The Ice Arena is also expanding its fee reduction offering which is currently limited to programs and youth. The Fee Schedule adds a fee reduction for public skate admission to residents of Summit and Wasatch counties those who qualify. The reduced public skate fee will be \$3.00 per session which includes admission and skate rentals. Additionally, fee reduction for programs was previously 70% for the first child and 75% for the second and third children registering during the same season. To enable the facility to integrate this fee into our software we are adjusting the fee to a consistent 75% reduction and maintaining a maximum annual benefit of \$350 from the programs.

Building

The permit fee multiplier is a factor that is intended to be adjusted as fee revenues ebb and flow. Per state case law, local municipalities cannot generate surplus revenues from any fees, including building permits. Building fees must be tied to the cost of administering the building permits program. Although the Building Department is not an enterprise fund, nor is it recommended to be so because of the fee revenue volatility associated with changing market conditions, it is important the Council consider maintaining a balance between building permit activity demands on the staff and

associated revenues. The recommendation is to increase the multiplier from 0.8% to 1.0%.

The International Code Council (ICC) recommends how multipliers should be calculated. They are taken as the cost of providing building inspections divided by the projected total construction value projected for the next fiscal year. Based off of an average of the last four years of data it's estimated that the total construction value could be around \$129M, the multiplier should be adjusted from 0.8% to 1.0% in order to recoup the costs of inspections. The increase in projected building permit fee revenue should cover the \$1.3 million cost of inspections, which is increasing by \$60k over last year. If the annual construction value comes in higher next fiscal year then we would recommend reducing the multiplier as recommended by the ICC, which recommends that the multiplier be recalculated every year.

Library

The Park City Library is suggesting minor changes to the Room Reservation fee scale, taking into consideration market pricing and community feedback. The combination of Groups 2 & 3 will better serve community needs based on feedback from numerous renters since the opening of the new building.

Combined categories: Group 2 - those that are open to the public participation but charge a fee for participation such as fundraisers, conferences, and events is proposed to be combined with Group 3 - those that are closed to the public such as private receptions, conferences or parties, and /or which may promote or solicit business, sponsorship, membership, or donations. Currently we have two policies; one for the first and third floor, and another for the second floor. Having two different policies and having fees in two different areas has been confusing to renters and Library staff. Combining the two fee scales and policies is being done for simplicity and for a smoother rental process.

The thinking behind this comes from the fact that the demand for private events (Group 3) overshadowed the need for events that are open to the public and charge fees (Group 2). The library heard repeatedly that the costs for holding events for community groups had a price that was too steep. On the flip side, we experienced many companies holding initial free consultation meetings in an attempt to gain monetary rewards in follow-up transactions with participants, such as seniors learning about a health care option that later, during private consultations, cost money.

As a result, we separated these two, moving the later-types of businesses to the higher-fee category, which also included fees for after-hours rentals. Group 1 was expanded to include community organizations that have minimal funding and do a service to the community, but often require a closed meeting space. We included support groups, government institutions and HOAs in Group 1. We requested that the Community Room cost be set at a \$0 for a Group 1 rental, which aligns this space with the rest of Group 1. Initially there was a charge of \$25/hr after the first two hours; community groups were unable to afford this for their larger meetings and the library is one of the only spaces for

them to affordably utilize. The original intention may have been to charge this fee for the nicer area that is the community room, but the Santy Auditorium, which is significantly larger, did not include this fee for Group 1.

The non-cleaning fine has been added because this has been a communication barrier for us. Adding this to the fee scale will be visible to renters and we are hoping that this brings cleaning into the planning process and not as an afterthought. We worked with Mike Lennon to create the fee in a manner that would cover his staffing needs when we need to bring them in. This fee is considered a fine because renters are responsible for leaving rooms as it was left for them and only implemented if the room is not left clean.

The Entry Hall and Entry Hall Patio are proposed to no longer be available for any rentals during Library hours. The Entry Hall and Entry Hall Patio is very popular with library patrons and coffee house users. It is a vibrant community space during all library hours and we suggest only renting after library hours.

Technology fees for the Santy Auditorium have been adjusted to represent the actual cost for this service to be provided, and are now reflected in the new fee scale, with the suggestion of removing the \$100 in-house technology fee charge. The in-house technology is operated by the renter after they have attended a technology training prior to their event; this is particularly important to successful community events in the Auditorium. Due to the fact that the renter runs the technology from the accessible controls, there does not seem to be a need for a technology fee.

Parking

On March 30, 2017 Council authorized a Service Provider Agreement with T2 Systems Inc, for Main Street Parking Technology. The additional technology provided by T2 Systems Inc. will include demand-based paid parking tools that will require updates to the City Fee Schedule. The Parking Services Department will return to Council with suggested amendments to parking-related fees during summer of 2017.

Emergency Management

A new fee has been added under Miscellaneous Public Safety for the City's new Mobile Command Trailer (MCT). While this equipment may be used in daily public safety activities, one of the main reasons it was acquired was to provide increased public safety resources and service levels to the City's many special events. In our attempt to quantify all costs involved in these events and recoup expenses where possible this fee considers mobilization, demobilization, maintenance and replacement. It does not include personnel time or utilities.

10.7 Public Safety

Police Officer (per employee, per hour - four hour minimum)	\$75.00
Holiday (per employee, per hour - four hour minimum)	\$165.00
Mobile Command Trailer (Placement, Day One, Removal)	\$250.00
Mobile Command Trailer (each additional day)	\$100.00

Golf

The golf fees will be changing as follows:

- Resident from \$35.00 for 18 holes to \$36.00.
- Utah Resident from \$45.00 to \$46.00 and
- Non Resident from \$50.00 to \$52.00

The new rates for 9 holes will be half of the 18 hole rates.

Special Events

A film permit application fee is proposed to be added to the fee schedule. The proposed fee is for \$80. This is the same as a level 2 special event. The fee amount is based off of the time required of the special event staff to coordinate filming and the needs of the filming event.

Department Review:

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

Alternatives:

A. City Council should do the following:

1. **Give Direction to Staff regarding the Park City Fee Schedule by resolution**
2. **Give Direction to Staff regarding Desired Changes to the Budget to be made before Final Adoption**

B. Continue the Item: The Final Budget needs to be adopted on June 15. Any direction on changes to be made to the budget needs to be given by June 15, so that the budget can be adopted per State code.

C. Do Nothing: Same as alternative B

D. Modify: Council could give staff direction to modify the Fee Schedule or the City Manager Recommended Budget.

E. Deny: The recommendations and revisions will not go into effect and may result in noncompliance with federal and/or state regulations.

Significant Impacts:

Attachments:

A – Excerpts showing changes to Fee Schedule

PARK CITY FEE SCHEDULE

SECTION 1. CONSTRUCTION AND DEVELOPMENT RELATED FEES

1.1 PLANNING FEES

1.1.1 Plat/Subdivision *

Plat Amendment	\$900.00 per application
Subdivision	\$290.00 per lot/parcel
Administrative lot line adjustment	\$300.00 per application
Extension of Approval	\$330.00 per application

Condominium

Condominium or timeshare conversion	\$450.00 per unit
Record of Survey	\$450.00 per unit
Amendment to Record of Survey	\$100.00 per unit affected
Extension of Approval	\$330.00 per application

1.1.2 Master Planned Development (MPD) Process *

Pre-Master Planned Development	\$1,200.00
<i>Application includes one formal staff review and Planning Commission review of compliance with General Plan that includes a public hearing. If applicant files for formal Master Planned Development the \$1,200 will apply toward the application fee.</i>	
Master Planned Development	\$560.00 per unit equivalent
Modification to an MPD	\$330.00 per unit equivalent

1.1.3 Conditional Use Permit (CUP) *

Planning Commission Review	\$1,140.00 per application
Steep Slope Review	\$1,330.00 per application
Administrative Staff Review	\$330.00 per application
Extension or Modification	\$330.00 per application

1.1.4 Zone Changes *

\$1,650.00

1.1.5 Board of Adjustment *

Variance	\$940.00 per application
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1.1.6 Architectural and Design Review

Historic District/Site

New residential construction <1000 sf	\$200.00 per application
New residential construction >=1000 sf	\$750.00 per application
Commercial review	\$200.00 per unit equivalent for the first 10 units \$15.00/ue after

Non-Historic District/Site

New Residential - SF/Duplex	\$200.00 per application
Multi-Family/Commercial	\$100.00 per unit equivalent up to 10 units then \$15.00/ue after
Residential Additions	\$100.00 per application
Commercial Additions	\$100.00 per unit equivalent up to 10 units then \$15.00/ue after

1.1.7	<u>Historic Review *</u>	
	Historic Design Review (no increase in existing area)	\$210.00
	Historic Design Review (increase in existing area)	\$1,030.00
	Determination of Significance	\$350.00
	Certificate of Appropriateness for Demolition	\$300.00
1.1.8	<u>Land Management Code Review *</u>	\$2,000.00 per application
1.1.9	<u>General Plan Amendment *</u>	\$2,000.00 per application
1.1.10	<u>Sign Review</u>	
	Master Sign Plan Review	\$320.00
	Amendment to Master Sign Plan	\$120.00
	Individual sign permit	\$120.00 (\$118.80) plus 1% state tax
	Sign permit under master sign plan	\$130.00 (\$128.70) plus 1% state tax
	Temporary Sign Permit	\$60.00 (\$59.40) plus 1% state tax
1.1.11	<u>Annexation *</u>	\$5,850.00
	Annexation Fiscal Impact Analysis	\$1,550.00
	<i>plus actual cost of City approved consultant fee</i>	
	Modification to Annexation Agreement	\$4,150.00
1.1.12	<u>Appeals Fees *</u>	
	Appeals to Board of Adjustment	\$500.00
	Appeals to City Council	\$500.00
	Appeals to Historic Preservation Board	\$500.00
	Appeals to Planning Commission	\$500.00
1.1.13	TDR – Development Credit Determination	\$100.00
1.1.14	<u>Refund of Withdrawn Planning Applications</u>	
	In the case of a withdrawal of an application, the associated fees shall be refunded, less the actual cost for professional services rendered by City staff.	
1.1.15	<u>Reactivation Fee</u>	
	For projects that have been inactive by the applicant for more than six months a Reactivation Fee of 50% of orig. application fee will be assessed	
1.1.16	<u>Attorney or Other Professional Services</u>	
	Reimbursement for actual expense incurred	

* Projects under these classifications may be assessed the additional cost of the property posting and courtesy mailing as required by Land Management Code regulations at the time of submittal.

1.2 BUILDING FEES

1.2.1 Impact Fee Schedule Impact fees are now located in the Park City Municipal Code, Title 11, Chapter 13.

1.2.2 Building Permit

Total Valuation Free – Calculated by the actual value of construction, excluding the value of on-site renewable energy systems (including solar voltaic systems, ground source heat pumps and solar hot water)

\$1.00 and up 4/5 of 1% (.80%) of the total valuation of construction as herein above described with a minimum fee of \$15.00.

1.2.3 Plan Check Fees

a. Deposit. On buildings requiring plan checks at the time of building permit application, the applicant shall pay a deposit of \$500.00 for residential buildings; and \$2,000.00 for commercial buildings. The deposit shall be credited against the plan check fee when the permit is issued. This deposit is non-refundable in the event permits are not issued.

b. Fee. Except as otherwise provided herein, the plan check fee shall be equal to sixty-five percent (65.0%) of the building permit fee for that building. The plan check fee for identical plans shall be charged at a rate of \$54.26 per hour of total Community Development staff time. As used herein, ~~identical plans~~ means building plans submitted to Park City that: (1) are substantially identical to building plans that were previously submitted to and reviewed and approved by Park City; and (2) describe a building that is: (A) located on land zoned the same as the land on which the building described in the previously approved plans is located; and (B) subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

1.2.4 Mechanical Permit

Plus 1% State Surcharge

See fee table below. Building Department enters the total valuation for materials and labor for each sub-permit into the Fee Table to determine the permit fee.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00

\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.5 Electrical Permit

See fee table below.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.6 Plumbing Permit

See fee table below.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.7 International Fire Code Fee Issuance Fee	\$20.00
In Addition:	
Aircraft Refueling Vehicles	\$30.00
Open Burning	\$50.00
Candles and Open Flames in Assembly Area	\$50.00
Compressed Gas	\$30.00
Explosives or Blasting Agents	\$150.00
Fireworks (Displays)	\$150.00
Firework (Sales)	\$75.00
Flammable Liquids	\$15.00
Flammable or Combustible Liquid Tanks	\$130.00
Hot Work (welding)	\$15.00
Liquefied Petroleum Gases (heaters and devices up to 5 units)	\$55.00
Liquefied Petroleum Gases (heaters and devices) each additional unit	\$11.00
Liquefied Petroleum Gases on an active construction site (125+ gal)	\$130.00
Places of Assembly	\$50.00
Vehicles (liquid or gas fueled) within a building	\$130.00
Others not listed	\$15.00

Tents, air-supported structures and trailers \$.20 per square foot. Temporary structures built to permanent standards will be subject to fees set forth in Section 1.2.2. For plans already on file and approved, the fee will be reduced to \$.13 per square foot.

1.2.8 Grading Plan Review and Permit Fees

See fee table below.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.9 Soil Sample Fee \$100.00

1.2.10 Demolition Permit Fee

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.11 Flatwork Permit

Total valuation.

\$1.00 and up $\frac{3}{4}$ of 1% (.75%) of the total valuation of construction as herein above described with a minimum fee of \$15.00. Flatwork permits are subject to Plan Check fees as described above.

1.2.12 Other Inspections and Fees

Inspections outside normal business hours*	\$150.00 per hour (minimum charge 2 hours)
Re-inspection fee	\$150.00 per hour (minimum charge 1 hour)
Additional inspection services*	\$75.00 per hour (minimum charge 1 hour)
Starting work without a permit (first offense)	Double (x2) the building permit fee
Continuing work without a permit (second offense)	Quadruple (x4) the building permit fee
For use of outside consultants for plan reviews, inspections or both	Actual cost**

* Or the total hourly cost to the City, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. These services will be offered based on inspector availability.

** Actual Cost includes administrative and overhead costs.

1.3 **ENGINEERING FEES**

1.3.1 Construction Inspection Fees. Prior to receiving a building permit, a notice to proceed or plat approval, developers shall pay a fee equal to six percent (6%) of the estimated construction cost as determined by the City Engineer. In projects with private street systems that limit city inspection requirements to water, drainage, and other improvements, but not to streets, the inspection fee shall be four percent (4%) of the estimated construction cost of the improvements to be inspected as determined by the City Engineer. The city, upon notice to the developer, may charge the developer a fee of \$75.00 per man-hour to recoup costs to the city above the

fee charged. The city may also charge \$75.00 per man-hour for re-inspections of work previously rejected.

1.3.2 Permit to Work in Public Right-of-Way

\$200.00 fee plus \$2,000.00 letter of credit or cashier's check plus proof of insurance

1.4 **ADMINISTRATIVE CODE ENFORCEMENT (ACE) FEES**

1.4.1 Civil Fee Schedule

Daily Violation Fee	\$100.00 per day
Re-inspection Fee	\$75.00

1.4.2 Operating without a Type 2 CSL \$800.00 per violation

SECTION 2. UTILITY FEES

2.1 WATER IMPACT FEES. Water Impact Fees are located in the Park City Municipal Code, Title 11, Section 13.

2.2 MONTHLY WATER METERED SERVICES FEE SCHEDULE:

2.2.1 Base Rates & Meter Price (For all water billed on or after July 1, 2015).

2.2.1.1 Single Family Residential

Meter Size	Base Rate	Meter Price
3/4"	\$44.95	\$713.11
1 "	\$60.68	\$819.60
1.5"	\$71.96	\$1,166.04

2.2.1.2 Multi-Family Residential or Commercial

Meter Size	Base Rate	Meter Price
3/4"	\$58.44	\$713.11
1"	\$98.88	\$819.60
1.5"	\$211.22	\$1,166.04
2 "	\$440.48	\$2,062.49
3"	\$1,146.23	\$2,439.94
4"	\$2,081.13	\$4,251.70
6"	\$3,923.02	\$6,614.79
8"	\$6,755.78	\$9,934.99

2.2.1.3 Irrigation

Meter Size	Base Rate	Meter Price
3/4"	\$64.28	\$713.11

1"	\$108.77	\$819.60
1.5"	\$232.34	\$1,166.04
2"	\$484.52	\$2,062.49
3"	\$1,260.85	\$2,439.94
4"	\$2,289.24	\$2,451.70
6"	\$4,315.32	\$6,614.79

2.2.1.4 Construction Base Rate: \$261.23

2.2.1.5 Indigent Base Rate: \$3.84

2.2.2 Water Consumption Rates. The following water consumption rates apply. Relief in the event of a leak may be granted, consistent with the leak policy.

2.2.2.1 Single Family Residential

	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
Price per 1,000 gallons	\$5.60	\$8.98	\$9.44	\$12.24	\$14.59	\$25.50
Gallons in Block	0-5,000	5,001-15,000	15,001-25,000	25,001-35,000	35,001-55,000	Over 55,000

2.2.2.2 Multi-Family Residential

	Block 1	Block 2	Block 3	Block 4
Price per 1,000 gallons	\$6.63	\$8.98	\$14.59	\$22.47
3/4" Meter, Allowance in Block	0-10,000	10,001-36,000	36,001-80,000	Over 80,000
1" Meter, Allowance in Block	0-17,000	17,001-57,000	57,001-120,000	Over 120,000
1.5" Meter, Allowance in Block	0-30,000	30,001-100,000	100,001-200,000	Over 200,000
2" Meter, Allowance in Block	0-48,000	48,001-160,000	160,001-320,000	Over 320,000
3" Meter, Allowance in Block	0-96,000	96,001-320,000	320,001-640,000	Over 640,000
4" Meter, Allowance in Block	0-150,000	150,001-500,000	500,001-1,000,000	Over 1,000,000
6" Meter, Allowance in Block	0-180,000	180,001-600,000	600,001-1,200,000	Over 1,200,000

2.2.2.3 Commercial

	Block 1	Block 2
Price per 1,000 gallons	\$7.87	\$12.19
3/4" Meter, Allowance in Block	0-150,000	Over 150,000
1" Meter, Allowance in Block	0-300,000	Over 300,000
1.5" Meter, Allowance in Block	0-500,000	Over 500,000
2" Meter, Allowance in Block	0-750,000	Over 750,000
3" Meter, Allowance in Block	0-1,200,000	Over 1,200,000
4" Meter, Allowance in Block	0-1,700,000	Over 1,700,000
6" Meter, Allowance in Block	0-1,700,000	Over 1,700,000

2.2.2.4 Irrigation

	Block 1	Block 2
--	---------	---------

Price per 1,000 gallons	\$8.98	\$14.59
3/4" Meter, Allowance in Block	0-56,000	Over 56,000
1" Meter, Allowance in Block	0-90,000	Over 90,000
1.5" Meter, Allowance in Block	0-185,000	Over 185,000
2" Meter, Allowance in Block	0-300,000	Over 300,000
3" Meter, Allowance in Block	0-600,000	Over 600,000
4" Meter, Allowance in Block	0-935,000	Over 935,000
6" Meter, Allowance in Block	0-1,865,000	Over 1,865,000

2.2.2.5 Construction \$10.56 per 1,000 gallons

2.2.2.6 Indigent

The Indigent Base Rate includes 10,000 gallons. Water consumption above 10,000 gallons is charged per the Single Family Residential rate structure in paragraph 2.2.2.1.

2.2.2.7 Contract Rules

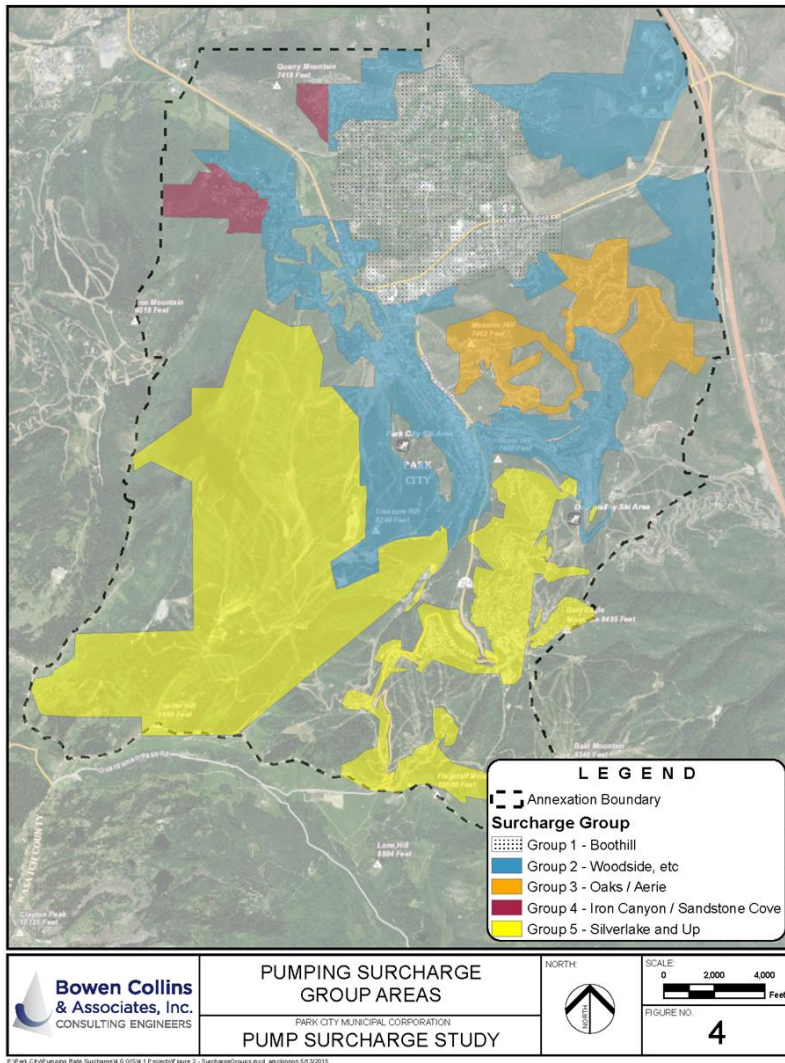
The City will honor the rates as they are set by a Council approved contract.

2.2.3 Energy Surcharge (For all water billed on or after July 1, 2015). All water billed under 2.2.2, except for paragraph 2.2.2.7 contract rates, shall be billed a location dependent Energy Surcharge, comprised of a Pumping Surcharge and an Efficiency Optimization Surcharge.

2.2.3.1. Surcharge Group

The following table and associated map identify an account's Surcharge Group Number. Conflicts between the map and the table will be resolved by reference to the table.

Surcharge Group No.	Surcharge Group	Pressure Zone Numbers Included in Group
1	Boothill	29
2	Woodside, etc	8,10,17,18,19,20,21,22,
		23,24,25,26,27,42,48,49,30,32
3	Oaks / Aerie	11,12,13,14,15,16
4	Iron Canyon / Sandstone Cove	28,31
5	Silver Lake and Up	1,37,2,3,4,5,6,7,
		34,38,39,40,41



2.2.3.2 Energy Surcharge

An Energy Surcharge shall be assessed by Surcharge Group and at a price per 1,000 gallons by as follows:

Group No	Pumping Surcharge	Energy Optimization Surcharge	Total Energy Surcharge
1	\$0.00	\$0.28	\$0.28
2	\$0.53	\$0.40	\$0.93
3	\$1.19	\$0.56	\$1.75
4	\$1.59	\$0.66	\$2.25
5	\$2.30	\$0.83	\$3.13

2.3 WATER VIOLATION PENALTIES

\$150.00 first violation
\$200.00 second violation

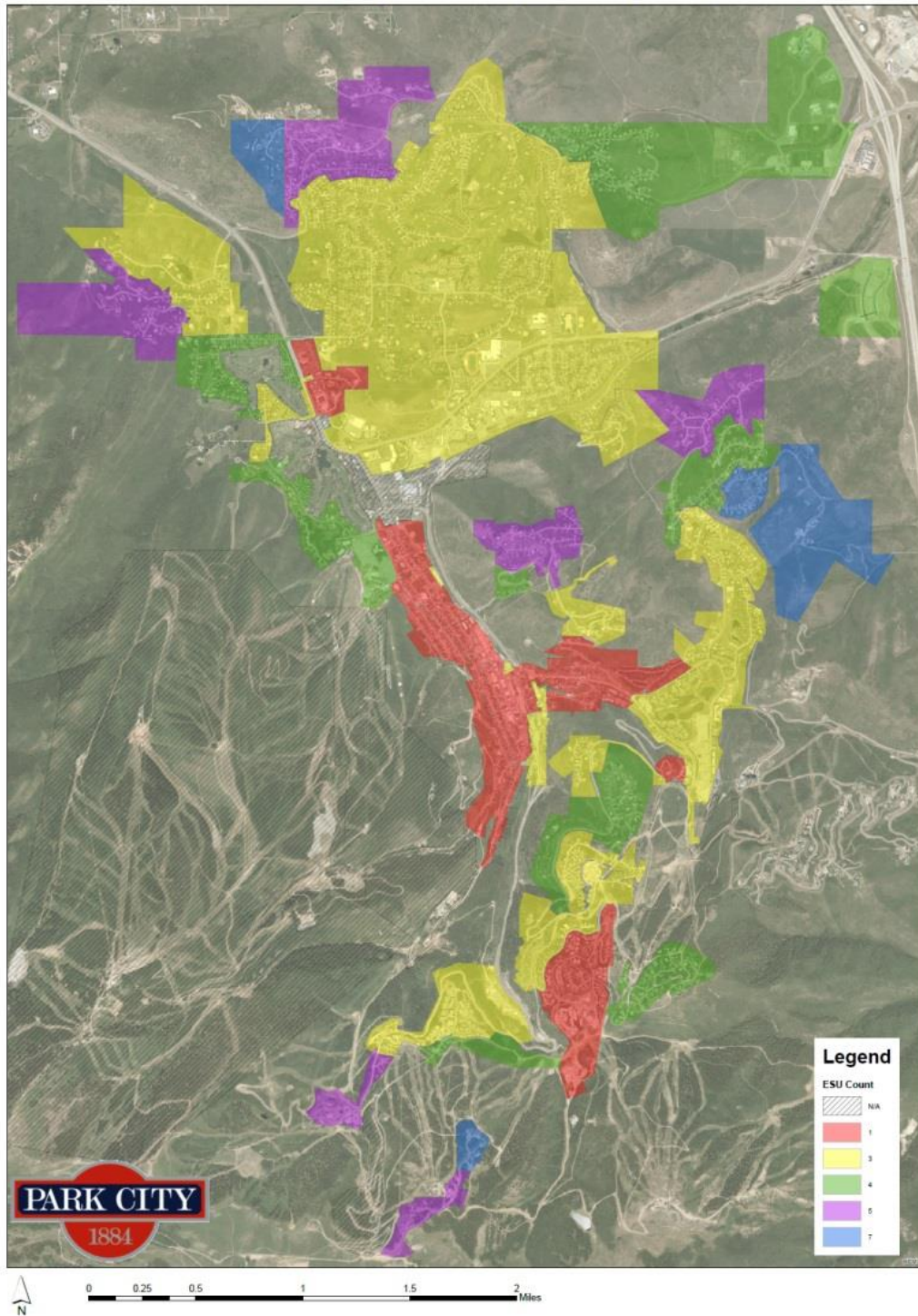
\$400.00	third violation
\$500.00	fourth violation
\$750.00	for the fifth violation and for each subsequent violation within that calendar year.

- | | | |
|---------------|---|--|
| 2.4 | WATER SERVICE REINSTATEMENT FEE | \$100.00 |
| 2.5 | WATER METER TESTING FEE | \$100.00 per test |
| 2.6 | WATER LABOR RATE | \$50.00 per hour (rounded up to the nearest half hour) |
| 2.7 | WATER PARTS & SUPPLIES RATE | Cost + 15% stocking fee |
| 2.8 | FIRE HYDRANT METER DEPOSIT FEE | |
| | 2 Inch Meter | \$1,950.00 |
| | ¾ Inch Meter | \$500.00 |
| | Fire hydrant wrench deposit fee | \$50.00 |
| | Meter Radio | \$200.00 |
| 2.9 | RENTER DEPOSIT | \$50.00 |
| 2.10 | NON-MAILED SHUT-OFF NOTICE FEE | \$75.00 |
| 2.11 | IMPROPER WATER SHUT-OFF OR TURN ON | \$250.00 |
| 2.12 | STORMWATER FEE | |
| 2.12.1 | An Equivalent Surface Unit or ESU | \$3.75 |

2.12.2 Single Family Residential Initial Assignment

A Single Family Residential property shall be assigned an ESU number based the following map. The assignment may be changed based on an evaluation of an individual property.

Park City Stormwater Utility Map



2.12.3 Multi-Family Residential Initial Assignment

A Multi-Family Residential property shall be assigned 1 ESU per dwelling unit. This assignment may be changed based on an evaluation of an individual property.

SECTION 3. SPECIAL MEETINGS FEES

3.1 SPECIAL COUNCIL MEETING

\$270.00 for initial 30 minutes and
\$133.00 per 30 minutes thereafter

When a special council meeting (not regularly scheduled) must be called in order to accommodate an applicant for a license, permit or any other issue not requested by Council or staff, the applicant will be assessed a \$270 fee per application. If the meeting is longer than 30 minutes the applicant will be charged an additional \$133 per 30 minute increment thereafter.

3.2 TYPE 2 CSL SPECIAL MEETING

\$76.00 per applicant

SECTION 4. BUSINESS LICENSING

4.1

PARK CITY BUSINESS LICENSE FEE SCHEDULE									
	Transit Service Enhancement Fee		Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
	Rate	Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewals	Rate New/ Inspections	Unit of Measure
Ski Resort	\$0.26	Skier Day	\$0.01	Skier Day	-	-	\$22.00	\$149.00	License
Lodging	\$19.25	Per Bedroom	\$9.49	Per Bedroom	-	-	\$17.00	\$149.00	License
Restaurant	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Outdoor Dining	\$0.06	Per Sq. Ft.	\$0.03	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Retail	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Large Retail (>12,000 sq. ft.)	\$0.16	Per Sq. Ft.	\$0.07	Per Sq. Ft.	-	-	\$22.00	\$149.00	License

Office, Service, Other	\$0.21	Per Sq. Ft.	\$0.01	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Ware-house	\$0.06	Per Sq. Ft.	\$0.00	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Resort and Amusement	\$1.04	Per User	\$0.05	Per User	-	-	\$22.00	\$149.00	License
For-Hire Vehicles	\$37.50	Per Vehicle	\$1.75	Per Vehicle	\$45.58	Per Vehicle	\$71.83	\$71.83	License
Other Commercial Vehicles and Trailers	\$7.50	Per Vehicle	\$0.29	Per Vehicle	-	-	\$22.00	\$149.00	License
Employee Based	\$3.75	Per Employee	\$0.15	Per Employee	-	-	\$22.00	\$149.00	License
Commercial Vending, Game and Laundry Machines	\$18.75	Per Machine	\$0.73	Per Machine	-	-	\$22.00	\$149.00	License
Escort Services	\$3.75	Per Employee	\$0.15	Per Employee	\$46.19	Per Employee	\$22.00	\$149.00	License

4.2.1. Type 1 Convention Sales and Hospitality Licenses \$149.00

A fee of \$149.00 will be charged for each additional vendor or business listed on an umbrella application

4.2.2 Type 2 Convention Sales and Hospitality Licenses \$372.00

(effective during the Sundance Film Festival). A fee of \$372.00 will be charged for each vendor or business on an umbrella application.

4.3 Beer and Liquor Licensing Fee. \$100.00 per license

4.4 Solicitors Licensing Fee. \$75.00 annually for each person licensed as a solicitor, except that any business which has already paid its solicitation fee of \$75.00 shall pay \$10.00 annually for every additional solicitor.

4.5 Outdoor Sales

- \$5.00 In addition to the regularly issued business license for that business.
- \$4.00 In addition to the regularly issued business license for that business if business is a member of merchant's association organizing the outdoor sale.
- \$50.00 Seasonal plants, Christmas trees or landscaping materials for a maximum period of 8 weeks per year.

SECTION 5. MISCELLANEOUS LAW ENFORCEMENT FEES.

5.1 Alarm Monitoring Fees

- \$100.00 Cash deposit to be posted at time of installing each alarm system within the Park City limits.
- \$ - 0 - First response within 6 months, no fee deducted from \$100.00 bond.
- \$25.00 Second response to premise within 6 months, and for each subsequent response to said premise. [\$25 deducted from bond].

5.2 Direct Access Alarms

- \$100.00 Per alarm connected through a direct access device, and not per alarm company, for the initial installation of the alarm.
- \$50.00 Per year, per alarm for subsequent years or parts thereof.

5.3 Dispatching Fee

- \$100.00 Per month for each private agency being dispatched from the City Communication Center.

5.4 Vehicle Impound Fee

- \$20.00 Per vehicle, per impound (also see Section 7.7).

5.5 Contract Law Enforcement Services

- | | |
|---|----------|
| Police Officer (per employee, per hour - four hour minimum) | \$75.00 |
| Holiday (per employee, per hour - four hour minimum) | \$165.00 |

SECTION 6. GRAMA (Government Records Access and Management Act) FEES.

6.1 Copies. Copies made at a city facility: \$.10 per page. Double-sided copies shall be charged as two pages.

6.2 Copies from outside copiers. The city reserves the right to send the documents out to be copied and the requestor shall pay the actual cost to copy the documents, including any fee charged for pick-up and delivery of the documents.

6.3 Copies retrieved from Utah State Archives or other storage facility. In addition to the copy fee, the requester must pay actual cost for staff time and mileage (computed using the current official federal standard mileage rate).

6.4 Compiling Documents in a form other than that normally maintained by the City, pursuant to U.C.A. 63G-2-203 (2008). In the event the City compiles a record in a form other than that normally maintained by the City, the actual costs under this section may include the following:

(a)(i) the cost of staff time for compiling, formatting, manipulating, packaging, summarizing, or tailoring the record either into an organization or media to meet the person's request;

(ii) the cost of staff time for search, retrieval, and other direct administrative costs for complying with a request; and

(iii) in the case of fees for a record that is the result of computer output other than word processing, the actual incremental cost of providing the electronic services and products together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, and the administrative costs as set forth in Subsections (i) and (ii).

(b) An hourly charge under this section may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request.

(c) Notwithstanding Subsections (a) and (b), no charge may be made for the first quarter hour of staff time.

6.5 Fee Waiver for Public Benefit. The City may fulfill a record request without charge if it determines that: releasing the record primarily benefits the public rather than a person; the individual requesting the record is the subject of the record, or an individual specified in U.C.A. Subsection 63G-2-202(1) or (2); or the requester's legal rights are directly implicated by the information in the record, and the requester is impecunious.

SECTION 7. PARKING, METER RATES, VIOLATIONS, TOWING, AND IMPOUND FEES

7.1 Fines for meter violations are as follows:

First violation per registered owner(s): No fine or late fees. Vehicle license plate and/or VIN numbers will be logged into the system and a courtesy card issued to welcome to Main Street and educate user on the pay-and-display meter system.

Second thru Fifth (2nd - 5th) violation per registered owner(s):

\$20.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$40.00 after 14 days;

\$60.00 after 30 days;

\$80.00 after 60 days

More than five (>5) violations per registered owner(s):

\$40.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$60.00 after 14 days

\$80.00 after 30 days

\$100.00 after 60 days

7.2 Fines for mobility disabled space violations are as follows:

\$150.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$170.00 after 14 days;
\$190.00 after 30 days;
\$210.00 after 60 days

7.3 Fines for special event parking violations. When enacted by the City Manager under Section 7.7, the fines for special event parking violations are as follows:

A. Egregious violations (i.e., obstructing traffic on Main Street or along bus routes) or mobility disabled space violations. \$150.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$170.00 after 14 days;
\$190.00 after 30 days;
\$210.00 after 60 days

B. Fines for all other special event parking violations. \$75.00 from the date of the violation until fourteen (14) days following the violation.

\$95.00 after 14 days;
\$115.00 after 30 days;
\$135.00 after 60 days

7.4 FINES FOR TIME LIMIT PARKING VIOLATIONS are as follows: \$20.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$50.00 after 14 days;
\$70.00 after 30 days;
\$90.00 after 60 days

More than five (>5) violations in the previous three years per registered owner(s):
\$40.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$60.00 after 14 days;
\$80.00 after 30 days;
\$100.00 after 60 days;

7.5 Fines for all other parking violations are as follows:

\$30.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$50.00 after 14 days;
\$70.00 after 30 days;
\$90.00 after 60 days

More than five (>5) violations per registered owner(s):
\$50.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$70.00 after 14 days;
\$90.00 after 30 days;
\$110.00 after 60 days;

7.6 Parking Permits.

China Bridge Parking Permits – Employee Permit: A parking permit is available to Main Street employees for the China Bridge Parking for covered areas. The permit is not valid after 6:00 p.m. on both Friday and Saturday or during major events. Alternative parking areas may be provided for these events. The cost is \$150.00 annually, \$100.00 if purchased after April 1st of each calendar year. A replacement permit can be purchased for \$100.00 subject to approval by the Parking Manager. Verification of employment at a Main Street business is required to purchase this permit.

Business Permit: Businesses with a Main Street area address and a valid business license are eligible to purchase a parking permit(s) valid for China Bridge and Gateway covered areas. The permit is not valid during major events. Alternative parking areas may be provided for these events. This permit allows parking beyond the 6 hour limit not to exceed 72 hours at one time in a parking space. Cost for this permit is \$300.00 annually, \$200.00 if purchased after April 1st of each calendar year. A replacement permit can be purchased for \$200.00 subject to approval by the Parking Manager.

7.7 Special Event Parking. The City Manager may implement Special Event Parking Permit Fees, Special Event Meter Rates and/or Special Event Parking Fines for events held under a Master Festival License. The fee for these Special Event Parking Permits and Special Event Meter Rates will not exceed \$50.00 per day.

7.8 Tow and Storage Fees. Vehicles towed from City parking and stored in private lots are subject to Utah State allowed amounts as outlined in the Park City Police Department Towing Rate Schedule.

7.9 Immobilization Fee \$35.00

7.10 Fees for Special Use of Public Parking are as follows:

Main Street, Heber Avenue, Park Avenue (Heber to 9 th St):	Daily rate of \$16.00 per space
Swede Alley:	Daily rate of \$12.00 per space
Sandridge, South City Park, Residential Permit Zones:	Monthly rate of \$20.00 per space
a. Up to two spaces for vehicle parking with approved and active building permit	\$0.00
b. Vehicle Permits	\$20.00 per space per month
c. Dumpster or Equipment Permit	\$50.00 per space per month
Pay station removal for construction:	\$1,000.00
Application Fee:	\$20.00

Applications are reviewed by appropriate divisions, such as Parking Services, Transportation, Police, Building Departments, and Special Events.

7.11 Meter rates are as follows:

For Main Street and the Brew Pub lot: \$1.50 per hour up to a three hour limit. Metered parked hours are 11:00 a.m. -11:00 p.m. daily. Minimum purchase is 20 minutes with coin, parking

card, and tokens. No less than one hour can be purchased with a credit card. For event rates, see Section 7.7.

7.12 In-car meter devices:

Free with purchase of \$50.00 or more of prepaid parking time. In-car meter and prepaid card parking time is available to residents at a 46.67% discount equivalent to \$0.80 per hour.

7.13 Tokens are available for sale as follows:

Up to 50 tokens:	\$0.50 each
50-299 tokens:	\$0.40 each (20% discount)
300 or more tokens:	\$0.35 each (35% discount)

Large purchases subject to Parking Manager approval and are limited to Main Street business license holders.

7.14 Meter payment by cell phone:

Users sign up for a free account. Meter rates in Section 7.11 apply; no less than one hour can be purchased. City pays the convenience fee charged by the service provider.

SECTION 8. RECREATION SERVICES AND FACILITY RENTAL FEES

8.1 PURPOSE AND PHILOSOPHY. Recreation Services, the Parks Department, Miners Hospital Community Center and the Library are supported primarily by tax dollars through the City's General Fund. The Golf Course has been established as an enterprise fund and should be primarily supported by revenues other than taxes. This policy applies to Recreation Services and the Golf Course Enterprise fund.

The purpose of this section is to establish a level of operations and maintenance cost recovery for programs, activities and facilities, and direction for establishing fees and charges for the use of and/or participation in the programs, activities and facilities offered by the Recreation Services, Golf Course, Library, and Miners Hospital Community Center.

It is the intent of the City to offer its Recreation Services programs, activities and facilities to the entire community. To help offset the cost of providing these services, and since the primary beneficiaries of these services are users, it is appropriate to charge fees that are adequate to fund operation of the facility in line with other like programs.

8.2 COST RECOVERY. It is the intent of the City to recover roughly 70% of the operations and maintenance expenses incurred by the Recreation Department and the Recreation Center and 100% of the operations and maintenance expenses incurred by the Golf Course through sources of revenue other than taxes. The City's cost recovery plan is described in detail in the City's budget document. User fees should not be considered the only source for accomplishing this objective. Revenues may also include:

Increases in program participation.

- Fees charged for non-recreational use of facilities (conventions/special events)
- Rental income
- New programs or activities
- Private sponsorship of programs or activities

- Public agency grants or contributions.

8.3. ESTABLISHING USER FEES. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council.

8.3.1 Area Resident Discount: Those people whose primary residence is within the Park City School District limits; are currently paying property tax within Park City School District limits; or are holding a valid Park City business license and leasing or renting office space within Park City are entitled to receive a discount on user fees for the Recreation Center and Golf Course.

8.3.2 Recreation Program Fees: The Recreation Department, the Recreation Center and the Golf Course offer a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs. Fees are then published in the Recreation Services annual brochure (PLAY Magazine). In most cases, fees will be kept commensurate with fees charged by others providing like service.

8.3.3 Fees for Non-Recreational Activities at the Recreation Center: The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and, b) recovery of lost revenue.

The Recreation Center facility is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

8.3.4 Fee Increases: Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Golf Course Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

To establish and maintain the Council's objective of 70% cost recovery, the City Manager will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action.

Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

8.3.5 Discounting Fees: The Recreation Services Manager may, at his or her discretion, discount fees when:

- Offering special promotions designed to increase use.
- Trying to fill non-prime time.
- Introducing new programs or activities.
- Playing conditions are below standard due to weather or facility disrepair.

8.3.6 Fee Waivers: The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Recreation Services Manager may, at his discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

8.4. RECREATION CENTER:

8.4.1 Recreation Center Fees

Punch Card Admission. For ease of administration and convenience to users, a punch card system has been established for Recreation Center programs and activities. The purchase of a punch card may result in a savings off the regular rate.

Punch Passes	Resident	Visitor
Youth (3 to 17) 10 Punch	\$28.00	\$40.00
Adult 10 Punch	\$80.00 70.00	\$100.00 90.00
Senior & Military 10 Punch	\$60.00	\$70.00
Child Care 10 Punch (10 hrs.)	\$35.00	

Tennis & Pickleball Court Charges

Hourly Court Fees

	<u>Indoor</u>	<u>Outdoor</u>
Resident rate	\$28.00 26.00	\$12.00 10.00
Visitor rate	\$40.00 36.00	\$16.00 12.00

Pickleball ~~Outdoor Court Time~~ Passes

1 month	\$65.00 60.00
3 month	\$180 164.00
6 month	\$288.00

~~Lesson / Clinic:~~

Private Lesson 1 Hour	\$64.00
Add'l Player	\$ 4.00
½ hour Private	\$40.00
Add'l player	\$ 4.00
Clinic	\$12.00 per player (min. of 4 players)

Other Tennis & Pickleball Fees

Private Lesson 1 hour	\$78 74.00
Private Lesson 1/2 hour	\$42 40.00
Semi Private Lesson 1 hour (Per person)	\$41 39.00
Group of 3 (Per person)	\$30 28.00
Group of 4 (Per person)	\$25 22.00
Clinic drop-in fee 1 hr	\$17.00
Clinic drop-in fee 1.5 hours	\$26.00
Clinic drop-in fee 2 hours	\$34.00
Ball Machine per hour	\$12.00
Tennis Courts Non Athletic (Daily)	\$3,000.00

Daily Drop In	Resident	Visitor
Toddlers 2 & Under	Free	Free
Youth (3 to 17)	\$3.00	\$5.00

Adult	\$87.00	\$1210.00
Senior 70+ & Military	\$6.00	\$7.00
Fitness Classes	\$109.00	\$1512.00
Senior/Military Fitness Classes	\$8.00	\$9.00

Facility Passes: There are two types of facility passes one which includes all amenities except tennis & pickleball and the other which includes all amenities except group fitness, pickleball and tennis. Program fees are additional and are not included in pass fees.

Individual Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$4340.00	\$2220.00	\$6560.00
3 Month	\$120110.00	\$6050.00	\$180160.00
6 Month	\$222192.00	\$10880.00	\$330272.00
12 Month	\$408345.00	\$192144.00	\$600489.00

Senior 70+ & Military Individual Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$3836.00	\$2220.00	\$6056.00
3 Month	\$10799.00	\$6050.00	\$167149.00
6 Month	\$196173.00	\$10880.00	\$304253.00
12 Month	\$358310.00	\$192144.00	\$550454.00

Couple Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$7772.00	\$3835.00	\$115107.00
3 Month	\$231216.00	\$10890.00	\$339306.00
6 Month	\$372328.00	\$182144.00	\$554472.00
12 Month	\$681590.00	\$325260.00	\$1,006850.00

Senior 70+ & Military Couple Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$7065.00	\$3835.00	\$108100.00
3 Month	\$210194.00	\$10890.00	\$318284.00
6 Month	\$335295.00	\$182144.00	\$517439.00
12 Month	\$613531.00	\$325260.00	\$938791.00

PC MARC Tennis Passes

Term	Single	Couple	Additional Family Member
1 Month	\$200.00	\$320.00	\$30.00
3 Month	\$475.00	\$760.00	\$60.00
6 Month	\$775.00	\$1,345.00	\$110.00
12 Month	\$1,210.00	\$2,150.00	\$225.00

Gymnasium	Hourly Resident	Hourly Visitor	Daily
Full Gym	\$65.00	\$125.00	
Half Gym	\$35.00	\$75.00	

Non Athletic

\$1,400.00

Fitness Studios

\$65.00 (for profit)
\$35.00 (non-profit)

\$125.00 (for profit)
\$75.00 (non-profit)

Other Fees

Visitor 10 Punch Card	\$ 10090 .00
1 Month Visitor Pass	\$ 10090 .00
Child Care Per Hr.	\$ 4.00
Personal Training 1 Hour	\$ 50.00
Personal Training Punch Card (12 visits)	\$500.00
Couple Personal Training Punch Card (12 visits)	\$699.00
Birthday Party	\$150.00
Party Room per hour	\$ 50.00

8.5 GOLF FEES. The Park City Municipal Golf Course is an 18 hole course and 6,743 yards in length. The fees listed below are established fees, however they may be altered for certain types of tournament play. To receive a resident discount, the recreation card (which must have a City resident designation) must be presented to the golf starter. Season passes are available only to those who possess a locals card. Playing conditions on the course may vary due to weather constraints, particularly early and late in the season. The Golf Manager may, at his discretion, discount the established fees in order to encourage use of the course when playing conditions are less than optimum.

Regular Season- Memorial Day through September
Off-Season- Pre-Memorial Day, October and November

Resident Season Pass	\$1050.00
Junior Pass	\$425.00
Jr./Sr. Punch Pass	\$300.00
Corporate Pass	\$3,000.00

Resident 18 Hole	\$ 3634 .00
Resident 18 Hole with Cart	\$ 5149 .00
Utah Resident 18 Hold	\$ 4645 .00
Utah Resident 18 Hole with Cart	\$ 6160 .00
Non-Resident 18 Hole	\$ 5247 .00
Non-Resident 18 Hole with Cart	\$ 6762 .00

Resident 9 Hole	\$ 187 .00
Resident 9 Hole with Cart	\$ 254 .50
Utah Resident 9 Hole	\$ 22.50 23 .00
Utah Resident 9 Hole with Cart	\$ 30.00 30 .50
Non-Resident 9 Hole	\$ 23.50 26 .00
Non-Resident 9 Hole with Cart	\$ 31.00 33 .50

Resident Off-Season 18 Hole	\$26.00
Non-Resident Off-Season 18 Hole	\$30.00

Small Range Bucket	\$4.00
Large Range Bucket	\$8.00

8.6. LIBRARY FEES. The Park City Library Board routinely reviews non-resident fee options and recommends changes. Library services, which are funded by the General Fund, are provided without charge to property owners, residents, and renters within the City's boundaries. Non-resident card fees are charged to those who request borrowing privileges but live outside the City's taxing area. On September 8, 2002, the Library Board voted to change the fee charged to some non-resident library users. The Library also charges fines for materials that are overdue.

Non-Resident Card Fees

Household Family membership	\$40.00 per year
Non-City Limits Visitor (6 months) Temporary membership (90 days)	\$20.00 plus
Students residing in Summit County (ages 5-18)	Free
Wasatch County Student Cards	\$15.00 per year
Organization card - non-profit	\$45.00 per year
Organization card - for-profit	\$55.00 per year
Interlibrary Loans	\$1.00 charge per item

Late Fees

<u>Items</u>	<u>Fines</u>
Books, Audio Books, Maps, and Music CDs	\$0.10/day (\$5.00 Max)
Video and ,DVDs, magazines	\$0.10/day (\$5.00 Max)
Rapid Readers	\$1.00/day (\$10.00 Max)
YouCreate Lab Audiovisual Equipment	\$10.00/day
Lost or Damaged Items	Replacement cost plus a \$5.00 processing fee
Lost Library Cards	\$2.00

Outstanding fines may be waived at the discretion of the Library Director in exchange for food, as specified in the adopted "Food for Fines" Policy (Approved 4/9/2014 Park City Library Board)

8.7. CEMETERY FEES. Anyone owning property, currently residing, or having resided in Park City for a period of more than ten years consecutively, is eligible to purchase cemetery property or may be buried in the Park City Cemetery. All cemetery plots will be sold on a first-come, first-served basis. The same criteria above are used for the rights to purchase a plaque space on the Memorial Walls in the Cemetery.

	<u>Resident Fees</u>	<u>Eligible Non-Resident Fees</u>
Single adult grave	\$300.00	\$600.00
Single infant grave	\$150.00	\$300.00
Opening and closing adult grave	\$600.00	\$600.00
Opening and closing infant grave	\$360.00	\$360.00
Removal of adult from one grave to another within cemetery	\$960.00	\$960.00
Removal of infant from one grave to another within cemetery	\$720.00	\$720.00
Removal of adult for interment outside cemetery	\$480.00	\$480.00

Removal of infant for interment outside cemetery	\$360.00	\$360.00
Schil for flower beds/grave	N/A	N/A
Additional charge for after hour burials including Saturdays, holidays, weekends	\$200.00	\$300.00
Interment of cremated remains	\$70.00	\$140.00
Monument grave marker maintenance	\$100.00	\$100.00
Memorial Wall plaque space	\$250.00	\$500.00

8.7.1. Cemetery Fee Waivers. Any or all of the fees associated with the operation of the Park City Cemetery may be waived by the Cemetery Sexton, however such consideration is focused on persons who provided exceptional community service or residents with proven financial hardship. Grave sites, located in the "veterans section" for Park City veterans, firemen and police officers will be provided free of charge, as well as fees for cemetery services. Family members wishing to be buried in this section of the cemetery will be charged for lots and services.

8.8. PARK PAVILLION RENTAL FEES. It is not mandatory that a fee be paid for the use of a park pavilion. However, those persons having reserved a pavilion and paid the reservation fee shall have the exclusive use to use that pavilion over others. Reservation fees for park pavilion use are as follows:

<u>Rotary and South-End of City Park Pavilions</u>	<u>Half Day</u>	<u>Full Day</u>
Residents within Park City School District	\$ 6050 .00	\$ 85.00
Non-residents/commercial +\$100 refundable cleaning deposit	\$125.00+	\$200.00+

8.9. MINERS HOSPITAL COMMUNITY CENTER FEES. This facility is located at 1354 Park Avenue. Reservation fees for use of the Miners Hospital Community Center are as follows:

- Group 1: Activities which are free and open to the public, or educational/informational.
- Group 2: Activities which are open for public participation but charge a fee for participation such as fundraisers, conferences or other promotional events.
- Group 3: Activities which are closed to the public such as private receptions, conferences or parties.
- Group 4: Activities which are held between the hours of 6:00 p.m. and 8:00 a.m.

Location	Group 1	Group 2	Group 3	Group 4
Miners Hospital 1 st Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour
Miners Hospital 2 nd Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour

Miners Hospital 3 rd Floor	Free	\$15/Hour	\$20/Hour	\$25/Hour
Miners Hospital Basement	Free	\$15/Hour	\$20/Hour	\$25/Hour

Cancellation Policies for entire building reservations:

For two hour reservations, a \$25.00 handling fee will be charged for cancellations received less than one week prior to rental.

For half-day reservations, a \$50.00 handling fee will be charged for cancellations received less than two weeks prior to rental.

For whole day reservations, a \$75.00 handling fee will be charged for cancellations received less than two weeks prior to rental.

Notes:

****a** \$50.00 damage/cleaning deposit is required on all whole day rentals, refundable if the facility is left in satisfactory condition; full payment of all fees is due two weeks prior to the facility rental.

*****a** \$300.00 damage/cleaning deposit is required on all special events rentals, \$275 is refundable if the facility is left in satisfactory condition; full payment of all fees for special events is due 30 days prior to the date of the event.

8.10. PARK CITY LIBRARY ROOM RENTAL RATES

Park City Library Rooms are located at 1255 Park Avenue. The rates for the spaces are as follows.

Group 1: Activities which are free and open to the public during library hours. Groups such as book clubs, support groups, government institutions, Library/City partners, HOAs, and other affiliated community organizations, as approved by the Library Director.

Group 2: Activities during ~~Library~~ hours which are open for public participation but charge a fee for entry or activities which are closed to the public.

Groups ~~3-4~~: Activities which are outside of Library operating hours or promote or solicit business. This includes businesses that offer initial free services/consultations /presentations, and then later charge a fee or contact attendees

Non-Profits: Receive one free contiguous rental of up to four hours per month, which may be split between multiple rooms within the Library's operational hours.

Location	Room	Occ.	Group 1	Group 2	Group 3-4	Non-Cleaning Fine
Library 1 st Floor	Entry Hall	43	Unavailable	Unavailable	\$300/Hour (Unavailable during	\$20/hour, \$40

					library hours)	minimum
Library 1 st Floor	Entry Hall Patio	90	Unavailable	Unavailable	\$400/Hour (Unavailable during library hours)	\$20/hour, \$40 minimum
Library 1 st Floor	Public Meeting Room 101	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 2 nd Floor	Study Rooms 1 - 8	3 - 6	Free	Unavailable	Free (Unavailable outside library hours)	\$20/hour, \$40 minimum
Library 2 nd Floor	Meeting Room 201	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 2 nd Floor	North Conference Room	12	Free	\$20/Hour	\$40/Hour	\$20/hour, \$40 minimum
Library 2 nd Floor	South Conference Room	12	Free	\$20/Hour	Unavailable \$40 (unavailable outside Library hours)	\$20/hour, \$40 minimum
Library 3 rd Floor	Public Meeting Room 301	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 3 rd Floor	Jim Santy Auditorium	516	Free	\$95/Hour	\$200/Hour	\$20/hour, \$40 minimum
Library 3 rd Floor	Community Room	85	Free	\$75/Hour	\$150/Hour	\$20/hour, \$40 minimum
Library 3 rd Floor	Kitchen	10	Free	\$30	\$40	\$20/hour, \$40 minimum

Santy Technology Fees:

Projection Fees: Users have two options for projection.

1 - Users may use the in-house technology at no additional cost. Users are responsible for scheduling a training to learn to use the equipment and facilitate use during their rental. Training must be scheduled at least one week prior to the rental date(s).

2 - Users may rent the Projection Booth and have a trained projectionist manage technology needs. The Projection Booth rents for \$500 per event rental (\$250 for Non-Profits), with a hired projectionist approved by the Park City Library. Projectionists have their own fee scale; Users pay projectionists directly. A list of approved projectionists is available upon request.

Lighting Fees: Stage lighting may be rented when approved by the Library Director or his/her designee. Any change in the direction of lighting must be made by a pre-approved vendor at the expense of the User. The User shall pay the vendor directly. Lighting must be returned to the original direction before vacating the rental. The Projection Booth and a projectionist must be reserved to utilize lighting.

1. ~~In-house Projection & PA System rental per event: Free with training prior to rental.~~
2. ~~Projection booth rental per event: \$500 (\$250 for Non-Profits), pre-approved independent projectionist is required and is paid directly. For a list of pre-approved projectionists, please contact the library.~~

Notes:

1. Advance reservations and standard lease agreement required, tenants included.
2. It is the responsibility of the User to review the *Park City Library Room Use and Rental Policy*.
3. Special parking arrangements may be required for events for more than 250 participants and guests.
4. All rates are subject to change without notice.
5. All deposits and fees are to be paid in advance.
6. Rental rates for auditorium equipment are calculated separately.
7. The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Library Director may, at her discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

SECTION 9. ICE ARENA AND FIELDS RENTAL FEE SCHEDULE.

9.1. Establishing User Fees. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council. Area rates apply to residents of Park City, Summit County and Wasatch County. Outside rates apply to requests outside Summit and Wasatch Counties.

Field Fees

Additional Restroom Cleaning \$30.00 per clean

<u>Ice Arena Admission Fees</u>	<u>Local Area Rates</u>	<u>Outside Area Rates</u>
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Youth = 6-17 year olds; Adult = 18 and over

Youth Resident Rate Honored for all Seniors (65+) and Military

Public Skate – 5 years & under	Free	Free
Public skate – youth	\$6.00	\$10.00
Public skate – adult	\$6.50	\$10.50
Cheap Skate (includes skate rental)	\$6.00	\$9.50
Group Rates (20+) includes admission s & skate s rental	\$7.00	\$11.00
School Rate – includes skate rental	\$6.00	N/A \$10.00
Skate rental	\$3.50	\$3.50
Drop-in hockey - youth	\$8.00	\$12.00
Drop-in hockey - adult	\$10.50	\$14.00
Coached Drop-in Hockey – adult	\$12.50	\$16.00

Coached Drop-in Hockey – youth	\$10.00	\$13.00
Coffee Club Drop-in Hockey	\$5.00	\$5.00
Drop-in Hockey – Goalie	\$5.00*	\$5.00*

*Goalies may play for free if they do not wish to pre-pay and if space is available during Stick & Puck if they are available for others to shoot on and not in a lesson. Goalies can play Drop-in program for free if there is space available. The respective Drop-in hockey fee applies if the goalie is in a lesson or would like to reserve their spot.

Drop-in Speed Skating – youth	\$8.00	\$12.00
Drop-in Speed Skating – adult	\$10.50	\$14.00

Freestyle-Youth	\$8.00	\$12.00
Freestyle-Adult	\$10.50	\$14.00

Drop-in Curling	\$12.50	\$16.00
Drop-in Broomball	\$10.50	\$14.00
Broomball Rental (individual)	\$3.50	\$3.50
Drop-in Skating Class	\$15.00	\$18.00

Off-ice Strength & Conditioning	\$11.50	\$14.00
Off- Ice Ballet	\$11.50	\$14.00
Skate Treadmill (does not include coach fee)	\$11.50	\$14.00

Visiting Coach Fee	\$16.00	\$16.00
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10 Session Punch Cards

Punch cards are available for Public Skate, Drop-in Hockey and Freestyle sessions at a discount equal to \$.50 per session. Cards are available for – \$0.50 off each session or \$5.00 off in total. Punch card fee is based on resident and non-resident status. No discount on Skate Sharpening or Coffee Club punch cards. Punch card fees are adjusted to reflect the admission of residents and non- residents. Punch cards are also available for skate sharpening and Coffee Club drop-in hockey program with no discount simply for convenience. Punch cards should be paid in full at the time of purchase. If the balance on a punch card is not paid in full within 7 calendar days (one week) a 10% late fee will be applied.

Admission Passes (10 admissions)

Public Skate – youth	\$55.00	\$95.00
Public Skate – adult	\$60.00	\$100.00
Drop-in Hockey – youth	\$75.00	\$115.00
Drop-in Hockey – adult	\$100.00	\$135.00
Drop-in Hockey – goalie	\$50.00	\$50.00
Coached Drop-in Hockey – youth	\$95.00	\$125.00
Coached Drop-in Hockey – adult	\$120.00	\$155.00
Coffee Club Drop-in Hockey	\$50.00	\$50.00
Freestyle – youth	\$75.00	\$115.00
Freestyle – adult	\$100.00	\$135.00
Drop-in Speed Skating – youth	\$75.00	\$115.00
Drop-in Speed Skating – adult	\$100.00	\$135.00
Off-ice conditioning – 10 punch	\$110.00	\$110.00
Drop-in Curling	\$120.00	\$155.00
Skate Rental	\$30.00	\$30.00

Skate Sharpening (Hockey- Overnight)	\$55.00	\$55.00
Skate Sharpening (Figure Skating- Overnight)	\$75.00	\$75.00
Skate Sharpening (Goalie- Overnight)	\$65.00	\$65.00

Internet Admissions Fees (discounted \$1.00 for registering on-line). Not all programs are available for pre-purchase online. Purchases need to be completed by 9:00 p.m. the day prior to the scheduled program. Sessions become available for purchase around the 15th of the month for the following month. Goalie fees are not discounted for pre-purchase online.

Drop-in Hockey - adult	\$9.50
Freestyle - youth	\$7.00
Off-Ice	\$10.50
Additional discount not provided on goalie punch card for sales online.	

Annual Passes

Platinum (Freestyle, Off- Ice, Public Skate, Skate Sharpening)	\$4,500
Silver (Freestyle)	\$3,400
Bronze (Public Skate):	
Family (Up to 4 family members)	\$550
Additional Family Member	\$50
Adult	\$260
Youth (6-17 year olds/Senior +55 years)	\$190

Hourly Ice

User Groups**/Employees	\$200.00
Locals / Businesses Local Non-Profits	\$215.00
For-profit	\$290.00

**User Groups are defined as local, organized programs who rent weekly ice from the arena (minimum 25 hours per season).

Room Rental

Multi-purpose Rooms \$40/hr. (per room)
User Groups can use the Party Room for 24 hours at no cost, but rooms must be booked in advance.

Daily Facility Rental

The daily facility rental fee includes the use of the party rooms with the applicable hourly ice rate when eight or more hours of ice are rented in one day.

~~*User Groups are defined as local, organized programs who rent weekly ice from the arena (minimum 25 hours per season).~~

Figure Skating Season Passes

Platinum (FS, S&C, PS, Sharpens)	\$4,500.00
Gold (FS, Ballet, S&C)	\$4,450.00
Silver (FS)	\$3,400.00
Bronze (Public Skate)	
Family (4)*	\$550.00
Additional Family Member	\$50.00 per person

Adult	\$260.00
Youth (6-17 year olds/Senior +55 years)	\$190.00

Birthday Parties

Basic Package	\$165.00 \$175
Super Star Birthday Package	\$265.00 \$300

Equipment (per hour)

Broomball	\$35.00 \$50
Curling	\$25.00 /hour/lane
Hockey (non-program rental)	\$10.00 /week
Dividers	\$25.00

Cleaning Fee

Rentals 1-50 people	\$25.00 /hour
Rentals 51-100 people	\$50.00 /hour
Rentals 101+ people	\$100.00 /hour

Skate Services

Punch cards available for overnight services only. Pre-payment is required for all skate sharpening, the punch card is product of convenience.

Hockey Skate Sharpening	
24 Hours	\$5.50
Same Day (up to 24 hours)	\$8.50
Punch Card (10 punch)	\$55.00
Goalie Skate Sharpening	
24 Hours	\$6.50
Same Day (up to 24 hours)	\$9.50
Punch Card (10 punch)	\$65.00
Figure Skate Sharpening	
24 Hours	\$7.50
Same Day (up to 24 hours)	\$10.50
Punch Card (10 punch)	\$75.00
Competitive Figure Skate Sharpening	
24 Hours	\$10.50
Same Day (up to 24 hours)	\$13.50
Punch Card (10 Punch)	\$110.00
Custom Radius	\$20.00
Figure Skate Sealing	\$30.00
Rivets Replacements	\$2.00 (ea.)
Blade Holder Replacements	Varies with skate and blade type
Figure Skate Blade Mounting (per pair)	\$25.00
Heat/Oven	\$10.00
Skate Fitting (without purchase)	\$20.00

Room Rental

Multi-purpose Rooms	\$40.00/hr. (per room)
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~~User Groups can use the Party Room for 24 hours at no cost, but rooms must be booked in advance.~~

Locker Rental (Annual Fee)

Regular Locker
Large Locker

First Floor

\$180.~~00~~
\$210.~~00~~

Second Floor

\$130.~~00~~
\$160.~~00~~

Gate Fees

The Park city Ice Arena will take 25% of any gate fees collected for an event.

Vendor Fees

The Park City Ice Arena will charge a flat fee of \$50.00/day for any food, beverage or merchandise sold. Vendors are not permitted to sell products that are sold by the Park City Ice Arena.

Advertising Fees and Sponsorship Fees

Dasher Board Ads	\$800. 00 -\$1,600. 00 (depending on location)
In Ice Ads \$25/sq. foot	\$2,000. 00
Speed Skating Pad Pockets	\$150. 00
Wall Banners	\$2,500. 00
Glass Decals	\$400. 00
Program Sponsorship	Varies by program
Information Screen	\$150/month. 00 (per month)
Scoreboard Screen	\$150/month. 00 (per month) / \$1,500/year. 00

(~~per year~~)

Note: All user groups will receive a free dasher board ad on the east side to promote their activity. They can sell the ad, acknowledge their sponsors or promote their program.

9.2. Recreation Program Fees: The Park City Ice Arena offers a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs.

~~9.3. Fees for Non-Recreational Activities at the Ice Arena Facility: The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and, b) recovery of lost revenue.~~

~~The Park City Ice Arena is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.~~

9.54. Fee Increases: Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Ice Arena Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

The City Manager will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action. Fee increases

will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

9.45. Discounting Fees: The Ice Arena Manager may discount fees when:

1. Offering special promotions designed to increase use.
2. Trying to fill non-prime time.
3. Introducing new programs or activities.
4. Playing conditions are below standard due to weather or facility disrepair.

9.56. Fee Waivers: The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Ice Arena Manager may, at her discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

The Ice Arena is pleased to offer the Fee Reduction program as a means for individuals to apply for reduced costs associated with our youth programs. Not all programs are eligible for fee reduction. Applicants must be residents of Summit or Wasatch Counties and submit an application. Program fees may be reduced up to 75% for a qualifying child. Each child may receive up to \$350 in reduced fees per fiscal year. Families qualifying for Fee Reduction may receive Public Skate admission and Skate Rental for a combined \$3.00 per person.

9.76 Establishing Fields User Fees: Fees shall be set at a level which ensures field quality and meets the objectives of the City Council. Resident rates apply to residents of Park City School District. Visitor rates apply to requests outside of the Park City School District Boundaries. In order to receive the resident rate a minimum of 75% of the participants must be residents of the Park City School District.

					FULL COMPLEX RATES	
	FULL DAY VISITOR	FULL DAY RESIDENT	HR/FIELD VISITOR	HR/FIELD RESIDENT	VISITOR TOTAL	RESIDENT TOTAL
PCSC Stadium SB	\$500	\$200	\$100	\$50		
PCSC Stadium SOC	\$500	\$200	\$100	\$50		
PCSC multipurpose	\$375	\$200 100	\$100 75	\$50 40	\$1,600	\$1,000
PCSC Sportexe	\$1,000	\$500	\$200	\$100		
PCHS BB	\$375	\$100	\$75	\$50 40		
PCHS SB	\$375	\$100	\$75	\$50 40		
PCHS LL	\$375	\$100	\$75	\$50 40	\$800	\$575
North 40 North	\$375	\$250 200	\$100 75	\$50 40		
North 40 South	\$375	\$250 200	\$100 75	\$50 40	\$500	\$350
City Park	\$375	\$250	\$100 75	\$50 40	\$375	\$250
PCHS Dozier	\$1,000	\$500	\$200	\$100	\$1,000	\$500
TMIS	\$375	\$100	\$75	\$50 40	\$675	\$450

Stakeholder Fee						\$200 per team per season youth
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Non-exclusive Commercial Use of Outdoor Recreation Facilities

	Per Day	Season
Resident	\$50	\$300
Non-Resident	\$75	\$500

Volleyball Court Fees (per court)	\$30.00/hr. Res.	\$5045.00/hr. NonRes
	\$120.00/day Res	\$200180.00/day NonRes
(2 courts)	\$200.00/day Res	\$300288.00/day NonRes
Stakeholder Fee	\$300.00/team/season - adult	
Additional Restroom Cleaning	\$30.00 per clean	
Additional Field Prep (Softball/Baseball)	\$9575.00 per field	
Special Field Prep (Low grass Cut)	\$1,000.00 per field	
Field Set Up (Lacrosse, Soccer, Football)	\$200.00 per field	
Lights - PCSC & City Park	\$20.00 per hr.	

SECTION 10. MISCELLANEOUS FEES. The following fees are set to insure cost recovery and use fees for additional City services associated with but not limited to Special Event Permits and approved filming activity.

10.1	<u>Fee for in lieu of providing public parking</u>	\$40,000.00 per stall
10.2	<u>Returned Check Charge:</u>	\$25.00
10.3	<u>News Rack Application and Permit</u>	\$50.00 per application \$75.00 per three-year permit
10.4	<u>Bleachers</u>	
	Bleacher Rental (per bleacher, per day)	\$53.00
	Bleacher Delivery and Pick Up (per event, all bleachers)	\$93.25
10.5	<u>Banner Installation</u>	
	Street Banner Installation-entire Main	\$648.70
	Street Banner Installation-every other Main	\$486.55
	Street Banner Installation-every 3rd	\$324.35
	Street banner Installation- Roundabout	\$346.65
	Street Banner Installation- Kearns	\$1,431.00
	(Includes state permit, barricades and signage, required during install and takedown)	
10.6	<u>Parks Clean Up, Labor and Equipment</u>	
	Pressure Washing (per hour, incl. operator)	\$47.70
	Pavilion Cleaning	\$157.95
	Trash Removal	\$33.90
	(public property only - not provided for private property)	
	Extra Trash Cans	\$6.75
	Trash Bags	\$2.10
10.7	<u>Public Safety</u>	
	Police Officer (per employee, per hour - four hour minimum)	\$75.00

Holiday (per employee, per hour - four hour minimum)	\$165.00
Mobile Command Trailer (Placement, Day One, Removal)	\$250.00
Mobile Command Trailer (each additional day)	\$100.00

10.9 Parking Reservation Fees (Parking Department)

Application Fee	\$22.25
Main Street, Heber Avenue, Park Avenue (Heber to 9th St)	\$20.00
Swede Alley Parking Space (per space, per day)	\$13.25

10.10 Barricades (cost per barricade)

Crowd Control Barricades	\$5.90
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Street Barricades	\$1.40
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10.11 Dumpsters

8 Yard (delivery + haul off fee)	\$210.00
30 yard (delivery + haul off fee)	\$210.00
Landfill fee for 30 yard dumpster (per ton)	\$23.00

10.12 Streets Equipment and Materials

Equipment

(2 hour min. - billable rate is portal to portal,
cost includes operator, fuel, maintenance)

Large Loader (per hour, 1 staff)	\$103.20
Small Loader (per hour, 1 staff)	\$71.95
Street Mechanical Sweeper (per hour, 1 staff)	\$150.60
Unimog with Snow Blower (per hour, 1 staff)	\$180.20
Unimog Snowplow (per hour, 1 staff)	\$88.35
Loader with Blower (per hour, 1 staff)	\$218.65
1 Ton Truck with dump (per hour, 1 staff)	\$54.15
2 Ton Truck with dump (per hour, 1 staff)	\$86.55
Bucket Truck (per hour, 2 staff)	\$117.65
Skid Steer (Cat 262 - per hour, 1 staff)	\$55.90
Add Grinder	\$7.60
Add Snow Blower	\$6.35
Backhoe (per hour, 2 staff)	\$98.75
Air Compressor (per hour, 1 staff)	\$42.00
Graffiti Truck (per hour, 1 staff)	\$75.05
Portable Electronic Sign/ message board (per day)	\$151.20

10.13 Materials

Salt (per ton)	\$39.95
Road base (per ton)	\$13.50
Sand (per ton)	\$13.50
Cold Patch (per ton)	\$90.70
Hot Mix (per ton)	\$66.95

10.14 Personnel (total compensation per employee, per hour, during regular business hours)

Parks Dept.	\$23.30
(PCMC employee - Seasonal Parks III –non-benefited)	

Streets Department (Streets III employee)	\$30.25
Special Events Department (staff)	\$42.25
Cleaning Labor – restrooms, buildings and other (contract labor)	\$28.00

10.15 Special Event Application Fee (Processing and Analysis)

Level Three Event	\$160.00
Level Two Event	\$ 80.00
Level One Event	\$ 40.00
First Amendment Event	\$ 40.00
Film Permit Application Fee	\$ 80.00

As according to section 4-8-9, Fee Reduction requests for Special Events will be reviewed twice a year. All event fee reduction requests must be submitted to the Special Events Department prior to the application deadlines:

- (1) October 1st – Events occurring between January 1st and June 30th.
- (2) April 1st – Events occurring between July 1st and December 31st.

Fee reduction applications received outside of the normal application process may be considered for reductions but must demonstrate an immediate need for reduction and provide justification as to why the application was not filled within the specified deadline.

10.16 Public Parking Lot Use Rates for approved Events:

All lot fees are for approved permitted Special Events only. Regular parking rates apply at all other times.

Brew Pub Lot – Upper Lot	\$240.00 per day
Brew Pub Lot – Lower Lot	\$105.00 per day
North Marsac Lot	\$ 50.00 per day
Swede Alley Surface Lot	\$ 50.00 per day
Swede Alley Wall Lot	\$ 50.00 per day
Flag Pole Lot	\$ 50.00 per day
Sandridge lot – Upper/Lower	\$ 50.00 per day/ per lot
Quinn's Sports Parking Lots 1, 2, 3	\$ 50.00 per day/ per lot
Mawhinney Parking Lot	\$ 50.00 per day
Library Parking Lot – Partial Use Only	\$ 50.00 per day

10.17 Trail Use Fees

Trail Use Fee and Deposit Schedule

ACTIVITY	NUMBERS	LOCAL NON- PROFIT	OUT OF AREA NON- PROFIT	LOCAL PROFIT	OUT OF AREA PROFIT
Mountain Biking	30-350	1% x \$150 x number of participants	2% x \$150 x number of participants	1.5% x \$150 x number of participants	3% x \$150 x number of participants

Cross Country Skiing*	30-350	.5% x \$150 x number of participants	1% x \$150 x number of participants	1% x \$150 x number of participants	1.5% x \$150 x number of participants
Triathlon*	30-350	1.5% x \$150 x number of participants	2.5% x \$150 x number of participants	2% x \$150 x number of participants	3.5% x \$150 x number of participants
Running/Walking/Snowshoe*	30-500	.5% x \$150 x number of participants	1% x \$150 x number of participants	1% x \$150 x number of participants	1.5% x \$150 x number of participants
Other (Events that may propose significant impacts to the system)	TBD	TBD	TBD	TBD	TBD

If Council approves additional participation above a capped quota of participants, add \$2.00/participant in addition to fees provided below.

*All winter events that propose to use the winter trails system may be subject to a grooming fees of \$30.00/hr. This fee may include pre-event preparation of the trails and post event maintenance of the trails.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

On October 6, 2016, Council voted unanimously to adopt the Park City Transportation Demand Management Plan (TDM). The TDM plan includes various parking management technologies and corresponding incentives aimed at reducing vehicle miles traveled (VMT), peak traffic congestion, and associated green-house gas (GHG) emissions. In order for TDM strategies to be effective, it is imperative that TDM programs include both incentives and disincentives that work in concert with one another. While demand-based paid parking is a core disincentive, staff has been devoted to engaging community stakeholders in ongoing outreach efforts. While we are still on schedule to begin installation of the many facets of the paid parking program, as a result of the community feedback from recent community forums and meetings, staff suggests launching demand-based paid parking on December 15, 2017, which will allow additional time for parking restrictions to better coincide with incentives and viable alternatives for Main Street employees. The new implementation date will accommodate new technology troubleshooting and testing phases, allow for continued engagement with the community, as well as coincide with the expiration of existing China Bridge parking permits.

Respectfully:

Kenzie Coulson,



City Council Staff Report

Subject: Transportation Demand Management Strategies & Parking Technology Timeline

Authors: Kenzie Coulson, Alfred Knotts, Matthew Hartnett

Department: Public Works & Transportation Planning

Date: May 25, 2017

Type of Item: Administrative

Summary Recommendation

This report offers an update on the current status of the Transportation Demand Management Program, corresponding parking technology project timelines, as well as the ongoing community outreach plan. Staff is looking for direction related to the demand-based paid parking roll out; staff recommends extending the effective date for nightly paid parking until December 2017.

Executive Summary

On October 6, 2016, Council voted unanimously to adopt the Park City Transportation Demand Management Plan (TDM). The TDM plan includes various parking management technologies and corresponding incentives aimed at reducing vehicle miles traveled (VMT), peak traffic congestion, and associated green-house gas (GHG) emissions. In order for TDM strategies to be effective, it is imperative that TDM programs include both incentives and disincentives that work in concert with one another. While demand-based paid parking is a core disincentive, staff has been devoted to engaging community stakeholders in ongoing outreach efforts.

While we are still on schedule to begin installation of the many facets of the paid parking program, as a result of the community feedback from recent community forums and meetings, staff suggests launching demand-based paid parking on December 15, 2017, which will allow additional time for parking restrictions to better coincide with incentives and viable alternatives for Main Street employees. The new implementation date will accommodate new technology troubleshooting and testing phases, allow for continued engagement with the community, as well as coincide with the expiration of existing China Bridge parking permits.

Acronyms

GHG	Green House Gas
Dixon	Dixon Resources Unlimited
SOV	Single Occupancy Trips
TDM	Transportation Demand Management
TTMP	Traffic and Transportation Master Plan
VMT	Vehicle Miles Traveled

The Opportunity

Currently, Park City's primary corridors and Old Town area experience congestion during peak times, which is largely caused by high percentages of SOVs traveling on SR 224 and SR 248. Single day counts conducted in December 2016 show that SOVs account for 80% and 85% of all traffic during the morning peak hour on SR 224 and SR 248, respectively.

Therefore, the TDM plan identifies measures specifically seeking to reduce SOVs by identifying five primary audiences: residents, part-time residents, commuters, visitors, and employees. The plan includes detailed strategies, catered to each group that encourages reduced rates of SOV travel and thereby achieves decreased levels of congestion and GHG emissions.

At the core of the TDM strategies recommended in the plan, demand-based paid parking represents the most essential tool for truly affecting meaningful behavioral change. TDM goals are unlikely realized without a paid parking component and corresponding incentives. In December 2016, Dixon Resources Unlimited was hired to consult with Park City Municipal due to their extensive experience in sourcing and launching parking technologies. Dixon recommends the launch of a straightforward and consistent paid parking plan that offers well-developed incentives and alternatives.

The benefits of demand-based paid parking technologies are that they allow flexible, market-driven rates and rules that can be adjusted, as warranted, to achieve broader short and long range transportation goals. Often, demand-based pricing is thought to be an increase in paid parking rates; however, depending on parking demand during periods of the day or times of the year, parking rates may decrease provided there is lack of demand. Utilizing a paid parking rate structure such as this, it will be possible to charge a different rate per day, per hour of day, or incorporate other parameters for peak times such as special event pricing.

While parking technology has ultimate flexibility, it is recommended that demand-based paid parking launch in a customer-focused manner, meaning that clear and consistent rates and rules should be digestible for locals, visitors, and employees of Main Street. Modifying restriction schedules and rates too much will create confusion and inability for guests, residents, and employees to easily learn the new system. Furthermore, it will hinder their ability to potentially utilize incentives and/or adjust their travel behavior and use alternatives such as carpooling or mode shift to local and regional transit services.

Based on occupancy data and the urge for consistency, staff recommends paid parking operate from 5pm to midnight on all days during the peak of the winter season -- December 15, 2017 through April 15, 2018. This applies to the China Bridge garage, Swede Alley, and corresponding surface lots, including Flag Pole Lot, Bob Wells Plaza Lot and North Marsac. The rollout plan requires that access gates on the China Bridge garage remain active, even during initial periods when paid parking is not in effect. This will maximize the opportunity to collect ongoing data related to lot occupancy rates and

travel behavior. Additionally, there will be paid parking in the aforementioned lots during the Sundance Film Festival.

The December launch date allows time for development of and implementation of TDM incentive programs. These include new transit express services, E-bike share program, carpooling programs, wayfinding and, most importantly, time to construct improvements to the Yard Parcel, which will serve as a parking alternative for Main Street employees. The Yard will be prioritized as a park & ride option with a free employee shuttle to Old Town Transit Center, approximately every 10 minutes.

Staff has held four community forums, where feedback indicated strong interest in ensuring that adequate incentives for Main Street employees coincide with the paid program. Based on responses provided through public comment, fifty-four percent (54%) of those who responded advocated to have alternatives and incentives in place for Main Street employees before launch of the program.

This summer, the City and the County will be jointly implementing the following:

- New commuter transit service to and from Kamas (with park & ride lot in Kamas)
- Expanded PC/SLC Connect Service
- New Electric Express bus service on SR 224 from Kimball Junction to Old Town
- Phase 1 of the E-bike Share Program

Once implemented, both Parking Services and Transportation Planning will be actively involved in monitoring the effectiveness of TDM incentive programs, new transit services, and E-bike Share. Staff will return to Council as necessary in order to adjust, modify, add, and/or eliminate programs based on utilization, cost, and/or shifts in demand over time. However, it is unlikely that these services and programs will be effective or sustainable without the paid parking component. Additional proposed solutions will be developed to coincide with paid parking rollout.

As with any transportation project, service, or program, the focus of the community and Council should be on a 5 to 10 year planning horizon with a goal to significantly reduce VMT trips; change is not intended or expected to occur overnight, and there will be complaints from residents, employees, and visitors. However, transportation investments require a long-term vision with incremental improvements intended to address existing deficiencies as well as future anticipated growth.

Background

- On June 25, 2015, Council approved a consultant contract with Nelson Nygaard for the creation of a strategic parking management study specific to the Main Street area.
<http://parkcityut.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=2060&Inline=True>
- On June 9, 2016, Council performed a final review of the Main Street Parking Plan completed by consultant firm Nelson Nygaard.
<http://parkcityut.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=2142&Inline=True>

- Following Council's support of the Main Street Parking Plan, a Main Street Parking Implementation Task Force was created. The Task Force convenes bi-weekly.
- On October 6, 2016 Council approved the Park City Transportation Demand Management Plan.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2193&Inline=True>
- On October 20, 2016, Blake Fønnesbeck brought an Informational Report to Council regarding the status of the Downtown and Main Street Parking Plan implementation and an anticipated timeline.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2195&Inline=True>
- On December 15, 2016, Council approved the Service Provider Agreement for Dixon Resources Unlimited, for project management and consulting.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2213&Inline=True>
- On February 2, 2017, Kenzie Coulson offered a Staff Communications Report to update Council on the revised anticipated parking technology timeline.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=14&ID=2222&Inline=True>
- On March 9, 2017, Kenzie Coulson brought an Informational Report to Council, outlining the Park City Municipal RFP issued on March 3, 2017 called the Complete Parking Management Solution.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2238&Inline=True>
- On March 20, 2017, the Complete Parking Management Solution vendor selection committee convened and selected vendor T2 Systems Incorporated.
- On March 30, 2017, Council authorized a Service Provider Agreement with T2 Systems Incorporated for Main Street Parking Technology. Project design and detailed scope refinement are underway.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2243&Inline=True>
- On May 11, 2017, Council was supportive of prioritizing the Yard Parcel as a park and ride option for Main Street employees.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2254&Inline=True>

Alternatives for City Council to Consider

1. **Recommended Alternative:** Staff recommends that demand-based paid parking begin December 15, 2017 in order to better coincide with Transportation Demand Management incentives. Staff recommends paid parking be in effect in China Bridge garage, Swede Alley spots, and on corresponding surface lots nightly from 5:00pm to midnight during the peak winter season, defined in this report as December 15, 2017 through April 15, 2018.

Pros

- a. The proposed launch date allows increased incentives and strategies to align with demand-based paid parking.
 - b. Nightly paid parking offers a consistent plan while focusing on peak periods.
 - c. Revenue will be generated to support and sustain robust incentives.
2. **Deny the Item Alternative:** Council could choose to deny the suggested launch date and plan for nightly paid parking.

Cons

- a. Modifying the item by reducing the scope may result in an incomplete solution that would not address Transportation Demand Management goals and may negatively impact Main Street businesses.
 - b. Return on investment on new transit services, E-bike share, and Yard Parcel improvements will not be realized.
 - c. Progress toward addressing one of Council's "Critical Priorities" will be limited.
3. **Modify the Item Alternative:** Council could choose to lighten the paid parking restrictions. Staff does not recommend this alternative.

Cons

Reducing the demand-based paid parking hours would result in a reduction of incentives based on a reduction in revenue. This alternative may also adversely affect the Transportation Demand Management goals.

4. **Continue the Item Alternative:** Council could choose to continue the item. Staff does not recommend this alternative.

Cons

Continuing could delay the implementation of demand-based parking and further delay action on the recommendations of the Main Street and Downtown Parking Plan.

Analysis

Data

Occupancy data indicates significant demand for nightly paid parking during peak winter season dates. China Bridge parking garage occupancy reached 100% on every Friday and Saturday during February 2015. Surprisingly, Tuesday and Sunday evenings were at an average of 85% occupancy. It should be noted that this data is from 2015, prior to the most recent growth. In the parking industry, an occupancy rate of 85% is considered a failure, as it demonstrates inadequate turnover rate and availability of parking stalls. Data suggests that the peak occupancy is between 6:00pm and 7:00pm.

Wednesday night occupancy during the 2017 winter averaged 87%.

Once the parking technology system is in place, there will be data available to demonstrate occupancy per every hour of every day. Staff intends to return to Council with frequent updates on parking trends in order to ensure that data is used to shape and refine the scope of solutions and incentives. It is anticipated that the overall program will require continual assessment and modification based on data.

Budget Considerations & Solutions

Generation of revenue and profit from paid parking is not a City goal. However, the current value of proposed solutions and incentives is a significant additional cost per year. The proposed schedule for paid parking restrictions will not support and sustain all of the proposed solutions and incentives that staff has recommended. It is anticipated that nightly parking revenues, based on the current launch plan, will support the Yard as a park & ride facility, but not necessarily the other solutions. It's important to consider the depth of incoming parking revenues expected. Solutions need to stay vital, and in order to fund them the City will need revenue from paid parking to offset the some of the cost.

Proposed solutions include:

Electric Express – OTTC to Kimball Transit Center 10 min. frequency – summer 2017
Kamas Commuter pilot – summer 2017
Additional SLC/PC Connect service – summer 2017
Guaranteed Ride Home Program – December 2017
Yard Park & Ride -- Approx. 10 min. shuttle frequency direct to OTTC – December 2017
Free carpooling for established carpools of 2 or more people – December 2017
Discounted Monthly Parking Access Cards – December 2017
Downtowner – First and last mile service in Park City core – December 2017
Additional TDM incentives -- ongoing

Community Outreach

Outreach Activity is outlined on Attachment A. Public forums have been well attended, averaging 25-50 people per event. The overarching feedback from residents, Main Street business owners, and Main Street employees related to the importance and timeliness of adequate incentives and solutions. Based on strong concern that solutions must coincide with demand-based paid parking restrictions, staff recommends the launch plan as outlined in this report.

Outreach efforts will continue to be a core focus. Upcoming community forums are scheduled for May 30 & 31 and will continue throughout the summer, fall and into winter.

Estimated Timeline

The contract scope has been refined with Dixon and the project timeline is further developed. Staff is awaiting final lead times on meters and gates. Deep cleaning of the garage will require more time than anticipated due to oil build-up on the ceiling.

Phase 2: May-June

Construction

- Construction timeline, Fee Schedule, and roll-out plan presented to Council

Outreach

- Expect cleaning and painting and electrical work on China Bridge garage
- Public Forum #2 & #3
- Outreach group meetings continue, 1-2 per month
- Presentation of brand
- Carpool program and final incentives identified
- Park and ride options identified and prepped for roll out

Phase 3: July-August

Outreach

- Outreach group meetings continue, 1-2 per month. Possibility for new participants per the summer season
- Community education efforts continue
- Continued monitoring of the timeline and incentive planning

Phase 4: September-November

- Continued outreach regarding launch and details related to incentives
- Final construction
- Mobile app
- November 15 – anticipated testing period begins

Department Review

This document was reviewed by Public Works, Executive, Legal, Transportation, and Sustainability staff.

Funding Source

Funding for the parking technology project has been previously approved and allocated in Capital budget.

Attachments

A Transportation Demand Management - Communications Plan



Park City Municipal Transportation Demand Management Communications Plan

GOAL: To proactively engage and inform community stakeholders, and seek community feedback, on Park City Municipal's comprehensive Transportation Demand Management plan.

OUTREACH BACKGROUND:

AUGUST –

OCTOBER 2015 Nelson\Nygaard launched [community survey](#), 790 respondents
Technical Advisory Committee (TAC) was formed to help guide City and Nelson\Nygaard staff throughout the parking study process.

NOVEMBER 2015 Park City Municipal and Nelson\Nygaard staff host first community workshop (30-35 attendees).

APRIL 2016 Park City Municipal and Nelson\Nygaard staff host second community workshop (20 attendees).

JUNE 2016 Downtown and Main Street Parking Management Plan presented to City Council

OUTREACH PLAN:

MARCH 2017 *Messaging themes: Plan Overview/Community Feedback*

- 3/10 Dixon/Barille/Coulson [KPCW interview](#)
- 3/17 Park Record article: [Park City puts parking overhaul into drive](#)
- 3/21 HPCA membership update - Coulson
- 3/30 PCMC Staff Parking Forum – Coulson/Dixon
Main St. Employee Parking Forum @ Flanagan's - Coulson/Dixon (25 attendees)
Main St. Business Owners Forum @ Flanagan's - Coulson/Dixon (25 attendees)
- TBD HPCA Board presentation- Dixon/Coulson/Pierce
- Ongoing Main Street merchant outreach – Ware-Peek

APRIL 2017 *Messaging themes: Plan Overview/Community Feedback/Incentive Suggestions/Focus Groups*

- 4/7 Park Record article: [Park City takes next step in parking overhaul](#)
Park Record editorial: [Park City is ready to roll out new Main Street parking plan, come check it out](#)
- 4/12 Community Parking Forum @ Library - Coulson/Dixon (35 attendees)
- 4/13 Dixon/Coulson [KPCW interview](#)
Community Parking Forum @ Library - Coulson/Dixon (50 attendees)
- 4/14 KPCW: [Old Town Parking System Closer to Implementation](#)
- 4/18 HPCA membership update - Coulson/Ware-Peek
- 4/21 Parking Management Plan webpage launch – provide project updates, FAQs
- Ongoing Main Street merchant outreach – Ware-Peek
- TBD Focus Group participants identified

MAY 2017 *Messaging themes: Plan Implementation Overview/Community Feedback & Response/Incentive Suggestions*

- 5/1 [KPCW Local News Hour: transportation and parking update](#)
- 5/3 PC Restaurant Association presentation
- 5/4 PC Lodging Association presentation
- 5/16 HPCA membership update - Coulson/Ware-Peek
- Ongoing Main Street merchant outreach – Ware-Peek
- 5/31 (TBD) Tourism leaders focus group
- 5/30 & 31 Community Forums - Main Street employees, public

JUNE 2017 *Messaging themes: Project Timeline/Community Feedback & Response/Incentives Announced/Transit Options/Testimonial Campaign Launch*

- 6/2 Update in PCMC newsletter, f/u share on social
- 6/2 Stakeholder update e-blast
- 6/20 HPCA membership update - Coulson/Ware-Peek

- TBD Community Forums (2)
- Ongoing Main Street merchant outreach – Ware-Peek
- TBD Focus Group meetings
- TBD Project Tour for stakeholder group/media
- TBD Transit Event/Launch of Electric Express – stakeholder participation

JULY 2017 *Messaging themes: Project Update/Community Feedback/Incentive & Transit Promotion*

- 7/7 Update in PCMC newsletter, f/u share on social
- 7/7 Stakeholder update e-blast
- 7/18 HPCA membership update - Coulson/Ware-Peek
- TBD Community Forums (2)
- Ongoing Main Street merchant outreach – Ware-Peek
- TBD Launch of online project feedback forum
- TBD Focus Group meetings
- TBD PCMC Video – Transit/Parking Options
- Ongoing Testimonial Campaign

AUGUST 2017 *Messaging themes: Project Update/Community Feedback/Incentive & Transit Promotion*

- 8/4 Update in PCMC newsletter, f/u share on social
- 8/4 Stakeholder update e-blast
- 8/22 HPCA membership update - Coulson/Ware-Peek
- TBD Community Forums (2)
- Ongoing Main Street merchant outreach – Ware-Peek
- TBD Focus Group meetings
- Ongoing Testimonial Campaign

SEPTEMBER 2017 *Messaging themes: Project Soft Launch/Community Feedback/Incentive & Transit Promotion*

- 9/8 Update in PCMC newsletter, f/u share on social
- 9/8 Stakeholder update e-blast
- 9/19 HPCA membership update - Coulson/Ware-Peek
- TBD Community Forums (2)

- TBD PCMC Fall Projects Open House
- TBD Stakeholder Site Visit
- Ongoing Main Street merchant outreach – Ware-Peek
- Ongoing Testimonial Campaign
-

OUTREACH TOOLS: *Designed, Produced and Implemented by Community Engagement Team*

- **Fact Sheet** - A concise 1-2 page document including information on the project. May include information such as the background of the project, timeline and key contacts. Produced both in print and digital, use graphs, photographs or infographics to illustrate the information. Post on website. Also provide in Spanish.
- **PCMC Monthly Newsletter** – Include monthly update in existing newsletter, which is distributed to 1,800 community subscribers. Digital. Shared on social media.
- **E-blast** - Use email distributions to contact stakeholders to share Fact Sheet and seek feedback.
- **PCMC Website/Comment Platform** - Use subpage on website to update stakeholders about the project, provide a calendar with dates of events, and maintain an additional public record of project activities. Includes contact information for key staff and survey option for feedback. Looking at adding a public input option prior to launch of PCMC new platform in July.
- **PCMC Video Series** – create a short :30-:60 series of videos providing project updates, answering FAQs, highlighting transit options and incentives.
- **Site Visits** – Invite stakeholders, elected officials and media to visit the project sites (China Bridge) before and/or after completion.
- **Community Facilitated Forums** – Small (focus groups) to large (community forums) meetings organized and run by members of the community at their own or central location. Goal of 2/month. Host bi-lingual
- **Testimonial PSA Campaign (Radio/Print/Online)** –
 - Part 1 - Educational “did you know” benefits of taking public transit/carpooling/incentives (also provide in Spanish)
 - Part 2 – Local “Faces” – My PC Commute. Diverse locals share their commute tips and benefits (transit/bike/carpool/ride share, etc...)
- **Media Outreach** – schedule ongoing project update interviews and pitch unique story angles (public art in China Bridge, commute stories, etc...)



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

During Council's annual retreat in February, Council members affirmed 'Historic Preservation' as a Top Priority. Staff strives to create innovative programs and plans to support Council's long-term goals and objectives. Staff is asking for Council discussion on the goals and next steps for 'Historic Preservation.' Staff is also seeking to get Council's 'marching orders' in the coming year, feedback on strategy recommended by staff, and consensus on direction to meet Council's priorities.

Respectfully:

Anya Grahn, Planner II



City Council Staff Report

Subject: Council Top Priority Discussion on Historic Preservation
Authors: Anya Grahn, Historic Preservation Planner
Bruce Erickson, AICP, Planning Director
Jed Briggs, Budget Operations & Strategic Planning Manager
Department: Planning. Budget
Date: May 25, 2017
Type of Item: Study Session- Administrative

Summary Recommendation

Staff recommends that Council confirm its direction for the Top Priority of Historic Preservation, consider staff recommendations, and provide feedback for staff to define and implement effective initiatives.

Executive Summary

During Council's annual retreat in February, Council members affirmed 'Historic Preservation' as a Top Priority. Staff strives to create innovative programs and plans to support Council's long-term goals and objectives. Staff is asking for Council discussion on the goals and next steps for 'Historic Preservation.' Staff is also seeking to get Council's 'marching orders' in the coming year, feedback on strategy recommended by staff, and consensus on direction to meet Council's priorities.

Acronyms

HPB	Historic Preservation Board
HSI	Historic Sites Inventory
PCM	Park City Mountain
PCMC	Park City Municipal Corporation

The Opportunity

The City is seeking to continue to protect and defend the Historic District through education, guidelines and regulations. **The Historic District is Home**—it embodies the best of the small town character and sense of place in Park City. The Planning Department recently completed research demonstrating a commitment to Historic Preservation (beginning with Main Street) dating back to 1963. The City Council goals are spelled out in two full chapters of the 2014 General Plan and in the defined Purposed of each of the six Historic District zoning Districts.

Background

On February 9 and 10 the City Council met for their Annual City Council Retreat. As is customary each year, the City Council reviewed and updated the Priorities to which they would like staff to pay extra attention to this year.

The three Critical Priorities of Transportation, Housing, and Energy did not change, however, it was determined that the Top Priorities needed to be revised somewhat. Council added a few new Top Priorities as well as changed the name of several. In a later work session Council indicated which Top Priorities they wanted staff to bring back for further discussion in the near future:

- Community Engagement
- Diverse Community Participation
- Historic Preservation
- Environmental Health
- Conservation of Natural Resources
- Affordability

Top Priorities

- Top Priorities are defined as topic areas in which “City Council would like to see significant progress”.
- These are “marching orders” for which Council would like to have a detailed and specific action plan where significant progress can be achieved. This could be considered a course correction from a previous plan, thus staff is looking for “new” direction.
- For every Top Priority, staff will schedule the Top Priority item into a City Council work or study session for discussion and to review a detailed and specific action plan.
- Council’s Long-term Strategic Plan identifies Priorities and Desired Outcomes. Desired Outcomes are areas that are considered to be important to the City, but do not necessarily need a new plan of action.
- Council Priorities may include areas that are not under the operational control of the City or do not have dedicated staff working on them. Council may still identify these areas so that the City/staff may be able to provide support to another entity that does provide that service.
- Council Priorities should be reviewed annually to ensure laser focus of meeting Council’s objectives. Of course, staff wants to be able to respond to all of Council’s identified issues, but this list should be kept relatively short for the areas where Council has the upmost concern.

Analysis

Historic Preservation Goals:

1. Recognizable Historic District containing subordinate and appropriate infill development.
2. Build the Historic District’s brand identity through education and outreach.

3. Demonstrate the responsibility of living in the Historic District.
4. Increase clarity and consistency of development reviews in the Historic Districts.
5. Codification of the Design Guidelines in accordance with new state legislature land use regulations.

Recent Historic Preservation Accomplishments:

1. Completed structural upgrade to McPolin Barn with no impairment to Landmark status.
2. Negotiated 15 year funding agreement with Park City Mountain for mine site stabilization and provided regulatory support to the ad hoc Friends of Historic Mine Sites.
3. Completed amendments to Historic District Design Guidelines for designated Historic Buildings to be up for adoption by City Council in summer 2017. Staff anticipates having a joint HPB-City Council work session in June to go over the revisions for the Design Guidelines for historic residential and commercial buildings.
4. Received \$6,000 from Utah Certified Local Government grant program to cover a portion of preservation consulting services, memberships, and conference attendance.
5. Accomplished the rezoning of lands adjacent to the Historic District and preserve three Historic homes and added more than 82,000 square feet (about 1.9 acres) of Open Space, with the support of the property owners and neighborhood.
6. Implemented the Steep Slope Condition Use Permit Conditions of Approval restricting excavation in the Historic Districts during winter season.
7. Negotiated the Storefront Enhancement Program for the Historic Main Street area, maintaining storefront rhythm and scale and small town feel.
8. Negotiated the restoration of Historic homes at 1450 and 1460 Park Avenue.
9. Negotiated the restoration of the Landmark Kimball Garage and addition(s).
10. City accepted two (2) Heritage Awards for Preservation Utah for our stewardship of the McPolin Farm as well as our partnership with Vail to stabilize the California Comstock.
11. Finalized reporting for the National Trust Grant that funding the walking tour app, partially developed by the City Historic District team.
12. Reviewed 116 Historic District Design Reviews-Pre plus 30 formal Historic District Design Reviews.
13. Staff reviewed eight (8) Determination of Significance applications. Of these, two (2) new houses were added to the Historic Sites Inventory (HSI), staff maintained the historic designation of the Star Hotel at 227 Main Street, and one (1) chicken coop was removed from the HSI in an effort to keep our inventory current.

Recommended Next Steps for City Council to Consider

Historic Preservation Next Steps:

Immediate

1. **Unveil 2016 Historic Preservation Award.** 2017 marks the fifth anniversary of the Historic Preservation Award program. This year, the HPB will be partnering with City Council to unveil a wood block print of the California Comstock by artist Hillary Honadel as well as present plaques to current and past award winners during May, which is National Historic Preservation Month.
2. **Grand Reopening of the McPolin Barn.** With the stabilization complete, staff is working with Farm Manager Denise Carey and the Sustainability Department to plan a reopening ceremony as part of the Your Barn Door Is Open event in June.
3. **Partnership with Park City Mountain/Vail Resorts to stabilize mine structures.** Last year the City's partnership with Vail invested approximately \$63,000 into the stabilization of the California Comstock. This year, in accordance with an MPD condition of approval, a total of \$13,334 will be invested by PCMC and PCM in stabilizing the King Con Counterweight. The project is proposed to be completed during summer 2017.
4. **Vernacular Architecture Forum (VAF) Conference.** Staff has partnered with the LDS Church, Preservation Utah, Utah Division of State History, and others to plan the 2017 VAF Conference in Salt Lake City (May 31-June 3). As part of the tour, 100 participants will be engaging in a one-day tour of Park City. The tour will include a self-guided tour of the Historic District including stops at the Egyptian Theatre, High West, and the Park City Museum. Participants will then learn about the development of the ski industry with a bus tour of Deer Valley and finish the day with a cocktail reception at Utah Olympic Park.

In Progress

1. **Storefront Enhancement Program.** Complete façade-width ordinance requiring Main Street business to maintain historic façade dimensions in support of the Storefront Enhancement Program.
2. **Design Guideline Revisions.** Staff has completed reviewing revisions and amendments to the Design Guidelines for Historic Structures with the HPB; we will be reviewing them jointly with the HPB and City Council in June. In April 2017, staff began working on revisions to the Design Guidelines for New Infill Construction with the HPB.
3. **Historic District Grant Program.** The Planning Department has contracted Kjersti Monson of Duval Companies to help us revise our Historic District Grant Program. We hope to present Ms. Monson's findings to the HPB in June and

move forward with City Council adopting a resolution to restructure the grant program in summer 2017.

Ongoing

1. **Historic District Branding.** Continue to build brand presence for historic neighborhoods and increase awareness of the importance of heritage resources. This would include:
 - a. Annual Historic Preservation award
 - b. Preservation Month event at McPolin Barn as part of the Your Barn Door is Open (YBDIO) event.
 - c. Complete a brand outreach program and update public information for new and old residents.
 - d. Media and new identity signs for historic neighborhoods.
2. **LMC Amendments to address flat roofs.** Since summer 2016, staff has been working with the design community and HPB to address the impacts of flat roofs on the Historic District. Staff held a public outreach session with the design community on August 24th and September 21st, 2016 to discuss flat roofs and rooftop decks. Staff also met with the HPB on August 3, 2016 [[Staff Report](#) (starting page 107) and [Minutes](#) (starting page 16)] and March 1, 2017 [[Staff Report](#) (starting page 153) and [Minutes](#) (starting page 36)] to review proposed changes. We are currently working on a flat roof study to study the different flat roof solutions seen in the Historic District.
3. **Coordinating the LMC and Design Guidelines.** Continuous interaction with the Land Management Codes and Guidelines to assure the intended and un-anticipated consequences of implementation protects the character and setting of the Historic Districts.
4. Coordinate with other departments regarding the City Council goals for the Historic Districts and site inventories.
 - a. Work to achieve mutual goals with other departments to set the standard of preservation, conservation and supporting the public necessities.
 - b. Set up workshops and quarterly meetings to discuss common issues.
5. **Recalcitrant property owners.** The Building and Planning Departments are collaborating to ensure completion of construction on historic structures in a timely manner and in accordance with approved Historic Preservation Plans to prevent the loss of historic materials.

Future

1. **Expand National Register Main Street District.** Based on the results of CRSA's intensive level survey, staff anticipates hiring a consulting firm to expand

the National Register boundary to the south in order to capture additional historic resources. Staff anticipates beginning this project spring 2018.

2. **Character Zone Study.** Staff anticipates hiring a consulting firm to complete a preliminary analysis of historic neighborhood character zones and cultural landscape protection starting in summer 2017. The study will contribute to staff's Design Guideline revisions and provide property owners a set of character defining features specific to each neighborhood.
3. **Ski Era Architecture.** Staff anticipates returning to City Council in summer 2017 in order to discuss options to preserve Ski Era architecture.
4. **Update the Historic Sites Inventory.** CRSA completed their intensive level survey in 2016. Staff has been working on updating the City's Historic Site Forms to reflect the new information. The HSI will be re-adopted when the forms are complete.

Department Review

The following departments have reviewed this staff report: Planning, Community Development, Budget, and Legal.

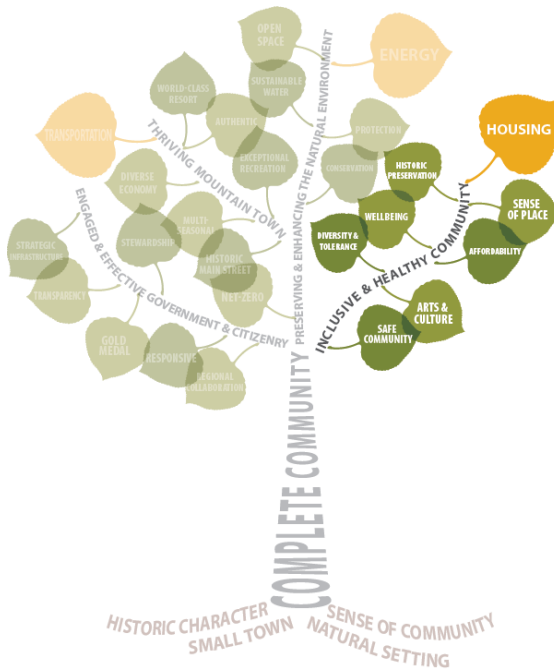
Exhibit A—Council Priority Sheet

Progress Report: Spring 2017

Our Value Statement:

Protect and defend the Historic Districts through education, guidelines and regulations.
The Historic District is Home—it embodies the best of the small town character and sense of place in Park City.

Long-term Strategic Plan



Goals:

- Recognizable Historic District containing subordinate and appropriate infill development
- Build the Historic District's brand identity through education and outreach
- Demonstrate the responsibility of living in the Historic District
- Increase clarity and consistency of development reviews in the Historic District

Next Steps:

- Intensive Level Survey updates
- Rezone of BLM Parcel 18
- Façade-width ordinance for Main Street
- Historic District Design Guidelines update
- Historic District Grant Program update
- Stabilization of key mine site structure
- Expansion of the National Register Listing
- Historic neighborhood character zones
- Vernacular Architectural Forum tour

Accomplishments:

- Completed structural upgrade to McPolin Barn with no impairment to Landmark status.
- Negotiated 15 year funding agreement with Park City Mountain for mine site stabilization and provided regulatory support to the ad hoc Friends of Historic Mine Sites.
- Completed changes to Historic District Design Guidelines for designated Historic Buildings to be up for adoption by City Council in spring 2017.
- Received \$6,000 from Utah Certified Local Government grant program to cover a portion of preservation consulting services, memberships and conference attendance.
- Negotiated the restoration of Historic homes at 1450 and 1460 Park Ave.
- Negotiated the restoration of the Landmark Kimball Garage and addition(s).
- Reviewed 116 Historic District Design Reviews-Pre plus 30 formal Historic District Design Reviews.

Key Performance Indicator

Percent rating positively (e.g., excellent/good, very/somewhat safe)

2011	2013	2015	Comparison to other communities 2015
------	------	------	--------------------------------------

Overall built environment

N/A

77%

75%

Similar



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Park City Municipal's law enforcement officers work to consistently act in accordance with established policies and procedures. Accordingly, the PCRC was created to act as an advisory body, which reviews complaints filed against police personnel and/or police procedure. The PCRC consists of five members. Two are City Manager appointed City staff members, one of whom is the Chairperson. Three of the members are citizen members appointed by the City Council. All three of the citizen member positions are at the end of their terms. In accordance with the Policies and Procedures, staff recommends staggered terms to always maintain experienced committee members and consistency.

Respectfully:

Michelle Downard, Deputy Chief Building Official



City Council Staff Report

Subject: Police Complaint Review Committee Appointments
Author: Michelle Downard, Deputy Chief Building Official
Department: Building Department
Date: May 25, 2017
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council to appoint Don Horwitz, Michael J Collins and Mellie Owen to the Police Complaint Review Committee (PCRC) vacancies for staggered terms, starting on July 1, 2017.

Acronyms

PCRC – Police Complaint Review Committee

Background

Park City Municipal's law enforcement officers work to consistently act in accordance with established policies and procedures. Accordingly, the PCRC was created to act as an advisory body, which reviews complaints filed against police personnel and/or police procedure.

The PCRC consists of five members. Two are City Manager appointed City staff members, one of whom is the Chairperson. Three of the members are citizen members appointed by the City Council. All three of the citizen member positions are at the end of their terms. In accordance with the Policies and Procedures, staff recommends staggered terms to always maintain experienced committee members and consistency.

Analysis

The PCRC vacancies were advertised within the Park Record on Saturday, March 18, 2017, the Park City Website and social media. The application period closed on March 31, 2017. Six applications were received from eligible candidates. Interviews were conducted on April 27, 2017 ([packet, pg 4](#)) and May 11, 2017 ([packet, pg 36](#)).

Staff recommends for Council to appoint Don Horwitz (3 year term), Michael J Collins (3 year term) and Mellie Owen (2 year term). Staff has notified the selected appointees to complete and submit a background check that complies with the PCRC Policies and Procedures.

Department Review

The Police, Legal and Executive Department have reviewed this report.

Funding Source

No funding is needed for appointment, as members are not compensated.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Since 2011, the Park City Historic Preservation Board (HPB) has selected an annual recipient of their Historic Preservation Award. The HPB commissions an art piece of the award recipient which is displayed in the hallways of the Marsac Building (City Hall). The 2016 award winner was the California Comstock mill building, and a wood block print by Hilary Honadel was commissioned. It will be displayed in the hallways of the Marsac Building.

Respectfully:

Anya Grahn, Planner II



City Council Staff Communications Report

Subject: 2016 Historic Preservation Awards
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: May 25, 2017
Type of Item: Historic Preservation Awards

On Tuesday, May 23rd, the Historic Preservation Board partnered with Councilwomen Nann Worel and Cindy Matsumoto to present this year's Historic Preservation Award winners following Coffee with Council.

This is the fifth year that the Historic Preservation Board (HPB) has chosen to recognize significant preservation projects in the community. The award is not meant to compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

In 2011, the Historic Preservation Board recognized the exemplary adaptive reuse of the High West Distillery and the City commissioned artist Sid Ostergaard to create an oil painting depicting the structure. Since its inception, four (4) additional Historic Preservation Awards have been presented by the Historic Preservation Board:

- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and 515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)
- 2015: 562 Main Street (Cara Jean Means)

These paintings are on display on the main and upper levels of the Marsac Building, in the public hallways where they can be enjoyed by visitors to City Hall. In the past, property owners have been presented with a framed copy of the artist's rendering. Going forward, staff will be ordering custom plaques to the property owners that commemorate these projects.

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community.

This year, the Historic Preservation Board selected a total of five (5) award recipients. Of these, the California Comstock was selected as the best project and a wood block print of the structure was commissioned. All five (5) of the award recipients were chosen to be awarded plaques to commemorate their contributions to preservation:

- **264 Ontario Avenue.** The project was completed in early 2016. The applicant raised the house two feet (2') to construct a new foundation, as permitted by the Design Guidelines. The applicant was able to construct a considerable addition; however, it's design steps up the grade to minimize excavation and also reduce the perceived bulk of the structure. The transitional element was also carefully designed to provide a walk-out patio on the flat part of the lot while also preserving a clump of trees. From the street, the house retains its historic appearance with its restored siding, as well as window and door openings. This project received a Historic Preservation Grant from the City in the amount of \$67,928.00. The site is designated as Landmark on the City's Historic Sites Inventory. The site is a great example of Excellence in Restoration.
- **81 King Road.** When this project began in 2014, the historic house had retained its historic form but the house had been covered in wood shake shingles. The original window and door openings remained, but the windows had been replaced with non-historic wood and aluminum windows. The lot was also challenging to develop due to its narrowness and because the historic house sat on the front lot line shared with the King Road right-of-way. The applicant lifted the house two feet (2') to construct a new basement addition, and carefully designed a side addition with an attached garage. The project was completed fall 2016. The house is designated as Significant on the City's Historic Sites Inventory. The site is a great example of Excellence in Restoration.
- **257 McHenry.** This structure had suffered such severe deterioration that the Park City Building Department issued a Notice and Order to Demolish the structure on May 14, 2013. Following further inspections, the Planning Director and Chief Building Official found that the house needed to be reconstructed. The applicant carefully tore off layers of incompatible alterations and materials such as the Bricktex and aluminum siding, aluminum windows, concrete block chimney, and metal work porch columns. They uncovered the original T-shape cottage form and then constructed a side addition containing an attached garage. The house was relocated closer to McHenry Avenue where it is more visible from the public right-of-way. The project was completed summer 2015 and the house is designated as Significant on the City's Historic Sites Inventory. The site is a great example of Excellence in Restoration.

- [1102 Norfolk](#). The house located at 1102 Norfolk Avenue was in poor condition prior to the recent restoration/rehabilitation. This house was panelized, rotated, and restored/rehabilitated. Non-historic additions were removed to restore the historic form and the contractors meticulously saved as much of the historic materials as possible. If the boards were beyond serviceable for use on the exterior of the structure, many were repurposed on the interior of the structure for décor. In addition, staff finds that this house is a great example of a subordinate addition with a single-car garage. The site is a great example of Excellence in Restoration.
- [California Comstock](#). As part of their Conditions of Approval for their Conditional Use Permit (CUP) application, Vail submitted \$50,000 to the City to be used towards the preservation of a list of historically significant structures. Of these structures, it was determined that the historic California Comstock Mill was in need of immediate attention. Vail hired Clark Martinez of Xcavation Company, Inc. to restore the back half of the structure, which had largely collapsed due to neglect. Martinez's crew required carefully removing debris and heavy timbers with a crane in order to stabilize the second level of the structure. Fallen timbers were then put back into place and secured. The structure is designated as Significant on the City's Historic Sites Inventory and is a great example of Embodiment of Historical Context.

Though the award is presented in 2017, the award recipient is selected from a group of nominees whose projects were completed in calendar year 2016.

Background of the Awards

Since 2011, the Park City Historic Preservation Board (HPB) has selected an annual recipient of their Historic Preservation Award. The HPB commissions an art piece of the award recipient which is displayed in the hallways of the Marsac Building (City Hall). The 2016 award winner was the California Comstock mill building, and a wood block print by Hilary Honadel was commissioned. It will be displayed in the hallways of the Marsac Building.

2016 also marked the fifth anniversary of the annual Historic Preservation award. This year, the HBP has chosen to present plaques to all of the award winners of the 2016 award. The recipients are:

- Historic Vincent A. Smith House at 264 Ontario Avenue for its Excellence in Restoration
- Historic Henry Tikkanen House at 81 King Road for its Excellence in Restoration
- Historic House at 257 McHenry Avenue for its Excellence in Restoration
- Historic David Erickson House at 1102 Norfolk Avenue for its Excellence in Restoration
- California Comstock Mill Building

Additionally, plaques will also be presented to past award winners:

- Raddon Dye Works Building at 562 Main Street for its Excellence in Restoration (2015)
- Walter & Anne Wilcocks House at 343 Park Avenue for its Excellence in Restoration (2015)
- Lila Nelson House at 651 Park Avenue for its Adaptive Reuse (2015)
- Shaver House at 337 Daly Avenue for its Compatible Infill Development (2015)
- Historic Garage at 101 Prospect Avenue for its Excellence in Restoration (2014)
- Charles Whitehead House at 929 Park Avenue for its Excellence in Restoration (2013)
- Palace Meat Market Building at 515 Main Street for its Excellence in Restoration (2013)
- Washington School at 543 Park Avenue for its Excellence in Restoration (2012)
- Ellsworth J. Beggs House and Livery Stable for its Adaptive Reuse (2011)

Attachments

Exhibit A – Before and After Photos of Award Winners



Before



After

264 Ontario Avenue



During



Exhibit A—Before & After Photos



Before

81 King Road



After

Exhibit A—Before & After Photos



Before



After

257 McHenry Avenue



During

Exhibit A—Before & After Photos



Before



After

1102 Norfolk Avenue

Exhibit A—Before & After Photos



Before

California Comstock



During



After

Exhibit A—Before & After Photos



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The Victim Advocacy Program (VAP) has been actively serving victims of violent crime in Park City since 2013. As part of the program, victims are served in various ways, including: crisis intervention, follow-up services, assistance filing protective orders, updates regarding court cases, and accompaniment to court. These victims have faced a variety of offenses from domestic violence and sexual assault to lewdness and stalking. Each victim has a unique situation and requires a unique set of services. For this reason, we work with community partners to ensure that victims are given opportunity to take advantage of an assortment of services within the community that can provide wrap-around assistance for those victims. This report includes information on how many services the VAP has provided to victims since the program's inception, as well as updates on the Lethality Assessment Protocol (LAP) that was instituted last year. Volunteer victim advocates continue to assist victims, including Spanish-speaking victims.

Respectfully:

Malena Stevens, Victim Advocate Coordinator



City Council Staff Report

Subject: Victim Advocacy Program Update

Author: Malena Stevens

Department: Police

Date: 5/25/2017

Type of Item: Informational

Summary Recommendation

This Staff Report is an informal update to Council on the Park City Victim Advocacy Program.

Executive Summary

The Victim Advocacy Program (VAP) has been actively serving victims of violent crime in Park City since 2013. As part of the program, victims are served in various ways, including: crisis intervention, follow-up services, assistance filing protective orders, updates regarding court cases, and accompaniment to court. These victims have faced a variety of offenses from domestic violence and sexual assault to lewdness and stalking. Each victim has a unique situation and requires a unique set of services.

For this reason, we work with community partners to ensure that victims are given opportunity to take advantage of an assortment of services within the community that can provide wrap-around assistance for those victims. This report includes information on how many services the VAP has provided to victims since the program's inception, as well as updates on the Lethality Assessment Protocol (LAP) that was instituted last year. Volunteer victim advocates continue to assist victims, including Spanish-speaking victims.

Acronyms

LAP: Lethality Assessment Protocol

VAP: Victim Advocate Program

VOCA: Victims of Crime Act

The Problem

Park City Police VAP continues to offer services to victims of violent crime and their families through a variety of services, including: crisis intervention, follow-up services, assistance filing protective orders, updates regarding court cases, and accompaniment to court. Some victims are assisted through one intervention, such as crisis intervention, and then do not desire additional services. However, most victims utilize multiple services.

The following table illustrates the services provided to crime victims each year the program has been fully in operation and how many victims utilized those services each year. Please note that the current Victim Advocate Coordinator was hired during the

second quarter of FY2013-2014, which is reflected in the lower numbers that year. Please also note that the Victim Advocate Coordinator was out on leave for the second quarter of FY 2016-2017, which equated to lower crisis intervention numbers than the previous two years.

Fiscal Year	FY2013-2014	FY2014-2015	FY2015-2016	FY2016-2017
Crisis Intervention	8	41	60	35
Follow-up Services	37	108	106	104
Protective Order Assistance	12	27	24	17
Up-to-Date Court Case Info	17	40	43	46
Court Accompaniment	9	25	20	19
Volunteer & Community Training	6	6	12	7

In March of 2016 the Park City Police Department instituted the LAP, which is a scientifically researched program designed to decrease domestic violence related homicides. Though Park City has not had a domestic violence related homicide in some time we wanted to utilize this tool to further serve victims and hopefully prevent such a homicide from occurring. Each domestic violence victim is screened through the LAP to determine if they are in high danger (of becoming a homicide victim) and then they are immediately connected to Peace House services as well as VAP services. This has proved to be a helpful resource for officers and has provided an additional tool for them to assist victims who have been repeatedly victimized and those in acute situations. Park City Police continues to institute and refine this program to better serve victims.

The VAP currently has three Spanish-speaking volunteer advocates who assist victims with services in their native language. This has proved especially helpful for victims following their victimization since there are often many financial and other issues impeding them from leaving an abuser, filing continued reports, or being able to improve their situation following abuse. We have Spanish-speaking advocates who provide crisis intervention, and we utilize our Spanish-speaking officers or a language-line if Spanish-speaking advocates are unavailable. We also have a Spanish-speaking advocate who works closely with the Victim Advocate Coordinator to provide follow-up services during the day to assist victims with criminal justice related issues as well as other issues related to victim's abuse situation.

Background

- VAP has been in place since 2012, and consistently implemented since the end of 2013.

- Victims of violent crime are given support, assistance, and resources through on-scene crisis intervention, follow-up assistance, and court advocacy.
- Advocates work with other community providers and agencies to provide wrap-around services for victims.
- Primary crimes we assist with (however, this is not an all-inclusive list): domestic violence, sexual assault, assault, child physical and sexual abuse, lewdness, harassment, stalking, threatening, homicide, robbery, and unattended deaths.
- Since March of 2016 we have been instituting the LAP and have seen success with victims understanding their level of danger and seeking assistance through VAP as well as Peace House.
- The VAP continues to have 6-8 active volunteers, some of whom are Spanish-speaking. These volunteers undergo continuous training to ensure they are prepared to assist victims.

Alternatives for City Council to Consider

No alternatives are needed as this is an informal update regarding the VAP currently in place.

Analysis

This fiscal year, the VAP has continued to serve victims of violent crime, and many victims continue to utilize program services. Each year additional victims are served and more community members are made aware of the services the program provides and assists in accessing, and as the program has become more adept at serving Spanish-speaking victims. Volunteer advocates continue to improve Spanish language services through additional follow-up services.

Department Review

Police

Funding Source

The Victim Advocacy Program is funded through a Victims of Crime Act (VOCA) Grant as well as city funding. Reporting to council is a requirement of this grant, and no additional funding is needed at this time.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Brian Richards and the Latinos in Action students will be coming to City Council this evening to invite Council and the community to come and join them in a community celebration.

Respectfully:

Jennifer Diersen,

City Council Staff Report



Subject: Latino Music Series Special Event & Arte Latino at the Library
Author: Jenny Diersen, Special Events Coordinator
Department: Special Events
Date: Thursday, May 25, 2017
Type of Item: Informational

Executive Summary

The Special Events Department has been working with Brian Richards of Mountain Town Music and two students from Latinos in Action to approve a Level Two Special Event Permit for the Latino Music Series at City Park. The Latino Music Series at City Park will be held on Mondays, June 5th through July 3rd, 2017 from 7:00 to 9:00 p.m. This event is a celebration of Latino Culture, and will include music, crafts, dance and food.

Level Two events are reviewed administratively due to size and estimated number of participants. This is a free community event geared to bring our community together. Staff has made findings that there will be minimal residential impacts regarding possible traffic/parking and noise of the event. The event applicant and staff are promoting walk, bus and bike to the event, as well as will be monitoring the noise levels and impacts of the event which are within the Noise Ordinance. Should staff see a large increase in attendance causing traffic/parking impacts, both the applicant and staff will work to increase mitigations in order to ensure the event operates safely with minimal impacts.

Brian Richards and the Latinos in Action students will be coming to City Council this evening to invite Council and the community to come and join them in a community celebration. Staff appreciates and wanted to recognize Brian's mentorship of these students. Under Brian's supervision, the students have taken on a leadership role to create this fun, engaging and cultural event for our whole community to participate in.

Additionally, the Park City Library has been working with the Christian Center of Park City on the Arte Latino Celebration. The Arte Latino Celebration will kick off on Thursday, June 1 with an art reception for activist and artist Ruby Chacon at 7:00 p.m. The Arte Latino celebration will continue on Saturday, June 3rd starting at 3pm for a community gathering of local Latino artists, art and culture. That same day at the Library at 5pm the Sundance Institute will offer a free screening of [Cesar's Last Fast](#). This activity is not a permitted Special Event, however staff knows that City Council would like to be aware of interesting community events, such as this one.

Department Review

This report has been reviewed by the Special Events, Economic Development, Community Engagement, Park City Library, Legal and Executive Departments.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

In conjunction with City Council's critical priorities, Staff presents to Council the ninth video in the Park City Municipal Spotlight Series. This video showcases the programs and community spirit of the PC MARC. Special thanks to the MARC staff for their enthusiasm and participation in making this video.

In our continuing efforts to engage with the community, Staff's goal is to produce an ongoing video series highlighting the City's work on Council's priorities. These videos showcase the people, projects and programs involved in this effort and serve to inform and update the community. Staff welcomes additional suggestions from Council for future video topics.

Respectfully:

Linda Jager, Community Engagement Manager



City Council Staff Communications Report

Subject: PC MARC Video Premiere
Author: Linda Jager, Community Engagement Manager
Department: Sustainability
Date: May 25, 2017
Type of Item: Informational

In conjunction with City Council's critical priorities, staff presents to Council the ninth video in the Park City Municipal Spotlight Series. This video showcases the programs and community spirit of the PC MARC. Special thanks to the MARC staff for their enthusiasm and participation in making this video.

In our continuing efforts to engage with the community, staff's goal is to produce an ongoing video series highlighting the City's work on Council's priorities. These videos showcase the people, projects and programs involved in this effort and serve to inform and update the community. Staff welcomes additional suggestions from Council for future video topics.

This video was produced by Park City's Eclectic Brew Productions under the direction of Matt Dias, assistant city manager, and Linda Jager, community engagement manager. Please click [here](#) to watch! (password: MARC)



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The following report gives an update of the Main Street Plaza project in regards to the current estimate and budget, value engineering, net-zero goals, paving, and the driveway.

Respectfully:

Matthew Twombly, Senior Project Manager

City Council Staff Communication Report



Subject: Main Street Plaza Project
Author: Matthew A. Twombly & Jonathan Weidenhamer
Department: Sustainability
Date: May 25, 2017
Type of Item: Informational

This informational update is being provided to Council in this Staff Communications report form to allow City Council to decide if staff should:

- a. Proceed with the current design of the plaza, bypass driveway, net-zero, and budget (recommended); or
- b. Bring this item back to City Council on June 22, 2017 for additional discussion.

Staff is committed to providing City Council with the best information available, even when this information may be viewed as 'bad news', such as construction industry pressures that are driving up the price of capital projects, or feedback to Council on potential project scope creep. This report contains this type of feedback and instead of providing Council with this information in a work session, staff thought it would be helpful to Council to have time to consider this information outside of a work session and then provide feedback to staff.

Main Street Plaza Project Budget

On August 11, 2016 City Council expressed support for the Schematic Design and directed staff to proceed with the Design Development, planning/entitlement process, and Construction Documents with the goal of beginning construction in 2017. Based on the schematic design presented at that time, a cost estimate was developed for the project by an independent cost estimating consultant. The schematic design estimate was \$7.526 million.

At the direction of City Council, from August 11, 2016 to November 3, 2016, staff including Economic Development, Budget, the Assistant City Manager and the Community Development Director worked collaboratively with the design team to value engineer the project, balancing Council's goals, finish aesthetics, design, program, and costs.

On November 3, 2016 City Council discussed the project team's value engineering recommendations to meet the project budget of \$7 million. Council discussed the removal of the green roof for solar panels, the purpose of the pavilion for shade and solar panels, and the necessity and location of the elevator. At this meeting Council also awarded the full design contract to GSBS in order to allow the project team to proceed with the project design (design development, planning approval process, construction documents and construction administration).

Between November 3, 2016 and March 30, 2017, the project team further developed design development drawings including details of the play feature, water feature, and investigated paving options and conducted a preliminary traffic study for the area. On March 30, 2017 the Council discussed the project design update and directed staff to continue in the design process.

Based on the current design development level of design, the design team staff had the cost estimator perform another cost estimate and discussed the estimate with the project team. After some minor adjustments the current cost estimate is at \$8,215,051 (exhibit A).

The cost estimate includes:

- 5% design contingency (~\$300,000);
- 3% inflation for 2018 construction (~\$180,000);
- \$325,000 for the pavilion and solar panels on both structures, and
- An additional \$200,000 in owner's construction contingency.

The construction industry is seeing large cost increases mostly due to

- A shortage of skilled trades and subcontractors – many of whom left the industry during the recession;
- Inflation in the cost of materials; and
- The construction industry is currently booming especially in the Salt Lake region.

Value Engineering & Staff Recommendation

At the completion of design development drawings staff will begin the planning process by submitting for the Conditional Use Permit. We are at that juncture now. The plat has been approved by the Planning Commission. Council could direct staff to look at additional value engineering/reduction in scope, but that would require additional time and likely significant design implications, such as reducing the number of parking spaces or amenities such as the water feature. Staff recommends proceeding with the current design in order to meet:

- a) Council and the Community's stated goals for the plaza; and
- b) A construction start in the spring of 2018 with a spring 2019 completion.

Staff continues to be concerned that delaying the project will only increase costs due to the rising cost of construction. The plaza continues to be stated as the HPCA's highest priority. As such, staff recommends that future downtown projects, such as Miner's Plaza, Scheur's Plaza or Coalition Plaza be deferred until additional Resort City Sales Tax revenues come in, or funding reprioritized during the next budget cycle for FY 2019.

Net-zero

Because of the limited roof area to install solar panels the current design falls slightly short on the net-zero goal. The net-zero goal for the plaza is conservatively estimated at 35.5 kilowatts and in the current design the solar panels can only generate 26 kilowatts. The current design includes approximately 80 solar panels and to be net-zero

the plaza would require 110 panels or 30 more. The incremental cost for the currently designed 26 kilowatt system is estimated at approximately \$325,000. A portion of this cost is attributed to the (structure of the) pavilion itself.

Paving Update

On March 30, 2017 Council considered the design update, type of curb, potential of brick paving on Main Street and the estimated cost increase to the budget. As an outcome of that discussion, the current design includes:

- Brick pavers on the east side of the sidewalk extending from the plaza;
- High Back granite curb (consistent with the rest of Main Street) on the east side of the street;
- Asphalt Main Street;
- Granite curb at west;
- Granite pavers on west sidewalk (consistent with the rest of Main); and
- Main Street brick paver crosswalks at the north and south ends of the plaza.

Driveway

The design of the project has consistently included a driveway as an option to bypass Main Street when it is shut down for special events (a few times a year such as street dance). As the scope of the project evolved over the past two years the plaza has become more of a public park space than an event plaza. The bypass driveway has remained but it has never been designed to handle typical auto/truck traffic and can only be used if it is manned with traffic control or if used for one way circulation for non-truck traffic. The design intent has been to keep the drive closed, and the space integrated into the plaza use for pedestrian traffic, except when Main Street is shut down for an event. This has been integral to the goals of maintaining pedestrian connections to Swede Alley and maintaining neighborhood scale.

Complaints from Hillside and upper Main Street residents began to increase when Hillside was reconstructed to minimum safety widths in 2009. As the plaza concepts were developed, area residents continued to voice concerns about the impacts of commercial traffic and circulation on their adjacent residential neighborhood. At the outset, potential impacts stemming from the Main Street Plaza project were considered a separate issue from the neighborhoods ongoing frustration with impacts on Hillside Avenue stemming mostly from service and delivery vehicles.

On February 5, 2016 staff executed a professional service agreement with Parametrix Engineering to analyze Main Street, Swede Alley and Hillside area traffic circulation. The initial traffic study scope and preliminary findings were that the Plaza project would not bring additional traffic and circulation impacts to the downtown.

In January of 2017 staff received additional complaints from the residents of Hillside regarding the commercial vehicle traffic. Staff met with the residents and discussed additional mitigation measures to expand the Parametrix Engineering scope to address the issues. None of these issues were tied to scope of the Plaza. However, because of ongoing input from Council, on February 17, 2017, staff expanded the initial Parametrix

Engineering scope to also review the plaza driveway design with regard to intersection turn radius.

The preliminary report from Parametrix Engineering considered turning radii for the Main Street Trolley, a fire truck and a medium truck. The analysis determined that all three of these vehicles would have to off track into the adjacent lane on the driveway and or leave the pavement to make their turning movements. The turning movements, especially from Main Street south on Swede are made worse by the sightlines of the new parking structure and the narrowing (existing) of Swede Alley. The driveway as currently designed would not provide a functional level of service for daily or even minimal use for medium or large truck traffic. It would also not allow the Trolley to function on it unless it is one way.

On March 30, 2017, during an update on the plaza design, Council continued to consider ongoing concerns voiced by the neighborhood. Discussion arose about options for the driveway including using it as the trolley turnaround and other circulation patterns such as a full, two lane road for example for the duration of the Film Festival. This was inconsistent with the design philosophy that staff and the design team had discussed prior, in that we anticipated using the driveway only for shorter term events, and that the neighborhood concerns were being addressed as a separate issue. In response, the scope of Parametrix was further expanded to:

- Provide analysis of this proposed new bypass driveway - The analysis will provide positive and negative impacts of the road as a temporary versus permanent thoroughway with consideration to the road being used as a trolley turn-around;
- Improve signage on Hillside Avenue – Parametrix will identify a signage scheme that will help drivers better understand rights-of-way between uphill and downhill traffic;
- Analyze a potential one-way street on Main Street from Swede Alley to Hillside including direction, excess pavement and loading/unloading areas for businesses and commercial businesses;
- Evaluate the feasibility of a potential new road around the south side of China Bridge – Evaluate a potential road intended to be used for taxis, shuttles other ride-sharing vehicles for queuing purposes. The evaluation will identify potential fatal flaws and other concerns;
- Analyze a cul-de-sac staging area for ride sharing services at the Bob Wells parking lot – Recommendations will be provided for ride sharing staging, pick-up, drop-off and other consideration. Circulation, mitigation for loss of parking will be evaluated as part of this task;
- Analyze pockets of parking along Swede Alley and in front of China Bridge garage to designate as ride sharing pick-up/drop-off stations – This analysis will include how potential ride sharing pick-up/drop-off station locations would work with a new road just south of the China Bridge garage and how they would work with a potential ride share use of the Bob Wells parking lot.

Staff expects preliminary findings in approximately 2 months.

Expanding the plaza driveway/bypass into a full, two lane road would require a major redesign of the entire plaza. It would also reduce the size of the parking structure. This would have cost implications to the design contract and the loss of parking and functional plaza space, such as possibly precluding the large, flexible space for tents. We would also have to make amendments to the plat if it were to be considered a City "Street" and function as such. Staff is also concerned that a significant redesign would delay the planned start time of spring 2018. Staff is not recommending changing the current design with regard to the driveway or overall plaza. Staff recommends proceeding with the current design of the plaza, roadway, net-zero, and budget.

Staff seeks affirmation from Council to begin the planning process based on the current design (and budget). Should Council desire additional discussion on this topic, staff would return to Council on June 22, 2017.

Exhibit A

PARK CITY, UTAH

Page 1

PARK CITY MAIN STREET PLAZA

M A S T E R S U M M A R Y

Design Development Construction Cost Estimate
May 4, 2017

SECTION	COST/SF			COST
BUILDINGS & PARKING STRUCTURE	17,145	GSF	281.12	\$4,819,750
SITE IMPROVEMENTS	33,926	SF	48.17	\$1,634,302
TOTAL (Construction)				\$6,669,051
SITE LEED CERTIFICATION / NET-ZERO				Included Below
SOFT COSTS				\$300,000
CONCEPTUAL DESIGN				\$210,000
SCHEMATIC DESIGN				\$261,000
DESIGN DEVELOPMENT-CA				\$575,000
CONSTRUCTION CONTINGENCY	3.0%			\$200,000
TOTAL (Project)				\$8,215,051

NOTES: Costs are for Construction Only.

Costs are Based on an Open Competitive Bid Basis Utilizing a CM/GC Process.

Costs are Based on a Construction Start of Spring 2018.

Costs Include Premiums for a Net-Zero Site.

Main Street repaving and grading from another funding source and are not included.

Playground feature costs are in another budget and are not included.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The Special Events Department received a new Special Event Application for the Kids Adventure Games.

The Kids Adventure Games is planned to take place wholly on Park City Mountain Resort property on June 16-18, 2017. The games are team activities consisting of multi-sport events for kids ages six through fourteen. Currently there are 4,000 anticipated to attend the event over the weekend. All parking and traffic impacts will be kept to the Park City Resort property. Registration and event promotion have already begun for the Kids Adventure Games. The Special Event has categorized this event as a Level Two Event based on the potential impacts it could cause. This event categorization gives staff the authority to approve the event administratively.

Respectfully:

Jennifer Diersen,

City Council Staff Report



Subject: Level Two Special Event - Kids Adventure Games at Park City Mountain
Author: Tommy Youngblood, Special Events Coordinator
Department: Special Events
Date: Thursday, May 25, 2017
Type of Item: Informational

Executive Summary

The Special Events Department received a new Special Event Application for the Kids Adventure Games.

The Kids Adventure Games is planned to take place wholly on Park City Mountain Resort property on June 16-18, 2017. The games are team activities consisting of multi-sport events for kids ages six through fourteen. Currently there are 4,000 anticipated to attend the event over the weekend. All parking and traffic impacts will be kept to the Park City Resort property. Registration and event promotion have already begun for the Kids Adventure Games. The Special Event has categorized this event as a Level Two Event based on the potential impacts it could cause. This event categorization gives staff the authority to approve the event administratively.

Problem & Opportunity

The Kids Adventure Games will take place throughout the weekend, but particularly on Saturday, June 17, the same day as Savor the Summit.

Over the past two years, staff worked with other event applicants, specifically Ragnar, to move the Ragnar Relay event off the June date due to concerns of impacts of both events occurring on the same day and the required resources from the Fire District needed for both events..

While staff finds that the new event can coexist with Savor the Summit, and finds that the new event will not cause significant impacts to traffic or the residential areas, staff wanted to bring this to the attention of City Council. Staff plans to approve the event unless the City Council would like additional information considered.

Department Review

This report has been reviewed by the Special Events, Economic Development, Communications, Legal and Executive Departments.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The Sustainability Department will be embarking on an open space tree planting program to explore the possibilities of enhancing the carbon sequestration potential of existing open space properties, consistent with the City's energy goals, namely the net-zero carbon goals.

Respectfully:

Heinrich Deters, Trails and Open Space Program Manager

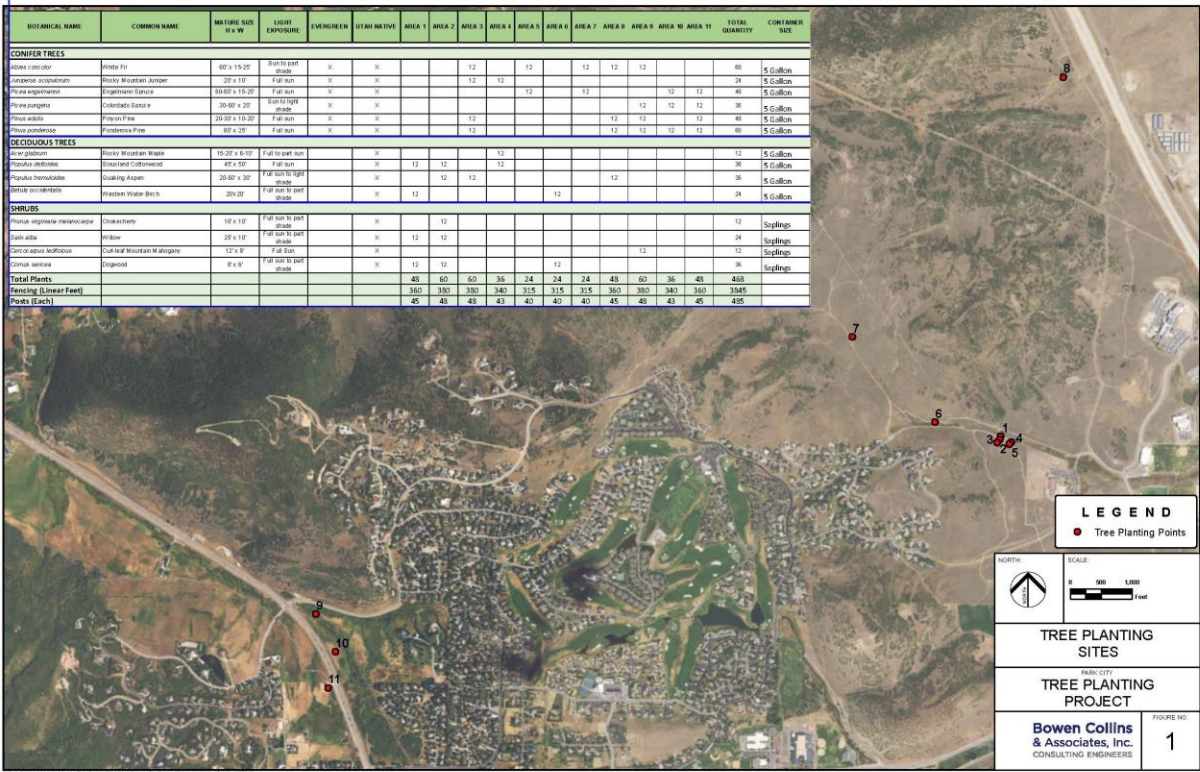
City Council
Staff Communications Report



Subject: Tree Planting Pilot Program
Author: Heinrich Deters and Luke Cartin
Department: Sustainability
Date: May 25, 2017
Type of Item: Informational

The Sustainability Department will be embarking on an open space tree planting program to explore the possibilities of enhancing the carbon sequestration potential of existing open space properties, consistent with the City’s energy goals, namely the net-zero carbon goals.

The program enlisted the help of Bowen Collins, as the City’s forestry consultant, Summit Land Conservancy, a local land trust resource who holds several open space easements in Summit County, and Maria Barndt, Park City Municipal’s Landscape Gardner. The team created a map of proposed sites, in addition to a list of native seedling and sapling species.



Furthermore, staff has been collaborating with Utah State University’s Forestry Extension to determine the species that absorb the most carbon from the atmosphere,

which helped guide selection of tree species for planting. Additionally, Utah State University's Ecology Center will help to determine the best approach to measure the soil Carbon content of the areas around the plantings. The intent of this activity is to gather hard data on land management techniques and the impact of the tree plantings on soil carbon capture.

On June 4th, staff and volunteers will assemble to assist in the plantings. For more information on how to volunteer, you can email Sara Jo Dickens at sarajo@wesaveland.org

Staff intends to explore numerous variables associated with the pilot project to better understand survival rates for the program. These include but are not limited to, differing watering maintenance and wildlife fencing approaches.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Over the past two years, extensive community engagement and education efforts have focused on gathering input on the community priorities in this area. There is a recently completed Recreation Master Plan including uses for the community center in City Park. There has also been a significant amount of focus on senior and multi-generational needs in the community.

The construction of the Community Center is essential to the overall timeline to move the Seniors and begin construction of the Woodside Park Phase 2 affordable housing development, located where the existing senior center is on Woodside Avenue. The development of affordable housing is a critical priority for Council. The City Park Community Center will also help meet the community needs for community recreation, senior programs and flexible, multi-purpose space.

Staff recommends entering into a professional services agreement with Alliance Engineering to complete the survey work in order to proceed with the plat and land use approval process for the Community Center.

Respectfully:

Matthew Twombly, Senior Project Manager

City Council Staff Report



Subject: City Park Survey and Community Center Plat
Author: Matt Twombly
Department: Sustainability
Date: May 25, 2017
Type of Item: Administrative – Award of Contract

Summary Recommendation

Authorize the City Manager to enter into a professional service provider agreement in a form approved by the City Attorney's Office with Alliance Engineering Inc., for the survey of City Park and plat for the Community Center project in an amount not to exceed Thirty Five Thousand Dollars (\$35,000).

Executive Summary

Over the past two years, extensive community engagement and education efforts have focused on gathering input on the community priorities in this area. There is a recently completed Recreation Master Plan including uses for the community center in City Park. There has also been a significant amount of focus on senior and multi-generational needs in the community.

The construction of the Community Center is essential to the overall timeline to move the Seniors and begin construction of the Woodside Park Phase 2 affordable housing development, located where the existing senior center is on Woodside Avenue. The development of affordable housing is a critical priority for Council. The City Park Community Center will also help meet the community needs for community recreation, senior programs and flexible, multi-purpose space.

Staff recommends entering into a professional services agreement with Alliance Engineering to complete the survey work in order to proceed with the plat and land use approval process for the Community Center.

Acronyms

CIP	Capital Improvement Program
FY	Fiscal Year
HDDR	Historic District Design Review
PCMC	Park City Municipal Corporation
RFP	Request for Proposals

The Opportunity

The construction of the Community Center is part of the overall goal to develop affordable housing at the Woodside Park location. The construction of the Community Center is essential to the overall timeline to move the seniors and begin construction of the Woodside Park Phase 2 affordable housing development, located where the existing senior center is on Woodside Avenue. There are also identified recreation and

community needs for a new Community Center in City Park. The survey work and plat are necessary for the approval process for the Community Center.

Background

- Landmark Design presented to City Council the Mountain Recreation Facility Master Plan (MRFMP) on November 17, 2016. This plan identifies a community center encompassing a main level of 11,300 sf, a partial upper level of 5,600 SF and a basement of 3,800 sf. The MRFMP can be found at [Link](#) - p. 11-13.
- On December 1, 2016 City Council directed staff to pursue construction of a community center that will house the summer recreation program and senior uses as “anchor” users of a shared, community flexible space. The space is planned to be located at the City Park ([report link](#)).
- As part of the Elliott Workgroup contract the preliminary programming has been incorporated into a concept design ([report link](#) p310).
- On April 27, 2017 City Council awarded a professional services provider contract with Sparano + Mooney for scoping, concept finalization, schematic design and budget development for the City Park Community Center ([report link](#) p 296).

Alternatives for City Council to Consider

Staff recommends that City Council approve a contract with Alliance Engineering for the survey of City Park and the platting of the Community Center. Council should consider the following alternatives:

1. **Recommended Alternative:** Enter into a professional service provider agreement in a form approved by the City Attorney’s Office with Alliance Engineering Inc., for the survey of City Park and plat for the Community Center project in an amount not to exceed Thirty Five Thousand Dollars (\$35,000).

Pros

- a. The award of the contract will enable the topographic survey be completed as required by the Land Management Code.
- b. The subdivision plat can commence in coordination with the design and engineering of the Community Center as required by code.
- c. The selection committee ranked Alliance Engineering the highest based on their experience in Old Town Park City.

Cons

- a. There is some, albeit minimal risk (the cost for the work) in entering into a professional services provider contract.

2. **Null Alternative:** The City Council could choose not to award the contract to Alliance Engineering.

Pros

- a. None seen.

Cons

- a. Not awarding will delay the project.

Analysis

The Recreation Master Plan identified a concept for this building that includes 8,100 sf of multi-purpose space and 3,100 sf of classroom space within a 22,500 sf building. The basement storage for the Parks Department will likely be relocated and not needed here, leaving about 17,000 sf, conceptually. The concept program identified by Elliott Work Group was for 15,661 sf building.

A Request for Proposals (RFP) for the City Park survey and Community Center plat Project was advertised in the Park Record on April 5th and 8th 2017, in the Salt Lake Tribune April 5th and 6th 2017, Utah Legals and the PCMC website. The submittal deadline was April 24, 2017.

There were five firms that submitted on the RFP. The firms were: Alliance Engineering, Cobb Fendley, Ensign Engineering, Talisman, and Ward Engineering. A committee of staff from Sustainability reviewed the proposals and recommended Alliance Engineering based on their experience in Old Town and the amount of time proposed.

Firm	Proposed Fee	Hours
Alliance Engineering	\$35,000	310
Cobb Fendley	\$65,000	435
Ensign Engineering	\$12,018	113.5
Talisman	\$23,935	203
Ward Engineering	\$23,650	247

City Park is approximately 21 acres and is bounded by Deer Valley Drive (SR 224) on the east and north, Snow Country Condos to the north, portions of Park Avenue to the west, the rear lots and Sullivan road of properties along Park Avenue and Park Station Condominiums to the South. The property is made up of several metes and bounds parcels, old rights of way, abandoned rights of way, and portions of platted rights of way such as 11th and 12th Street, as well as existing Sullivan Road. The map of the requested survey area from the RFP is attached as Exhibit B.

Due to the complexity of the site and their experience in Old Town, the selection committee felt that Alliance's proposal best represented the work required.

Department Review

Legal, Sustainability, and City Manager.

Funding Source

The source of funding for the survey and plat will be from the City Park CIP account.

Attachments

- A Alliance Engineering – Proposed Fee
- B Map of requested survey area

EXHIBIT A

City Park – Community Center Work Plan Cost Estimate

April 24, 2017

- | | |
|---|----------|
| 1. Boundary Survey | \$15,000 |
| <ul style="list-style-type: none">• Research city owned and adjacent parcels and confirm location with field survey. Prepare certified boundary survey drawing.<ul style="list-style-type: none">- Project Manager – 10 hours- Survey Manager – 40 hours- Survey Crew – 40 hours- Draftsman – 40 hours | |
| 2. Existing Condition and Topographic Survey of the Community Center Area | \$5,000 |
| <ul style="list-style-type: none">- Project Manager – 2 hours- Survey Manager – 3 hours- Survey Crew – 15 hours- Draftsman – 30 hours | |
| 3. Existing Condition and Topographic Survey of remaining City Park area from 11 th Street to Deer Valley Drive | \$10,000 |
| <ul style="list-style-type: none">- Project Manager – 5 hours- Survey Manager – 5 hours- Survey Crew – 40 hours- Draftsman – 30 hours | |
| 4. Subdivision Plat | \$5,000 |
| <ul style="list-style-type: none">- Project Manager – 5 hours- Plat Manager – 20 hours- Survey Crew – 5 hours- Draftsman – 20 hours | |

- | | |
|-------------------|---------------|
| • Project Manager |\$135/hr |
| • Survey Manager |\$110/hr |
| • Plat Manager |\$110/hr |
| • Draftsman |\$70/hr |
| • Survey Crew |\$165/hr |

Exhibit B



City Park Property

0 90 180 270 360 450 Feet

1 in = 250 ft





DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Construction at the Quinns Junction Water Treatment Plant (QJWTP) for process, capacity, & energy management upgrades is currently underway. During construction staff has identified several items that will be more effectively provided by the design engineer than the CM/GC contractor, will support the construction, or will further water quality improvement and treatment capacity initiatives.

This staff report includes a recommendation for an addendum to the existing PSA with CH2M to provide design services for the identified improvements and to address specific issues with respect to source reliability, security, and energy management.

Respectfully:

Roger McClain, Water Engineer



City Council Staff Report

Subject: QJWTP Process, Capacity, & Energy Management Upgrades – Engineering Services Professional Services Agreement, CH2M, Inc.
Author: Second Addendum - Project Design and Construction Services
Roger McClain, Public Utilities Engineering Manager
Michelle De Haan, Water Quality and Treatment Manager
Department: Public Utilities
Date: May 25, 2017
Type of Item: Administrative

Summary Recommendation

Staff recommends Council authorize the City Manager to execute the Second Addendum to the Professional Services Agreement (PSA) with CH2M Hill Engineers (CH2M), in a form approved by the City Attorney, for additional design and construction services for the Quinns Junction Water Treatment Plant Process, Capacity, and Energy Management Upgrades Project for an increase to the current contract amount of \$78,900.00 for a total contract amount not to exceed \$1,252,909.00.

Executive Summary

Construction at the Quinns Junction Water Treatment Plant (QJWTP) for process, capacity & energy management upgrades is currently underway. During construction staff has identified several items that will be more effectively provided by the design engineer than the CM/GC contractor, will support the construction, or will further water quality improvement and treatment capacity initiatives.

This staff report includes a recommendation for an addendum to the existing PSA with CH2M to provide design services for the identified improvements and to address specific issues with respect to source reliability, security, and energy management.

The Issue

Staff has identified the need for supplemental engineering services to support ongoing QJWTP construction activities and to further address treatment capacity, water quality, and energy related issues.

Acronyms and Abbreviations in this Report

The following acronyms and abbreviations have been used in this report:

CH2M:	CH2M Hill Engineers, Inc.
City:	Park City Municipal Corporation
CM/GC:	Construction Manager/General Contractor
DDW:	Division of Drinking Water
PSA:	Professional Services Agreement
QJWTP:	Quinns Junction Water Treatment Plant

Background

- October 29, 2015 staff recommended to City Council the PSA for CH2M engineering service to provide the following evaluation items:
 - Water Quality and Treatment for Changing Water Sources Conditions.
 - Energy Management
 - Raw Water Operational Basin, Conveyance, and Renewable Energy.
 - Impacts of Judge Tunnel Treatment at QJWTP, M-I-W Alternative.
 - Develop QJWTP Facility Program
- June 6 - July 19, 2016: RFP was issued, and contractor was selected, for a CM/GC Contractor to implement selected and prioritized improvements at QJWTP
- November 1, 2016: CM/GC construction agreement executed with Alder Construction
- December 15, 2016: Submitted request to DDW for full-scale test to increase capacity of existing QJWTP
- December 21, 2016: Received Temporary Approval from DDW for full-scale test to increase capacity of existing QJWTP

Project related material previously presented as Staff Reports for City Council meetings may be found at:

City Council Agenda Item:

- *Original CH2M PSA – QJWTP Process, Capacity, & Energy Management Upgrades – Engineering Services – October 29, 2015:*
<http://www.parkcity.org/Home/ShowDocument?id=12507>
- *First Addendum to the CH2M PSA – QJWTP Process, Capacity, & Energy Management Upgrades – Engineering Services – September 1, 2016:*
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2181&Inline=True>
- *QJWTP Upgrades Project – Construction Agreement, Alder Construction, Inc. – October 20, 2016:*
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2195&Inline=True>

Proposed Supplemental Engineering Services

During the construction process, the following supplemental engineering services have been identified to support construction and address additional design requirements for treatment upgrades. Services include the engineering support, design services, and the preparation of construction plans and specifications associated with the following treatment plant upgrades:

- Design support for the addition of high service pumps to implement energy optimization study findings (Energy)
- Engineering services to support a treatment plant capacity rerate pilot study (Capacity)

- Engineering services to support acid feed system investigation/piloting (Water Quality)
- Structural design for safety access/maintenance platforms (Process)
- Structural design for vessel piping support system (Process, Water Quality)
- Additional operational programming assistance (Process, Water Quality)
- Concept design plan for modifications/improvements within the QJWTP required to incorporate the proposed OSB into the treatment process (Process)

Structural design services for access platforms and piping support system are included in the CM/GC construction agreement. However, due to the complexity of the piping design the CM/GC has agreed that the design will be best provided by the treatment design engineer. The increase in Design Engineer fees will be offset by a reduction in the CM/GC construction fee.

Staff has reviewed and negotiated the scope and associated fee contained in CH2M's design and construction services proposal. The scope of services and fee estimate is included as Attachment A to the Staff Report and will be included in the Second Addendum to the QJWTP Process, Capacity, & Energy Management Upgrades project engineering services.

Staff feels that the supplemental professional services and associated fees are usual and customary with designs of this type, scope, and complexity and is recommending authorization of the Second Addendum to the PSA.

The scope and fee proposal agrees with the CM/GC construction timeline for upgrades to the QJWTP.

Considerations Related to the Additional Engineering Services

This section provides pros and cons and next steps associated with the recommended addition to engineering services and increase in fees.

Pros

- a. Enables completion of treatment improvements and upgrades to enable the treatment to meet water supply production requirements and DDW water quality requirements
- b. Integrates elements that have been identified to promote sustainable design practices and energy initiatives

Cons

Increases capital improvement project costs that could be utilized for other purposes

Consequences of not authorizing services:

The QJWTP is an integral part of the City's existing water source portfolio. Should changing raw water quality conditions exceed existing treatment facility capabilities, QJWTP could be shut down until the raw water can be treated to meet water quality standards. Other sources would be relied upon

during that time which may create the inability to meet existing water obligations.

Department Review

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

Funding Source

The funding for the Second Addendum is from water service fees and is included in the approved 5-year Water CIP.

Attachments

- Attachment A QJWTP Process, Capacity, & Energy Management Upgrades Design and Construction Services - Scope of Services
- Attachment B QJWTP Process, Capacity, & Energy Management Upgrades Design and Construction Services – Fee Summary

ATTACHMENT A

QJWTP Process, Capacity, & Energy Management Upgrades Design and Construction Services – Second Amendment Scope of Services CH2M Hill Engineers, Inc.

Engineering Services for Quinns Junction Water Treatment Plant

PCMC developed a program for the QJWTP facility that identified treatment plant improvements to address changing influent raw water quality, energy optimization, facility capacity upgrades. The City has entered into a CM/GC contract and construction is currently underway.

The need for additional services has been identified to support the treatment system modifications and construction. The scope of services amendment items are as follows:

- Design support for high service pump improvements to implement energy optimization study findings
- Engineering services to support a treatment plant capacity rerate pilot study
- Engineering services to support acid feed system investigation/piloting
- Concept plan for introduction of OSB related improvements
- Additional operational programming and commissioning assistance
- Supplemental design services
 - Structural design for safety access/maintenance platforms
 - Structural design for vessel piping support system

Project 1 – High Service Pump Improvements

The work covered under this Scope of Services includes engineering design support for the installation of high service pumps implement energy optimization study findings. The addition of high services pumps and associated electrical and control systems for the purpose of energy optimization at the QJWTP is defined as the Project.

To support the addition of pumps and controls, the City is requesting the consultant perform the following support services:

1. Review pump curves and provide recommendations with respect to application.
2. Provide pump related electrical system and pump controls design.
3. Review of Shop Drawings and Submittals: Upon request by OWNER, ENGINEER will review the CMAR/CMGC Contractor's shop drawings and other submittals. ENGINEER's review of shop drawings, samples and submittals shall be for general conformance with the design concept and general compliance with the requirements of the contract for construction. Such review shall not relieve the CMAR/CMGC Contractor from its responsibility for performance in accordance with the contract for construction, nor is such review a guarantee that the work covered by the shop drawings, samples and submittals is free of errors, inconsistencies or omissions.
4. Requests for Information: Upon request by OWNER, ENGINEER will review the CMAR/CMGC Contractor's requests for information or clarification of the contract for construction. ENGINEER will coordinate such review with OWNER as appropriate.
5. As-Built Drawings: ENGINEER will review the CMGC/CMAR Contractor's submittal of as-built drawings, specifications, and other as-built or record documents. ENGINEER is not responsible for any errors or omissions in the information from others that is incorporated into the record drawings.

Project 2 – QJWTP Capacity Rerate

The work covered under this Scope of Services includes engineering support and evaluations for a capacity rerate request to the DDW for the Quinns Junction Water Treatment Plant (QJWTP). The pilot testing, subsequent data evaluation, and technical memorandum is defined as the Project.

Based on existing operating conditions and results, on December 1, 2016 the City met with DDW and requested a capacity rerate of the QJWTP. The treatment plant is currently rated a 3.0 mgd. DDW's capacity rerate evaluation will be based on a full-scale "pilot test" that will prove out the highest potential capacity based on existing plant equipment.

To support the rerate request, the City is requesting the consultant perform the following support services:

1. Review rerate goals and plant operations and provide recommendations with respect to data acquisition needs for implementation by the City.
2. Compile applicable pilot testing data from the treatment plant SCADA system, plant design, Pall membrane documents, and operational knowledge.
3. Provide interim reviews of data and, if necessary, provide recommendations for operational modifications and/or data acquisition.
4. Prepare a Technical Memorandum (TM) summarizing the findings of the pilot testing for distribution to DDW and including recommending a rerate capacity.
5. In parallel to CH2M's work, the City will have WQTS prepare an evaluation of associated solids ramifications related to potential expansion scenarios relative to the SBWRD permit. This data is to be incorporated into CH2M's TM.

The pilot test will be conducted over a one year period beginning in early 2017.

Project 3 - Temporary Acid Feed System

The work covered under this Scope of Services includes engineering evaluations and conceptual design of a temporary acid feed system at the Quinns Junction Water Treatment Plant (QJWTP) for the purpose of controlling pH through the facility. The addition of a temporary acid feed system at the QJWTP is defined as the Project.

Scope of Services

PCMC developed a program for the QJWTP facility that identified future plant improvements. The first phase of these improvements (Phase 1) consisted of engineering evaluations and the design of selected modifications to the facility, with all new facilities inside the existing Main Building at the QJWTP. An outcome from the engineering evaluations conducted was the recommendation to implement a temporary acid feed system to control the pH through the facility and limit the deposition of scale in piping and equipment.

The Scope of Services to be provided for this Project consists of engineering support for the OWNER-led Project. ENGINEER will review acid feed system design prepared by OWNER and provide comments. ENGINEER's review will be limited to a high-level evaluation of the design intent as compared with common practices for acid feed system designs. A total of 8 hours of support is assumed.

Project 4 – Concept Plan for OSB Related Improvements

The work covered under this Scope of Services includes engineering support for hydraulic modeling and evaluation of intermediate pumping within the Main Building of the QJWTP to convey raw water from the OSB through the QJWTP treatment facilities. The work will establish:

- Analysis of headloss through the existing and future treatment processes at the QJWTP
- Development of a hydraulic model in the ENGINEER's REPLICA™ model platform
- Conceptual design of the intermediate pump station, including the number and size of pumps necessary to cover the range of expected operating conditions, energy efficiency considerations, and turndown capability
- Potential conditions under which flow from the OSB could flow through treatment without pumping
- The potential operating conditions that could be established to reduce energy use by extending the operating conditions under which flow could pass through the QJWTP without pumping

ENGINEER will summarize this work in a summary presentation package.

Project 5 – Additional Operational Programming and Commissioning Assistance

The work covered under this Scope of Services includes operational programming support. This work includes participating in meetings with the OWNER's programming contractor (SKM) and the OWNER's staff to develop basic control approaches for the new unit processes at the QJWTP. ENGINEER's support will consist of explaining the design intent and answering questions from the programming contractor as needed.

ENGINEER will also be present on-site at the QJWTP at key junctures during commissioning of new facilities. A total of 24 hours of support is assumed.

Project 6 – Additional Design Services

The work covered under this Scope of Services includes supplemental design services to support the piping and access platform systems at the filter vessels and the plate settlers and miscellaneous Owner requested improvements. This work includes participating in meetings with the OWNER's CM/GC contractor (Alder) and the OWNER's staff to develop approaches for the improvements at the QJWTP. ENGINEER's support will consist of explaining the design intent and answering questions from the programming contractor as needed.

CH2M HILL will provide office engineering Services during Construction (SDC) on a time and materials basis. These SDC are intended to continue to assist PCMC during construction and these SDC are based upon the understanding that PCMC will contract directly with the CMAR/CMGC Contractor and will be actively involved in the construction process to make decisions, provide approvals, and perform other actions necessary for the completion of the construction.

ENGINEER will not be responsible for the means, methods, techniques, sequences or procedures of the Contractor, nor shall ENGINEER be responsible for the CMAR/CMGC Contractor's failure to perform in accordance with the contract documents. Design, design support, and construction services support will be consistent with the PSA.

ATTACHMENT B

QJWTP Process, Capacity, & Energy Management Upgrades Design and Construction Services – Second Amendment Fee Summary CH2M Hill Engineers, Inc.

Compensation

Compensation by OWNER to ENGINEER will be as follows and as described in Attachment B.

Cost Reimbursable Per Diem (Time and Materials)

All items specifically included in this Scope of Services shall be performed on a Time and Materials basis in the amount not to exceed

Project 1 - \$8,100.00

Project 2 - \$25,100.00

Project 3 - \$2,000.00

Project 4 - \$8,200.00

Project 5 - \$11,100.00

Project 6 - \$24,400.00

Total Second Amendment - \$78,900.00.

All Time and Material work shall be at the Per Diem Rates referenced in Exhibit B-2 of the original PSA, plus Direct Expenses, plus 10 percent of subcontracts and outside services.

Per Diem Rates

Per Diem Rates are those hourly rates that will be charged as described above on the Project by ENGINEER's employees of the indicated classifications. The Per Diem Rates for this Project are listed in Exhibit B-2 of the original PSA. These rates are subject to revision for other projects and annual calendar year adjustments; include all allowances for salary, overheads and fees; but do not include allowances for Direct Expenses, subcontracts and outside services.

Direct Expenses

Direct Expenses are those necessary costs and charges incurred for the Project including, but not limited to: (1) the direct costs of transportation, meals and lodging, mail, and equipment and supplies; (2) ENGINEER's current standard rate charges for direct use of ENGINEER's vehicles, printing and reproduction services, and certain field equipment; and (3) ENGINEER's standard project charges for computing systems, special health and safety requirements of OSHA, and telecommunications services.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The Transportation Department is proposing an addendum to the 2011 Interlocal Service Agreement regarding bus service between Park City and the Salt Lake Valley. UTA will discontinue bus service from the Kimball Junction Transit Center to Deer Valley Resort via the Old Town Transit Center, once the anticipated battery-electric BRT route begins. The BRT route will connect passengers with limited stops on the same Highway 224 route to the Old Town Transit Center. UTA will maintain regular service on the Park City to Salt Lake Valley (PC/SLC) Connect Bus with service running from the Salt Lake valley terminating at the Kimball Junction Transit Center.

Route increases will double the number of PC/SLC Connect runs daily. Previously there were eight total daily runs; two in the morning and two in the evening, running from both directions. Starting summer 2017 the PC/SLC Connect will run a total of sixteen daily runs; four in the morning, one midday and three in the evening, running in both directions. The consolidation of the PC/SLC Connect Bus route(s) will allow for further enhanced transit scheduling; allowing passengers a greater flexibility of commuting times.

The cost increase for this new service is approximately \$240,000, with Park City and Summit County each contributing \$120,000 from the recently approved transit sales tax.

Respectfully:

Minda Stockdale, Deputy City Recorder

City Council Staff Report



Subject: Addendum No. 1 to Park City/Salt Lake City Connect Agreement between Park City Municipal, Summit County, and Utah Transit Authority

Author: Alfred Knotts, Transportation Planning Manager
Blake Fannesbeck, Transit and Public Works Director

Department: Transportation Department

Date: May 25, 2017

Type of Item: Consent Agenda

Summary Recommendation

Authorize the City Manager to execute Addendum No. 1, Service and Alignment Change 2017 by and between Park City Municipal, Summit County and the Utah Transit Authority, in a form approved by the City Attorney, for change in service levels and route alignment.

Executive Summary

The Transportation Department is proposing an addendum to the 2011 Interlocal Service Agreement regarding bus service between Park City and the Salt Lake Valley. UTA will discontinue bus service from the Kimball Junction Transit Center to Deer Valley Resort via the Old Town Transit Center, once the anticipated battery-electric BRT route begins. The BRT route will connect passengers with limited stops on the same Highway 224 route to the Old Town Transit Center. UTA will maintain regular service on the Park City to Salt Lake Valley (PC/SLC) Connect Bus with service running from the Salt Lake valley terminating at the Kimball Junction Transit Center.

Route increases will double the number of PC/SLC Connect runs daily. Previously there were eight total daily runs; two in the morning and two in the evening, running from both directions. Starting summer 2017 the PC/SLC Connect will run a total of sixteen daily runs; four in the morning, one midday and three in the evening, running in both directions. The consolidation of the PC/SLC Connect Bus route(s) will allow for further enhanced transit scheduling; allowing passengers a greater flexibility of commuting times.

The cost increase for this new service is approximately \$240,000, with Park City and Summit County each contributing \$120,000 from the recently approved transit sales tax.

Acronyms

BRT – Bus Rapid Transit

PC/SLC Connect – Park City and Salt Lake City Connect Transit Service

UTA – Utah Transit Authority

Opportunity

This route enhancement was part of 2016 Short Range Transit Development Plan approved by both City and County Councils in August 2016 and was also identified as a high priority project with the new sales tax expenditure plan.

Alternatives for City Council to Consider

1. Recommended Alternative:

Pros – Service schedule on the PC/SLC Connect will be doubled – further increasing service availability to currently underserved markets.

Cons – Additional \$120,000 in funds will need to be spent.

2. Null Alternative:

Non approval or delay of Addendum

Pros – Additional \$120,000 of funds would not be expended.

Cons –a) Service will remain the same, not meeting the 2016 Short Range Transit Development Plan implementation schedule.

b) would reduce service availability to the public and not result in a reduction in vehicle miles traveled and associated greenhouse gas emissions

Department Review

The City Manager's Office, the City Attorney's Office, Budget, Transit and Transportation have reviewed this Staff Report.

Funding Source

The \$120,000 per year for this additional service on the PC/SLC Connect is budgeted in the FY 2018 Transit fund.

Attachment A

INTERLOCAL AGREEMENT REGARDING BUS SERVICE BETWEEN PARK CITY AND THE SALT LAKE VALLEY

THIS INTERLOCAL AGREEMENT REGARDING BUS SERVICE BETWEEN PARK CITY AND THE SALT LAKE VALLEY (this "Agreement"), is entered into as of August 24, 2011 ("Effective Date"), by and between SUMMIT COUNTY, a political subdivision of the State of Utah (the "County"), PARK CITY, a municipal corporation and political subdivision of the State of Utah (the "City"), and UTAH TRANSIT AUTHORITY, a public transit district and political subdivision of the State of Utah ("UTA"). The County, City and UTA are hereafter sometimes collectively referred to as "Parties" and may be referred to individually as a "Party."

RECITALS

WHEREAS, UTA operates a public transportation system along the Wasatch Front, including bus service within Salt Lake County; and

WHEREAS, the City operates a public transportation system within Park City and parts of unincorporated Summit County; and

WHEREAS, Utah Senate Bill 301 was enacted in the 2011 General Session to amend Utah Code Ann. § 17B-2a-805 to explicitly allow public transit districts and political subdivisions of the state to enter into interlocal agreements regarding the operation of transit services; and

WHEREAS, there is currently no public transportation system providing service between Salt Lake County and Summit County, and the Parties desire to establish such service according to the terms and conditions herein.

AGREEMENT

NOW, THEREFORE, based upon the stated Recitals, which are incorporated herein by reference, and for and in consideration of the mutual covenants and agreements hereinafter set forth, the mutual benefits to the Parties to be derived herefrom, and other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

1. **Salt Lake to Park City Connect Service.** UTA agrees to operate an express bus service between Salt Lake City, Summit County, and Park City (hereafter, the "Park City to Salt Lake Valley Bus Service"). The route, schedule, stop locations, park and ride lots, and other characteristics of the Park City to Salt Lake Valley Bus Service are defined in the "Operating Plan" attached hereto as Exhibit A. The Parties may amend the Operating Plan from time to time, through the process defined in paragraph 6, below.
2. **Equipment.** During the term of this Agreement, UTA will provide buses for use in connection with the Park City to Salt Lake Valley Bus Service. Initially, UTA will

contribute buses from its existing fleet. These buses are expected to be 2005 MCI buses but may require the use of other buses in UTA's fleet. Bus replacement, routine maintenance of buses, including repairs to buses damaged while in service, will be performed by UTA, but shall be deemed an operational cost subject to paragraph 3, below.

3. **Operational Costs.** The cost of operating and administering the Park City to Salt Lake Valley Bus Service includes the following: (i) direct costs of operator and supervisor wages, maintenance, and fuel, (ii) proportional costs of operational and administrative support provided by UTA, (iii) bus replacement costs, and (iv) a Liability Premium (defined below) (collectively, the "Operating Expenses"). As of the Effective Date, the anticipated monthly Operating Expenses are detailed in the Operating Plan, attached hereto as Exhibit A. The Parties anticipate that farebox revenues will cover much, if not all, of the Operating Expenses. The Parties recognize, however, that farebox revenues may be less than the Operating Expenses. In the event the Operating Expenses exceed farebox revenues during a one month period, the Operating Expenses less the farebox revenues shall be defined and hereafter referred to as the "Operational Deficit."
- a. The City and County hereby agree to jointly fund the Operational Deficit, up to a maximum amount as set forth in the Operating Plan, attached hereto as Exhibit A (the "Annual Operating Expense Cap"). UTA shall invoice the City and County for such Operational Deficit on a monthly basis, and the City and County shall remit payment to UTA within 30 days of receipt of an invoice. UTA shall maintain its cost records, and allow the City and the County to inspect such records upon request.
- b. Once the City and County have made payments to UTA pursuant to this paragraph equal to the Annual Operating Expense Cap, UTA shall be responsible to fund the Operational Deficit for the remainder of the annual term of the Agreement, up to a maximum amount as set forth in the Operating Plan, attached hereto as Exhibit A (the "UTA's Annual Operating Expense Cap"). In the event that the annual Operational Deficit exceeds both the Annual Operating Expense Cap and UTA's Annual Operating Expense Cap, UTA may, at its sole option, immediately cease operating the Park City to Salt Lake Valley Bus Service for the remainder of the term. Prior to any service termination UTA will provide the City and County the opportunity to increase their Annual Operating Expense Cap in a sum sufficient to keep service in operation.
- c. The Operating Cost will be determined using actual costs incurred by UTA, and not current cost estimations. The Parties understand and agree that UTA's actual Vehicle Replacement Cost or other cost line items might be different than estimated Operating Costs. In the event that there is a surplus of farebox revenues during any month, such surplus shall be applied on a continuing basis to future Operating Expenses so as to reduce the Operational Deficit in future months as set forth in paragraph 3(a) herein.

4. **Facilities.** The City and County shall allow UTA to use City or County-owned or controlled facilities as necessary to operate the Park City to Salt Lake Valley Bus Service. Such facilities include: City streets and County roads along the route, the Bus Stops listed in the Operating Plan, and portions of the Ironhorse Transit Facility, as set forth in the Operating Plan. Such City or County-owned facilities shall be maintained by the City or County, as appropriate. UTA will have no maintenance duties with respect to facilities located in Park City or Summit County.

UTA may layover buses at the Ironhorse Transit Facility as detailed in the Operating Plan, and may perform routine maintenance on its buses parked at the Ironhorse Transit Facility.

5. **Term.** The term of this Agreement is for one (1) year, commencing on the Effective Date, and shall automatically renew for successive one (1) year terms, until such time as any Party serves written notice of termination. Such written notice of termination must be given at least three (3) months in advance of the terminating Party's desired termination date. In addition to UTA's right to cease service as provided in paragraph 3(b) above, any Party may terminate this Agreement for default by another Party, in accordance with the provisions of paragraph 14, below. In no event shall this Agreement exceed fifty (50) years in duration. The expiration or termination of this Agreement shall not relieve or excuse a Party of any obligations accruing prior to such expiration or termination.

6. **Management of Project.** The Parties hereby create a Project Management Team consisting of the following individuals, or their designees: (i) for the City, Park City Transit General Manager; (ii) for the County, Public Works Administrator, (iii) for UTA, the Regional General Manager, and (iv) UTA's Project Manager for the Park City to Salt Lake Valley Bus Service. A Party may change its representative on the Project Management Team by providing written notice of such change to the other Parties.

The Project Management Team shall: (a) meet on a regular basis, as determined by the Project Management Team, (b) perform all functions expressly assigned to the Project Management Team in this Agreement or amendments hereto, (c) recommend any amendments to this Agreement deemed necessary or desirable, and (d) address and resolve issues, disputes or concerns arising during the term of the Agreement.

The Project Management Team may, by letter agreement executed by each of the representatives on the Project Management Team, amend the Operating Plan attached hereto as Exhibit A, in order to make minor changes to the Park City to Salt Lake Valley Bus Service. Minor changes may include, but are not limited to, changes to the route; adding, eliminating, or changing the location of Bus Stops; adjusting the number or timing of daily bus trips, or changing the amount of the Annual Operating Expense Cap. The Project Management Team should review and, if appropriate, amend the Operating Plan at least annually. Such annual review and amendment should take place in advance of the three (3) month deadline for termination as described in the preceding paragraph. More substantial changes to the Park City to Salt Lake Valley Bus Service operations, along with changes to other provisions of this Agreement, should be made through formal

amendment of this Agreement. The Parties acknowledge and agree that amending the Operating Plan may require the approval of one or more of the Parties' governing bodies.

The Project Management Team may elect, by mutual written agreement, to hire a private firm to operate the Park City to Salt Lake Valley Bus Service in whole or in part. Any such arrangement would have to comply with all applicable laws, including applicable procurement law and approval, when needed, by the Parties' respective governing bodies.

7. **Paratransit Services.** The Parties agree that Park City Transit shall provide any Paratransit services, made necessary by the implementation of the Park City to Salt Lake Valley Bus Service, in Summit County. The Parties further agree that UTA shall provide any necessary Paratransit services in Salt Lake County.
8. **Road calls and Maintenance.** In the event that a Park City to Salt Lake Valley Bus Service becomes inoperable while in Summit County, the Parties agree to work cooperatively together to provide the necessary personnel, vehicles, and services as necessary to transport passengers and resume service as soon as possible, with the mutual goal of meeting the expectations of bus patrons and providing a consistently reliable service. Costs incurred by the City or County in connection with such road calls or maintenance work shall be credited against the monthly operational charge described in paragraph 3, above, at UTA's standard hourly and mileage rates for personnel and vehicles, and at actual cost of supplies used.
9. **Marketing.** The City and County agree to work cooperatively with UTA to promote the Park City to Salt Lake Valley Bus Service service, with the mutual goal of maximizing ridership.
10. **Dispute Resolution.** Any dispute that cannot be resolved by the Project Management Team shall be forwarded to UTA's General Manager, the Park City Manager, and the Summit County Manager for resolution prior to any Party initiating arbitration proceedings. If the matter has not been resolved within thirty (30) days of the meeting of the UTA General Manager, the Park City Manager, and the Summit County Manager, any controversies arising out of the terms of this Agreement or its interpretation, including any subcontractor dispute, shall be settled in Utah in accordance with the rules of the American Arbitration Association, and the judgment upon award may be entered in any court having jurisdiction thereof.
11. **Jurisdiction and Venue.** This Agreement has been and shall be construed as having been made and delivered within the state of Utah, and it is agreed by each Party hereto that this Agreement shall be governed by laws of the state of Utah, both as to interpretation and performance.
12. **Losses and Liability.** The Parties shall indemnify and hold one another and their respective agents employees, and officers, harmless from and shall process and defend at their own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against a Party arising

out of, in connection with, or incident to the execution of this Agreement and/or a Party's defective performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of another Party, its agents, employees, and officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of a Party against whom a claim is made; and provided further, that nothing herein shall require a Party to hold harmless or defend another Party, its agents, employees and/or officers, from any claims arising from the sole negligence of another Party, its agents, employees, and/or officers.

Each Party agrees to maintain throughout the duration of this Agreement insurance coverage (or a self-insurance program) for the activities set out in this Agreement in an amount that is equal to or greater than the Parties' maximum exposure to liability as determined by the Utah Director of Risk Management and as set forth in Utah Code Annotated Section 63G-7-604, as amended.

The Parties agree that each Parties' workers compensation insurance will cover each Parties' employees and that under no circumstances shall an employee of one Party be considered an employee or agent of another Party.

Any dispute regarding responsibility for losses or liability under this paragraph shall be referred to dispute resolution as described in paragraph 10.

13. **Liability Premium.** UTA shall charge the City and County a Liability Premium of Five Cents (\$0.05) per mile traveled by the Park City to Salt Lake Valley Bus Service to compensate UTA for the assumption of risk inherent in operating the Park City to Salt Lake Valley Bus Service.
14. **Passenger Data.** UTA shall make available Park City to Salt Lake Valley Bus Service passenger, fare, boarding, and alighting data available to the City or County upon request.
15. **Default.** If any Party determines that another Party is in breach of the terms of this Agreement, that Party shall give written notice to the breaching Party of such violation and demand corrective action sufficient to cure the breach. If the breaching Party fails to cure the breach within thirty (30) days after receipt of notice thereof from another Party, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such breach within the thirty (30) day period, or fails to continue diligently to cure such breach until finally cured, a Party may commence the dispute resolution process described in paragraph 10.
16. **Notices.** Any notice, demand, request, consent, submission, approval, designation or other communication which either Party is required or desires to give under this Agreement shall be made in writing and delivered to the other Party at the addresses set forth below or at such other addresses as the Party may provide in writing from time to time. Such notices shall be hand delivered, mailed (by first-class mail, postage prepaid) or delivered by courier service as follows:

If to the City:
Park City Manager's Office
445 Marsac
PO Box 1480
Park City, Utah 84060

With a Copy to:
Park City Attorney's Office
445 Marsac
PO Box 1480
Park City, Utah 84060

If to UTA:
Utah Transit Authority
Attn: Michael Allegra, General Manager
669 West 200 South
Salt Lake City, Utah 84101

With a Copy to:
Utah Transit Authority
Attn: General Counsel's Office
3600 South 700 West
Salt Lake City, Utah 84119

If to the County:
Summit County
Attn: Robert Jasper
County Manager
PO Box 128
60 N Main
Coalville, Utah 84017

With a Copy to:
Summit County
Attn: David Thomas
Chief Civil Deputy
PO Box 128
60 N Main
Coalville, Utah 84017

17. **Acquisition, Ownership, and Disposition of Property.** Unless otherwise agreed by the Parties in writing, all real and personal property acquired by a Party for use in connection with the Park City to Salt Lake Valley Bus Service service, or property already owned by a Party and used in connection with the Park City to Salt Lake Valley Bus Service service, shall remain the property of that Party during and after the term of this Agreement. By way of example only and not of limitation, buses now owned by UTA, or acquired in the future by UTA, and used as Park City to Salt Lake Valley Bus Services, shall at all times remain the property of UTA.

18. **Miscellaneous.**

- a. **Non-Waiver.** No covenant or condition of this Agreement may be waived by either Party unless done so in writing by such Party. Forbearance or indulgence by a Party in any regard whatsoever shall not constitute a waiver of the covenants or conditions to be performed by the other Party.
- b. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.
- c. **No Third Party Beneficiaries.** There are no intended third Party beneficiaries to this Agreement. It is expressly understood that enforcement of the terms and

conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any claim or right of action by any third person under this Agreement. It is the express intention of the Parties that any third person who receives benefits under this Agreement shall be deemed an incidental beneficiary only.

- d. Entire Agreement; Amendment. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and statements, promises or inducements made by any Party or agents of any Party that are not contained in this Agreement shall not be binding or valid. This Agreement may not be amended, enlarged, modified or altered except through a written instrument signed by all Parties.

19. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, as amended, and in connection with this Agreement, the Parties agree as follows:

- a. The Agreement shall be authorized by resolution or ordinance of the governing body of each Party pursuant to §11-13-202.5 of the Act.
- b. This Agreement shall be approved as to form and legality by a duly authorized attorney on behalf of each Party pursuant to §11-13-202.5 of the Act.
- c. A duly executed original counterpart of this Agreement shall be filed with the keeper of records of each Party pursuant to §11-13-209 of the Act.
- d. Prior to the expiration of the term of this Agreement pursuant to paragraph 5, this Agreement may only be terminated in accordance with the terms of this Agreement, or by and upon the express written consent of all of the Parties. Cessation of service under 3(b) of this agreement shall also automatically terminate this agreement, but obligations accruing prior to any such termination shall survive the termination of the Agreement.

IN WITNESS WHEREOF, the Parties have each executed this Interlocal Agreement Regarding Bus Service between Park City and the Salt Lake Valley as of the date first set forth above.

PARK CITY MUNICIPAL CORPORATION UTAH TRANSIT AUTHORITY

By: Thomas B. Bakaly, City Manager
Michael Kovacs, Acting City Manager

By: Michael Allegra, General Manager

ATTEST AND COUNTERSIGN:

By:

By: Shall Smith
City Recorder



APPROVED AS TO FORM AND LEGALITY:

APPROVED AS TO FORM AND LEGALITY:

Paul J. [Signature]
Park City Attorney

Robt [Signature]
UTA Legal Counsel

SUMMIT COUNTY

By: Christopher F. Robinson
Christopher F. Robinson, Chair

ATTEST:

By: Kent Jones
Kent Jones, County Clerk



APPROVED AS TO FORM AND LEGALITY:

David L. Thomas
David L. Thomas
Chief Civil Deputy

EXHIBIT A

The Park City to Salt Lake Valley Bus Service – Operating Plan

- a. Route. The Park City to Salt Lake Valley Bus Service will run from the Salt Lake Intermodal Center along 200 South to State Street, then along 100 south to the University Hospital, then along Foothill Boulevard, up Parley's Canyon to Jeremy Ranch, on Highway 224 to Kimball Junction, The Canyons Resort, Park City Mountain Resort, then to the Park City Old Towne Transit Center, and Deer Valley. Buses travelling from Park City to Salt Lake will travel the same route, in the reverse direction. The route is depicted on Exhibit 1 hereto.
- b. Stops. The Park City to Salt Lake Valley Bus Service will stop at the following locations:
- Salt Lake Central Station
 - State Street and 200 South
 - University Hospital
 - Foothill
 - Jeremy Ranch
 - Kimball Junction
 - The Canyons
 - Park City Mountain Resort
 - Old Town Transit Center
 - Deer Valley

The stops are depicted on Exhibit 1 hereto.

- c. Park and Ride Lots. The Park City to Salt Lake Valley Bus Service will be served by the following park and ride lots:
- Jeremy Ranch
- d. Schedule. The Park City to Salt Lake Valley Bus Service will initially operate according to the schedule in exhibit 2 hereto.

The Project Management Team may, from time to time, adjust the schedule according to demand, pursuant to paragraph 6 of the Agreement.

- e. Buses. The Park City to Salt Lake Valley Bus Service will primarily use high capacity coach buses. UTA reserves the right to use buses that meet the demand per trip and time

- f. Fares. The fare for the Park City to Salt Lake Valley Bus Service will be Five Dollars and 50 Cents (\$5.50). The fare for the service will follow UTA fare increases and fuel surcharge schedules. The Project Management Team, pursuant to paragraph 6 of the Agreement may adjust the fare from time to time, in accordance with UTA's standard practices and policies regarding fares.
- g. Monthly Cost. As of the effective date of the Agreement, the anticipated gross monthly cost to operate the Park City to Salt Lake Valley Bus Service ranges from approximately \$63,500 for off-season months and \$82,500 for peak-season months (the "Operating Cost", as described in paragraph 3 of the Agreement). Such cost consists of the following individual line items:
- Operating cost/platform hour
 - Maintenance cost per mile
 - Fuel cost per mile
 - Supervisor Expense
 - Marketing Expenses
 - Administrative Support
 - Vehicle Replacement Cost
 - Liability Premium (\$0.05 per vehicle mile)

All four members of the Project Management Team may, at their discretion, elect to hire subcontractors to perform services typically performed by UTA, as described above. In the event the Parties contract out such services, the actual costs paid by UTA to such contractors would be included within the Operating Cost.

As described in paragraph 3 of the Agreement, the City and County shall fund the Operating Cost, less the amount recovered by the service through the farebox (the "Operational Deficit"). The Operational Deficit for which the City and County are responsible shall not exceed \$470,000 for the first operating year (October 2011 to October 2012) (the "Annual Operating Expense Cap.") The Annual Operating Expense Cap may be adjusted by the Project Management Team, pursuant to paragraph 6 of the Agreement.

As described in paragraph 3 of the Agreement, UTA shall fund the Operational Deficit after the City and County have fully satisfied their obligation to fund the Operational Deficit up to their Annual Operating Expense Cap. The Operational Deficit for which UTA is responsible shall not exceed \$180,000 for the first operating year (October 2011 to October 2012) (the "UTA's Annual Operating Expense Cap.") The UTA Annual

- h. Facilities. Two bus stalls at the Ironhorse Transit Facility will be made available for UTA's use at all times, including End of Line waiting times, layovers during peak and non-peak hours, and overnight. UTA acknowledges that Park City will lock the bus stalls between 10 p.m. and 6 a.m. but that Park City will attempt to provide access to those stalls if possible on an as-needed basis. The stalls must be located in proximity to a power outlet, so that UTA can use block heaters when necessary. Additionally, a 5 by 15 foot area adjacent to such stalls will be made available for UTA's use, for storing supplies necessary to the bus service. The stalls and area available to UTA must be covered and secure, to prevent damage to UTA's buses.

Exhibit 1

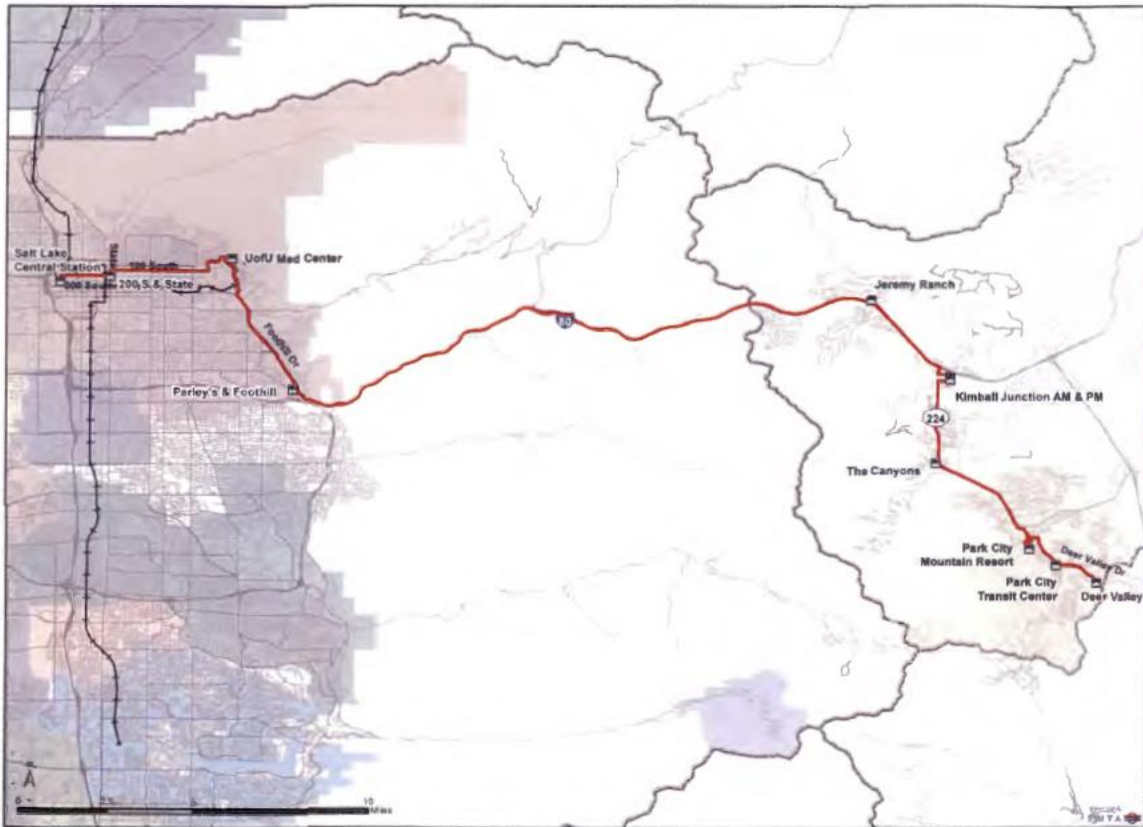


Exhibit 2

Trips															
Run Times		Node to Node		Stop Times											
TO DEER VALLEY (B)															
Frz	Tri	Pl	Va	IR	SLCSTATN	166STAT	MEDCTR	U.S.ROSP	WARACHP	JERRANCH	KIMBALL	CANYONS	PCRM	PCRB	DEERVLLY
	0	O	1	-	5:23	5:30	5:40				6:20	6:25	6:36	6:45	6:50
	0	O	1	-	6:12	6:19	6:29				7:09	7:14	7:27	7:34	7:39
	0	O	1	-	6:42	6:49	6:59				7:39	7:44	7:57	8:04	8:09
	0	O	1	-	7:12	7:19	7:29				8:09	8:14	8:27	8:34	8:39
	0	O	1	-	16:24	16:31	16:41	16:49	17:24		17:29			17:39	
	0	O	1	-	16:54	17:01	17:11	17:19	17:54		17:59			18:09	
	0	O	1	-	17:50	17:57	18:07	18:15	18:50		18:55			19:05	
	0	O	1	-	18:20	18:27	18:37	18:45	19:20		19:25			19:35	
To SLC (7)															
Frz	Tri	Pl	Va	IR	DEERVLLY	PCRB	PCRM	CANYONS	KIMBALL	JERRANCH	WARACHP	U.S.ROSP	MEDCTR	166STAT	SLCSTATN
	0	R	1	-		6:30			6:51	6:56	7:35		7:41		6:51
	0	R	1	-		7:00			7:21	7:26	8:03		8:11		6:51
	0	R	1	-		7:50			8:05	8:10	8:47		8:55		6:51
	0	R	1	-	16:10	16:15	16:20	16:31	16:37				17:17	17:26	17:37
	0	R	1	-	16:40	16:45	16:50	17:01	17:07				17:47	17:56	18:07
	0	R	1	-	17:10	17:15	17:20	17:31	17:37				18:17	18:26	18:37
	0	R	1	-	17:44	17:49	17:54	18:05	18:11				18:51	19:02	19:11

- The AM trips to PC skip Research Park and Jeremy Ranch
- The AM trips to SLC skip the resort stops
- The PM trips to PC skip the resort stops
- The PM trips to SLC skip Jeremy Ranch and Research Park
- Kimball Junction is serviced via Highland
- PCMR is accessed with a clockwise loop from Empire to Lowell

PC – SLC Connect Winter Schedule Timeline

September 2014

- Finalize Winter schedule for the 902 during September so proposed schedule can be presented to Resorts in October. The 901 schedule will remain the same from last season. The 902 Winter schedule will mirror the current time points from the 2014 Spring/Summer schedule to ensure route continuity **(Jamie, Chris/Joey, & Destry)**.
- Add 902 signage to stop in SLC at 2nd South & Main St. **(Chris)**
- Add time point for stop in SLC at 2nd South & Main St. to schedule **(Jamie)**
- Conduct Conference Call with Destry, Sheryl, Chris/Joey, & Daniel the week of 09/08 – 09/12 to confirm the proposed winter schedule, service on Black Friday, and Customer Service Training for Operators when it comes to riders that might be waiting in their cars at certain stops **(Daniel will organize)**

October 2014

- Visit Resorts the week of 10/6 – 10/10 to present proposed Winter Schedule for the 901 & 902 **(Daniel & Blake)**
- After receiving the Green light on proposed schedule from PC/Summit County, UTA Planners/Op's, and Resorts, send approved 901 & 902 schedule to print on 10/23/2014 **(Blair)**.

November 2014

- Distribute schedules to PC/Summit County and Resorts from 11/03 – 11/17 to ensure that information is available to Resort employees **(Daniel)**.
- Winter Service begins 11/24/2014
- Holiday Service on Thanksgiving 11/27/2014
- Black Friday Service TBD (see Conference Call in September)
- Weekend Service begins 11/29/2014

Addendum No. 1
Service and Alignment Change 2017
To

Bus Service between Park City and the Salt Lake Valley

THIS Addendum is made this ____ day of _____, 201__, by and between UTAH TRANSIT AUTHORITY ("UTA"), PARK CITY MUNICIPAL CORPORATION ("PARK CITY"), and SUMMIT COUNTY ("COUNTY"). UTA, PARK CITY and COUNTY are hereinafter collectively referred to as "parties" and each may be referred to individually as "party," all as governed by the context in which such words are used.

WHEREAS, on or about August 24th, 2011, the parties entered into an Agreement (the "Agreement"), whereby the parties agreed to participate jointly in operating transit service in and around the Salt Lake and Summit Counties; and

WHEREAS, the parties desire to specifically identify certain components of the Agreement to be governed by this Addendum No. 1, pursuant to the terms of the Agreement (the "Addendum No. 1 Component").

NOW, THEREFORE, the parties hereby agree as follows:

1. The change in service levels and route alignment the Addendum No. 1 Component is set forth and outlined on Exhibit A, attached hereto and by this reference made a part hereof.
2. Therefore, according to Section 3 Paragraph A of the Agreement, "The City and County hereby agree to jointly fund the Operational Deficit, up to a maximum amount as set forth in the Operating Plan..." According to "Exhibit A – The Park City to Salt Lake Valley Bus Service – Operating Plan, Paragraph G – "The Operational Deficit for which the City and County are responsible shall not exceed \$470,000,". This addendum adjusts the Operational Deficit from \$470,000 per year to \$540,000 per year.
3. The Lead Party for the Addendum No. 1 Component of the Project is UTA; and the Project Manager is Joey Alsop. The representative for each of the other entities shall be as follows: UTA: Lorin Simpson; PARK CITY: [name]; SUMMIT COUNTY: [name];
4. With the exception of the terms in this Addendum, all other terms of the agreement shall remain in full force and effect.
5. This Addendum may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were upon the same instrument.

IN WITNESS WHEREOF, the Parties have entered into this Addendum effective the date first set forth herein.

[Signature pages to follow]

[Signature pages to Addendum No. 1, To Bus Service Between Park City and the Salt Lake Valley, Service and Alignment change 2017 between Utah Transit Authority, Park City and Summit County]

UTAH TRANSIT AUTHORITY

By _____

Its _____

By _____

Its _____

Approved as to Form

UTA Legal Counsel

[Signature pages to Addendum No. 1, To Bus Service Between Park City and the Salt Lake Valley, Service and Alignment change 2017 between Utah Transit Authority, Park City and Summit County]

Summit County

By _____

Its _____

By _____

Its _____

EXHIBIT A

The Park City to Salt Lake City Valley Bus Service – Operating Plan

- a. Route. The Park City to Salt Lake Valley Bus Service will run from the Salt Lake Intermodal Center along 200 South to State Street, then along 100 South to the University Hospital, then along Foothill Boulevard, up Parley's Canyon to Jeremy Ranch, on Highway 224 to Kimball Junction. Buses travelling from Park City to Salt Lake will travel the same route, in the reverse direction. The route is depicted on Exhibit 1 hereto.
- b. Stops. The Park City to Salt Lake Valley Bus Service will stop at the following locations:
- Salt Lake Central Station
 - State Street and 200 South
 - University Hospital
 - Foothill
 - Jeremy Ranch
 - Kimball Junction
- The stops are depicted on Exhibit 1 hereto.
- c. Park and Ride Lots. The Park City to Salt Lake Valley Bus Service will be served by the following park and ride lots:
- Jeremy Ranch
- d. Schedule. The Park City to Salt Lake Valley Bus Service will initially operate according to the schedule in exhibit 2 hereto.
- Project Management Team may, from to time, adjust the schedule according to demand, pursuant to paragraph 6 of the Agreement.
- e. Buses. The Park City to Salt Lake Valley Bus Service will primarily use high capacity coach buses. UTA reserves the right to use buses that meet the demand per trip and time of day.
- f. Fares. The fare for the Park City to Salt Lake Valley Bus Service will be Four Dollars and 50 Cents (\$4.50). The fare for the service will follow UTA fare increases and fuel surcharge schedules. The Project Management Team, pursuant to paragraph 6 of the Agreement may adjust the fare from time to time, in accordance with UTA's standard practices and policies regarding fares.

g. Monthly Cost. As of the effective date of the Agreement, the anticipated gross monthly cost to operate the Park City to Salt Lake City Bus Services ranges from approximately \$63,500 for off-season months and \$82,500 for peak-season months (the “operating Cost”, as described in paragraph 3 of the Agreement). Such cost consists of the following individual line items:

- Operating cost/platform hour
- Maintenance cost per mile
- Fuel cost per mile
- Supervisor Expense
- Marketing Expenses
- Administrative Support
- Vehicle Replacement Cost
- Liability Premium (\$0.05 per vehicle mile)

All four members of the vehicle Project Management Team may, at their discretion, elect to hire subcontractors to perform services typically performed by UTA, as described above. In the event the Parties contract out such services, the actual costs paid by UTA to such contractors would be included within the Operating Cost.

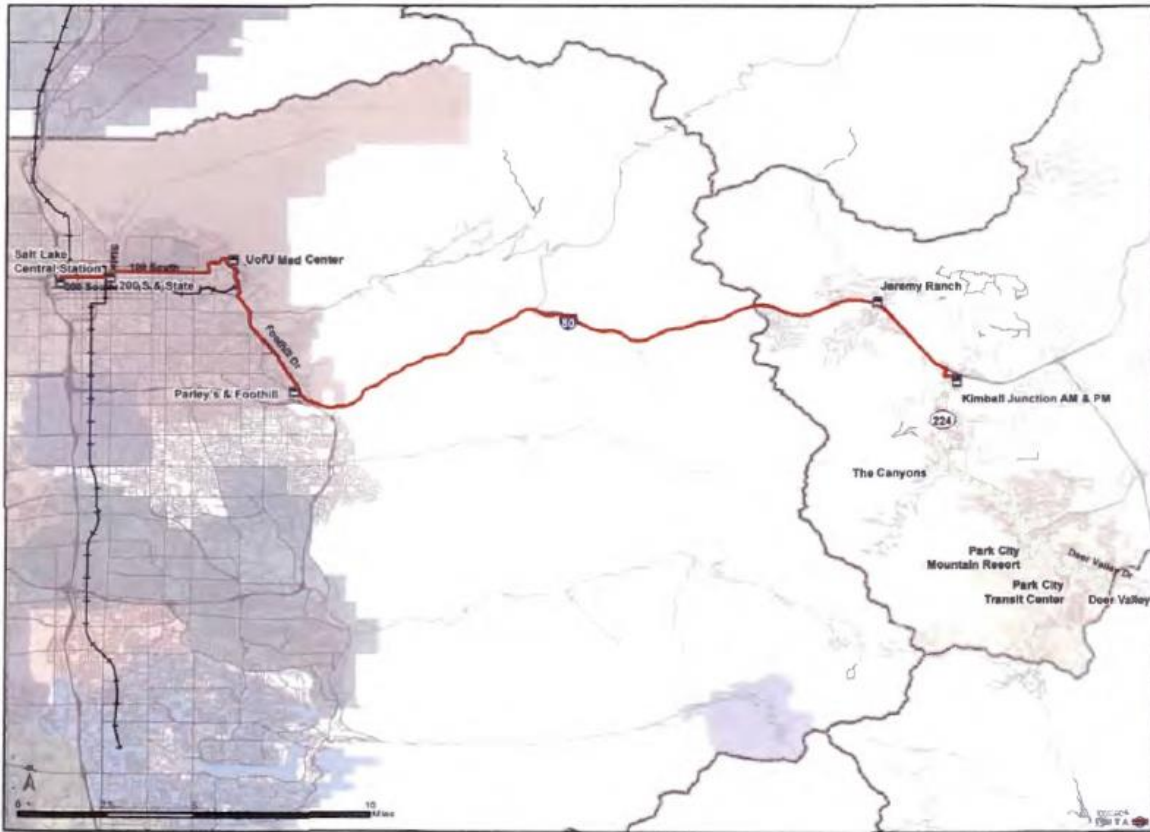
As described in paragraph 3 of the Agreement, the City and County shall fund Operating Cost, less the amount recovered by the service through the farebox (the “Operational Deficit”). The Operational Deficit for which the County and City are responsible shall not exceed \$470,000 for the first operating year (October 2011 to October 2012) (the “Annual Operating Expense Cap.”) The Annual Operating Expense Cap may be adjusted by the Project Management Team, pursuant to paragraph 6 of the Agreement.

As described in paragraph 3 of the Agreement, UTA shall fund the Operational Deficit after the City and County have fully satisfied their obligation to fund the Operational Deficit up to their Annual Operating Expense Cap. The Operational Deficit for which UTA is responsible shall not exceed \$180,000 for the first operating year (October 2011 to October 2012) (the “Annual Operating Expense Cap.”) The UTA Annual Operating Expense Cap may be adjusted by the Project Management Team, pursuant to paragraph 6 of the Agreement.

The actual Operating Cost will be based on actual costs incurred by UTA, not the estimated costs cited above. If UTA elects, for example, to use buses other than the MCI buses that estimated Operating Costs are based on, the actual Vehicle Replacement Cost or other cost line items might be different than the estimated Operating Cost cited above.

- h. Facilities. Two bus stalls at the Iron Horse Transit Facility will be made available UTA's use at all times, including End of Line waiting times, layovers during peak and non-peak hours, and overnight. UTA acknowledges that Park City will lock the bus stalls between 10 p.m. and 6 a.m. but that Park City will attempt to provide access to hose stalls if possible on an as-needed basis. The stalls must be located in a proximity to a power outlet, so that UTA can use block heaters when necessary. Additionally, a 5 by 15 foot area adjacent to such stalls will be made available for UTA's use, for storing supplies necessary to the bus service. The stalls and area available to UTA must be covered and secure, to prevent damage to UTA's buses.

Exhibit 1





DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The applicant is proposing that the City Council review and approve the application of a nine (9) lot Preliminary and Final Subdivision and a Plat Amendment on 9.034 acres, located at approximately the intersection King Road and Sampson Avenue within the City's Historic Residential (HR-1), Historic Residential-Low Density (HRL) and Estate (E) Districts. Proposed Lot 1 is within the E District and is 3.009 acres (131,083 square feet) in size. Proposed Lots 2 - 9 are within the HR-1 District and are each 0.104 acres (4,510 square feet) in size, totaling 0.832 acres (33,200 square feet).

On April 12, 2017, the Planning Commission reviewed the recently revised Alice Claim Subdivision and Plat Amendment. The Planning Commission forwarded a positive recommendation to the City Council (4-0). One Commissioner was absent, and one Commissioner was recused from the item.

Respectfully:

Francisco Astorga, Senior Planner

City Council Staff Report

Subject: Alice Claim Subdivision & Plat Amendment
Project #: PL-08-00371
Author: Francisco Astorga, AICP, Senior Planner
Date: 25 May 2017
Types of Item: Legislative – Subdivision & Plat Amendment

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Alice Claim Subdivision and Plat Amendment located at approximately Alice Claim south of intersection of King Road, Ridge Avenue, and Sampson Avenue, with the amended entrance way, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Topic

Applicant: King Development Group LLC 123-129 Ridge LLC
represented by Brad Cahoon, Marc Diemer, Gregg Brown,
and Jerry Fiat

Location: Alice Claim south of intersection of King Road, Ridge
Avenue and Sampson Avenue

Zoning: Historic Residential (HR-1), Historic Residential-Low Density
(HRL), and Estate (E) Districts

Adjacent Land Uses: Open Space and Residential (developed and undeveloped)

Reason for Review: Subdivisions/Plat Amendments require Planning
Commission review and recommendation to City Council.

Acronyms found in this Staff Report

HR-1	Historic Residential
HRL	Historic Residential-Low Density
E	Estate
PCMC	Park City Municipal Corporation
CUP	Conditional Use Permit
SBWRD	Snyderville Basin Water Reclamation District
ROW	Right-of-Way

Proposal/Executive Summary

The applicant is proposing that the City Council review and approve the application of a nine (9) lot Preliminary and Final Subdivision and a Plat Amendment on 9.034 acres, located at approximately the intersection King Road and Sampson Avenue within the City's Historic Residential (HR-1), Historic Residential-Low Density (HRL) and Estate (E) Districts. Proposed Lot 1 is within the E District and is 3.009 acres (131,083 square feet) in size. Proposed Lots 2 - 9 are within the HR-1 District and are each 0.104 acres (4,510 square feet) in size, totaling 0.832 acres (33,200 square feet).

The proposal also includes four (4) open space lots, totaling 4.697 acres (204,612 square feet) consisting of Lot A, 2.069 acres (90,123 square feet); Lot B, 1.097 acres (47,791 square feet); Lot C, 0.004 acres (173 square feet); and Lot D, 1.527 acres (66,525 square feet). The proposal also includes a Plat Amendment, Parcel 4 which is 0.378 acres (16,486 square feet) that will remove existing lot lines on contiguous platted lots in the HR-L District encumbered by existing King Road and Sampson Avenue. If approved, Parcel 4 would be dedicated to the City for open space and roadway purposes. Parcel 5 consists of the Water Tank property as it extends from the water tank down to Sampson Avenue and serves as the main access to the lots as the majority of proposed Alice Court sits on it. Parcel 5 is owned by Park City Municipal Corporation (PCMC) and is not included in this subdivision as no development is being proposed although an easement is contemplated for the use of an access road on a portion of Parcel 5. The applicant requests to use this property to provide access. The applicant also requests Drive Lot A of 0.118 acres (5,150 square feet) which is the turn-around hammerhead area between Proposed Lot 1 and 2 for access. Proposed Drive Lot A is to be owned by the Applicant. The following table is a Lot by Lot break-out:

Table 1:

Description	Acreage	Combined Acreage
Estate Lot 1 (one single-family dwelling)	3.009	3.841
HR-1 Lots 2-9 (8 single-family dwellings)	0.832	
Parcel A (open space)	2.069	4.697
Parcel B (open space)	1.097	
Parcel C (open space)	0.004	
Parcel D (open space)	1.527	
Drive Lot A (turn-around hammerhead)	0.118	0.118
Parcel 4 (HRL Lots, to be open space and roadway)	0.378	0.378
Parcel 5 (City owned, not included in the subdivision)	1.540	N/A
Total		9.034

The updated submittal consists of +200 sheets as described below:

- Link A - [2017.02.01 Letter to the City](#)
- Link B - [Alice Claim Gully Plan w/ Modified Entry Project Description](#)
- Link C - [Easement Agreement No. 01062990](#)
- Link D - [Proposed Alice Claim Sub. & Plat Amendment Sheet 1](#)
- Link E - [Proposed Alice Claim Sub. & Plat Amendment Sheet 2](#)
- Link F - [Aerial](#)
- Link G - [Aerial 100 Scale](#)
- Link H - [Panoramic views](#)
- Link I - [Entry Plan Modified Entry](#)
- Link J - [Entry Plan King Road ROW Extended](#)
- Link K - [Road and walls on Public Land](#)
- Link L - [Alice Claim Subdivision Gully with Modified Entry-Vicinity & Zoning](#)

Link M - [Alice Claim Subdivision Gully with Modified Entry-Vegetative Cover](#)
Link N - [Alice Claim Subdivision Gully with Modified Entry-Slope Analysis Plan](#)
Link O - [Alice Claim Subdivision Gully with Modified Entry-Site Plan](#)
Link P - [Alice Claim Subdivision Gully with Modified Entry-Section Key Map](#)
Link Q - [Alice Claim Subdivision Gully with Modified Entry-Open Space & Trail](#)
Link R - [Alice Claim Subdivision Gully with Modified Entry- Zoning Map Diagram](#)
Link S - [Alice Claim Subdivision Gully with Modified Entry- Sections](#)
Link T - [Ridge Ave Plat Amendment Project Description](#)
Link U - [Ridge Ave Sub Property Exchange Enlargement](#)
Link V - [Proposed Ridge Avenue Plat Amendment](#)
Link W - [123 Ridge Avenue Survey](#)
Link X - [123 Ridge Ave Plat w Aerial](#)
Link Y.1 - [Density Review for Planning Commission](#)
Link Y.2 - [2017.04.28 Updated Density Review for Planning Commission](#)
Link Z - [Alice Claim Engineering Documents](#)
Link AA - [Alice Claim Build-ability Documents](#)
Link BB - [27 July 2016 Planning Commission Staff Report](#)
Link CC - [27 July 2016 Planning Commission Meeting Minutes](#)
Link DD - [12 April 2017 Planning Commission Staff Report](#)
Link EE - [12 April 2017 Applicant Presentation](#)
Link FF - [Color Site Plan Graphic](#)
Exhibit E - 12 April 2017 Planning Commission DRAFT Meeting Minutes (Printed)

Background

On July 27, 2016, the applicant received Planning Commission approval of a Conditional Use Permit (CUP) for three (3) retaining walls up to 10' in height to stabilize cut and fill slopes for the main entry. On that same date, the Planning Commission forwarded a positive recommendation of the then proposed Alice Claim Subdivision and Plat Amendment as conditioned, and forwarded a positive recommendation of the proposed Ridge Avenue Plat Amendment (property swap). On March 09, 2017, the City Council remanded the Alice Claim Subdivision and Plat Amendment because the applicant proposed a new entry plan that eliminates the need for retaining walls over six feet (6') in height (from final grade) that follows the existing entry into Alice Claim over 135 Ridge Avenue.

In the previous plan, the retaining walls were located on the west side of the development and were associated with access to the project from built King Road that is no longer needed. The Planning Commission approved the Conditional Use Permit on July 27, 2016 and that approval was appealed by two (2) parties. After the newly proposed access was acquired, via easement agreement, one appeal was withdrawn. The applicant and the appellants stipulated to a stay of the other appeal as this revised Subdivision and Plat Amendment with the new entry does not require retaining walls over six feet (6') in height.

The applicant secured an access easement over adjacent property, 135 Ridge Avenue, so that they would not need to build their proposed retaining walls subject to the CUP,

consisting of three (3) ten foot (10') retaining walls right at the entry of the project. On February 1, 2017, the applicant submitted to the City a copy of their executed easement agreement which took place mid-January 2017 between the applicant and the property owner of 135 Ridge Avenue. The Alice Claim Subdivision and Plat Amendment application was amended in conjunction to the newly obtained easement agreement over adjacent property so that the construction of the retaining walls at the entry is no longer necessary.

On March 9, 2017, the City Council remanded the Alice Claim Subdivision and Plat Amendment to the Planning Commission, stayed the appealed Conditional Use Permit, and continued Ridge Avenue Plat Amendment to a date uncertain.

On April 12, 2017, the Planning Commission reviewed the recently revised Alice Claim Subdivision and Plat Amendment. The Planning Commission forwarded a positive recommendation to the City Council (4-0). One Commissioner was absent, and one Commissioner was recused from the item.

Please refer to the following Subdivision/Plat Amendment staff reports and minutes listed below for the history of this application, most recently being:

- October 8, 2014 [Planning Commission work session](#) and [minutes](#)
- April 8, 2015 [Planning Commission meeting](#) and [minutes](#)
- June 10, 2015 [Planning Commission meeting](#) and [minutes](#)
- July 8, 2015 [Planning Commission meeting](#) and [minutes](#)
- July 22, 2015 [Planning Commission meeting](#) and [minutes](#)
- August 12, 2015 [Planning Commission meeting](#) and [minutes](#) (Negative recommendation forwarded to City Council)
- October 8, 2015 [City Council work session meeting](#) and [minutes](#)
- October 29, 2015 [City Council meeting](#) and [minutes](#) (Application amended and remanded back to Planning Commission)
- December 9, 2015 [Planning Commission work session](#) and [minutes](#)
- May 25, 2016 [Planning Commission meeting](#) and [minutes](#)
- July 13, 2016 [Planning Commission meeting](#) and [minutes](#)
- July 27, 2016 [Planning Commission meeting](#) and [minutes](#) (Positive recommendation forwarded to City Council)
- March 9, 2017 [City Council meeting](#) and minutes (Application amended and remanded back to Planning Commission)
- April 12, 2017 [Planning Commission meeting](#) and minutes (Positive recommendation forward to City Council)

Please refer to the following Conditional Use Permit staff reports and minutes listed below for the history of this application, most recently being:

- June 10, 2015 [Planning Commission meeting](#) and [minutes](#)
- July 8, 2015 [Planning Commission meeting](#) and [minutes](#)

- July 22, 2015 [Planning Commission meeting](#) and [minutes](#)
- August 12, 2015 [Planning Commission meeting](#) and [minutes](#) (Denial)
- May 19, 2016 [City Council meeting](#) (CUP Denial remanded back to Planning Commission)
- May 25, 2015 [Planning Commission meeting](#) and [minutes](#)
- July 13, 2016 [Planning Commission meeting](#) and [minutes](#)
- July 27, 2016 [Planning Commission meeting](#) and [minutes](#) (Positive recommendation forwarded to City Council)
- March 9, 2017 [City Council meeting](#) and minutes (Application amended and remanded back to Planning Commission)

Based on the discussions of the June 10, 2015, and July 22, 2015 Planning Commission meetings, staff prepared findings for denial. On August 12, 2015 the Planning Commission forwarded a negative recommendation to the City Council. Also on August 12, 2015, the Planning Commission denied the submitted Conditional Use Permit for retaining walls over six feet (6') in height. Within the ten (10) day appeal period, the applicant submitted an appeal of the denied CUP.

On October 8, 2015, the City Council held a work session discussion regarding the Subdivision/Plat Amendment. The applicant amended their application with an updated plan, the "Gully Site Plan" concept which was presented by the applicant to the City Council. Based upon the changes to the plan, the City Council remanded the application with the updated Gully Site Plan back to the Planning Commission on October 29, 2015. The Applicant worked on updating their submittals based on the amended plan and asked for this first hearing to be schedule on May 25, 2016. On May 19, 2016, the City Council remanded the appeal of the denied CUP back to the Planning Commission for review and Action because the CUP and the Subdivision/Plat Amendment are inextricable intertwined.

On May 25, 2016 the Gully Site Plan was presented to the Planning Commission. The update was similar to the Alternative B presented years back to the Commission. The Commission indicated that the applicant was moving in the right direction; however, they had concerns with the retaining wall.

In preparation for the July 13, 2016 Planning Commission meeting, the applicant submitted four (4) separate responses addressing the Planning Commission concerns made on May 25, 2016. During this meeting, the Applicant presented the hyperlinked [presentation](#) which also included the following [simulation](#). The Planning Commission made several comments regarding the proposed Gully Site Plan and a motion was made during the July 13, 2016 Planning Commission meeting to continue the applications to the July 27, 2016 Planning Commission meeting and to direct Staff to prepare findings of fact, conclusions of law, and conditions of approval for positive recommendation (Subdivision and Plat Amendment) and approval (Conditional Use Permit).

During the July 27, 2016 Planning Commission meeting, the proposal was discussed at

length and the Planning Commission approved the Conditional Use Permit, forwarded positive recommendations to the City Council for the Alice Claim Subdivision/Plat Amendment and the Ridge Avenue Plat Amendment (property swap), after changes were made to the drafted findings of fact, conclusions of law, and conditions of approval for positive recommendation (Subdivision and Plat Amendment) and approval (Conditional Use Permit).

District Purpose

The purpose of the Historic Residential Low-Density District is to:

- A. reduce density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity,
- B. provide an Area of lower density Residential Use within the old portion of Park City,
- C. preserve the character of Historic residential Development in Park City,
- D. encourage the preservation of Historic Structures,
- E. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods.
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment, and
- G. define Development parameters that are consistent with the General Plan policies for the Historic core.

The purpose of the Historic Residential-1 District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

The purpose of the Estate District is to:

- 1) allow very low density, environmentally sensitive residential Development which:
 - preserves ridge tops, meadows, and visible hillsides,
 - preserves large, cohesive, unbroken Areas of Open Space and undeveloped land,
 - preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development,
 - mitigates geologic and flood hazards,
 - protects views along the City's entry corridors, and
 - decreases fire risk by keeping Development out of sensitive wild land

interface Areas.

- 2) incorporate pedestrian trail linkages between and through neighborhoods; and
- 3) encourage comprehensive, efficient, Compatible Development which results in distinct and cohesive neighborhoods through application of the Sensitive Lands Ordinance.

Analysis

The applicant requests that the City review and approve the *entry-modified* development proposal for the Alice Claim property that has been coined the “*gully site plan*.” The *entry-modified gully site plan* illustrates the lots to be relocated to the bottom of the canyon found onsite. The gully site plan consists of nine (9) residential lots. The current gully site plan is similar to previous Plan B which was the most preferred plan by the Planning Commission. The only change to the application from what was reviewed and approved by the Planning Commission on July 27, 2016 is the entry way to the project. The Lot configurations remain the same.

The resulting land pattern is more compatible with the pattern found throughout the Historic District. The gully site plan proposes eight (8) lots of record at the bottom of the canyon with four (4) on each side. Each lot is exactly 0.104 acres (4,510 square feet) or 2.41 Old Town lots. A standard Old Town lot is 1,875 square feet, which is the minimum lot size in the HR-1. Each lot is restricted, as shown on the proposed plat, to a maximum Building Footprint of 1,750 square feet (which is equivalent to the maximum standard Building Footprint Formula found in the Land Management Code). Proposed Lot 1 within the Estate District is 3.009 acres (131,083 square feet) in size. The applicant indicates that it will have a maximum disturbance area of approximately 0.15 acres (6,534 square feet).

The applicant notes that the *gully site plan with modified entry* preserves several existing large evergreen trees, moves home sites down into the bottom of the gully, clusters the home sites closer together, reduces the amount of disturbance within the subject property, provides trail access, places the lots on less steep areas, and makes the lots compatible with the surrounding neighborhood. Vehicular access to the property is via existing King Road and then uses the driveway on 135 Ridge Avenue. The access to the property is a significant improvement over the access recommended for approval by the Planning Commission which was based on the submitted updated request by the applicant. The applicant, several times, updated the Planning Commission its advancement in their request to obtain this easement over the neighboring site. The updated modified entry was also encouraged by the Planning Commission. The easement has now been granted by the at property owner. The new modified entry does not require retaining walls greater than six feet (6') in height; therefore, the project/proposal does not require a Conditional Use Permit and its associated site disturbance.

The applicant requests the access road to align onto the existing City property along the existing gravel road that then crosses an easement over applicant's property to the water tank. The existing road is currently constructed at approximately 14% grade and

the applicant requests to place asphalt on the road at the same gradient with a maximum of 14% slope. Access to all lots, and to re-platted lot 1 of the Ridge Avenue Subdivision, will be from this private road. The applicant shows a hammerhead turn-around designed for emergency vehicles proposed across from Lot 1 of Alice Claim.

The applicant requests to dedicate to the City, Parcel 4 consisting of 0.378 acres (16,486 square feet), platted lots within the HRL District that contains the existing King Road. The applicant also submitted a plan to make improvements to the existing intersection. According to the applicant, their traffic engineer has demonstrated that the addition of 9 houses in this area has minimal traffic impact.

The applicant states that as part of the cleanup project, the drainage channel that runs through the site and carries seasonal run off was completely relocated and reconstructed as a rip rap channel. That channel will be piped and relocated beyond fifty feet (50') from the Proposed Lot 1. Utility services are located near the entry point to the site. The applicant's engineer has studied the projected water pressure to all home sites in the previous plans in detail and found that all lots will have adequate pressure for domestic use and fire suppression. The newly proposed gully site plan with modified entry lowers the houses, some by as much as seventy feet (70') in elevation, further improving water pressure to the houses. The Applicant's engineer will work with the City Engineer to assure utilities for the Alice Claim subdivision will not conflict with other utilities and can be provided in accordance with the City standards.

The site is currently used by recreation enthusiasts to access several recreational trails. Access to these trails will be allowed to continue across Alice Claim and enhanced with trail signage and trailhead markers. Large portions of the site will be platted as open space or no disturbance areas, and prohibited for development.

Estate Lot

In the Estate District, the proposed Subdivision creates one (1) lot of record consisting of 3.009 acres (131,083 square feet). A single-family dwelling is an allowed use in the Estate District. The minimum lot area for a single-family dwelling in the Estate District is three (3) acres. The proposed lot meets the minimum lot area for single-family dwellings in the Estate District. A duplex dwelling is an allowed use in the Estate District. The minimum lot area for a duplex dwelling in the Estate District is six (6) acres. The proposed lot does not meet the minimum lot area for duplex dwelling; therefore, a duplex dwelling would not be allowed.

The minimum lot width allowed in the Estate District is one hundred feet (100'). The shortest lot width is approximately 235 feet. The proposed lot meets the minimum lot width requirement in the Estate District. Table 2 shows applicable development parameters in the E District:

Table 2:

LMC Regulation	Requirements
Front/Side/Rear Yard	The minimum Front, Side and Rear Yard for all

Setbacks	Structures is thirty feet (30'). The Planning Commission may vary required yards in Subdivisions and Master Planned Developments. In no case shall the Planning Commission reduce Side Yards to allow less than ten feet (10') between Structures.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-eight feet (28') from Existing Grade.
Building Height Exception	Gable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

Historic Residential Lots

In the HR-1 District, the proposed Subdivision creates eight (8) lots of record consisting of 4,510 square feet, each. A single-family dwelling is an allowed use in the Historic Residential-1 District. The minimum lot area for a single-family dwelling in the HR-1 District is 1,875 square feet. The proposed lots meet the minimum lot area for single-family dwellings. A duplex dwelling is a conditional use in the Historic Residential-1 District. The minimum lot area for a duplex dwelling in the HR-1 District is 3,750 square feet. The proposed lot meets the minimum lot area for duplex dwellings. Conditional uses are reviewed and approved by the Planning Commission.

The minimum lot width allowed in the Historic Residential-1 District is twenty-five feet (25'). The proposed lot widths of the HR-1 District lots vary from 41.91 to 62.89 feet. The proposed lots meet the minimum lot width requirement. Table 3 shows applicable development parameters in the Historic Residential-1 District:

Table 3:

LMC Regulation	Requirements
Building Footprint	All lots: 1,750 square feet, maximum based on lot size.
Front/Rear Yard Setbacks	Lot 4 & 5: 10 feet minimum, 20 feet total. Lot 2, 3, 6, 7, 8, & 9: 12 feet minimum, 25 feet total. Based on lot depth per LMC table 15-2.2.
Side Yard Setbacks	Lot 2, 3, 6 & 7: 5 feet minimum, 10 feet total. Lot 8 & 9: 5 feet minimum, 14 feet total. Lot 4 & 5: 5 feet minimum, 18 feet total. Based on lot width per LMC table 15-2.2a.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery [...].
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate [...].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required [...].

Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.
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All dwellings in the HR-1 District will need to go through the Historic District Design Review (HDDR) process as described in the LMC. HDDRs are reviewed and approved by the Park City Planning Department. Staff anticipates, based on the submitted slope analysis, that all lots, except Proposed Lot 2, will require Steep Slope Conditional Use Permit review. As indicated in the LMC, Steep Slope CUP review is required for development over grades that are thirty percent (30%) or greater. Steep Slope Conditional Use Permits are reviewed and approved by the Park City Planning Commission. Staff does not make this determination until specific site plans are prepared in conjunction with required site surveys for development of each lot through the HDDR application process.

--Updated Access--

Currently, access to the property is proposed to be gained through the existing Woodside Gulch road, thus avoiding the need to build a new road where the un-built right of way exists; access has been secured over the private property at 135 Ridge Avenue making this modified access possible. Applicant indicates that the existing road, internal drive, will be widened to City standards and drainage improved. In order to accomplish these improvements, a retaining wall is proposed that is not higher than six feet (6'). The proposed access to the Alice Claim Subdivision is at a point, where essentially four (4) existing roadways meet, King Road, Sampson Avenue, Ridge Avenue, and Woodside Gulch.

As indicated on the June 10, 2016 Staff Report:

The Applicant does not propose to dedicate streets within the proposed development to the City but will complete the proposed Alice Court to meet City Standards for emergency access and parking. If the Applicant decides to offer the streets for dedication at a later date, all of the streets will need to meet all City Standards, including right-of-way widths, minimum street widths, cul-de-sac standards, stubbed street standards, grading requirements, etc. (Even if the streets are offered for dedication, the City is not required to accept the dedication). *All of the roads within the proposed subdivision are proposed to be private drives at this time. Private drives shall not exceed 14% gradients and the applicant has shown the drives meeting this requirement at 14% or less.*

The existing City's easement for access has been revised on the plat to incorporate trails and the City's access easement changed by the Alice Court road. The Applicant requests City Council's approval to give them an access over the City's property through Alice Court, which will have water lines, storm drainage, sewer, etc. as well as use of the City property for the Alice Court road. This will need to occur prior to plat recordation and is **listed as a condition of approval. Staff finds that the proposed access is much better as the formerly proposed access that created another driveway/road east of existing Woodside Gulch which no longer necessitates the**

need to construct three (3) ten foot (10') retaining walls.

Restriction due to Character of the Land
[LMC § 15-7.3-19\(D\)](#) indicates the following:

RESTRICTIONS DUE TO CHARACTER OF THE LAND. Land which the Planning Commission finds to be unsuitable for Subdivision or Development due to flooding, improper drainage, Steep Slopes, rock formations, Physical Mine Hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic hazards, utility easements, or other features, including ridge lines, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of a qualified engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for Uses as shall not involve such a danger.

The Applicant has provided information regarding the mitigation of potential hazards due to the Steep and Very Steep Slopes. Staff had previous concerns on developments over 40% slopes with the soils and massing of houses. The Geotechnical report reviewed by the City Engineer demonstrated that the soils are acceptable and staff finds that the Steep Slope CUPs in the HR-1 District will mitigate the massing of houses on such steep slopes and the Planning Commission will have full review of those applications just as they have previously with other lots that are steep within the HR-1 District.

Staff had concerns for existing mine hazards that may be open as a historic mine shaft exists on this property to which the applicant submitted the Geotechnical Consultation Letter - December 2006 demonstrating that the mine shaft is filled. Any structures near the mine shaft shall be setback ten feet (10') if the mine shaft is filled, which the current plans and engineer's letter show that it is filled. The mine shaft needs to be shown on the plat. The geotechnical report (which addressed the site holistically considering all steep slopes and not individual house locations) and mine shaft conditions report (which is just about the mine) and indicates that the ground is stable, with bedrock below. The City Engineer found that the report reflects that the ground conditions, existing mine shaft, and slopes are safe to build upon. Prior to Building permit approval, the applicant will be required to submit Geotechnical reports for individual sites which meet the City's Engineer's approval. After the City Engineer's office reviews of the geotechnical report and future review of each structure by the Planning Commission for Steep Slope CUPs, staff recommends allowing the applicant to develop on such steep slopes with the conditions of approval listed in the Draft Ordinance.

Ridgelines and Clustering

The proposed updated gully site plan with modified entry brings the eight (8) dwellings

towards the bottom of the gulch. Staff does not find that ridgeline development is requested. The gully site plan with modified entry complies with General Subdivision Requirements (LMC 15-7.3-2(E)) Open Space which states:

Units should be clustered in the most developable and least visually sensitive portions of the Site with common open space corridors separating clusters. This applies to both multi-family and single family projects. The open space corridors should be designed to coincide with Significant Vegetation and in many cases, should be left in the natural state.

The applicant responded to concerns raised by the Planning Commission during the April 8, 2015 meeting questioning the '*build-ability*' of the proposal as it relates to LMC § 15-7.3(D) Requirements for Improvements, Reservations, and Design. The applicant wrote a response to the following items:

- Flooding
- Improper Drainage
- Slopes
- Rock Formations
- Mine Hazards
- Potential Toxic Waste
- Adverse Earth Formations or Topography
- Wetlands
- Geologic Hazards
- Utility Easements
- Ridgeline

Water Delivery

The City's Department of Public Utilities has made the Planning Department aware that all of the Alice Claim property proposed for development may not be serviceable by the current City water system due to low water pressure. The low water pressure is due to the small elevation difference between the proposed development's elevation and Woodside Water Tank's elevation. The applicant was informed about this issue and is responsible for modeling water service to the development and if it is still insufficient they will need to provide a remedy. The applicant has prepared a water model addressing the limitations of the current water system on the proposed development, including factors such as the ability to meet: acceptable water system pressures and fire flow requirements to each home site (indoor and outdoor pressures are not adequate), the Fire Marshal's site specific requirements, and Division of Drinking Water regulations).

The applicant is to confirm the elevation of each of the proposed building sites to determine the affected sites and either redesign the project accordingly, or work with the Department of Public Utilities to determine the best solution. At the time of this report, the Department of Public Utilities, Fire, Building and Engineering have received a revised letter from the applicant's engineer addressing the previously submitted Water Model that will meet the City's requirements. Any revisions to the previously submitted model will need to meet acceptable water pressure flows in order for the subdivision to meet water requirements. **This is listed as a specific condition of approval.**

Water Reclamation District

Snyderville Basin Water Reclamation District (SBWRD) has concerns regarding the placement of the sewer lines in relation to the retaining walls and in relation to other utilities. **This will need to be remedied before the proposed plat can be signed by SBWRD prior to plat recordation and is recommended as a specific condition of approval.** The Applicant is aware of SBWRD's concerns and will work to obtain a Line Extension Agreement. The utility design could affect the layout of the subdivision, and if any changes are made to the layout of the subdivision upon SBWRD's approval, this approval shall be null and void and an application to amend the draft ordinance and plat shall need to be submitted and be reviewed and go through the entire process including internal review, planning commission and city council review.

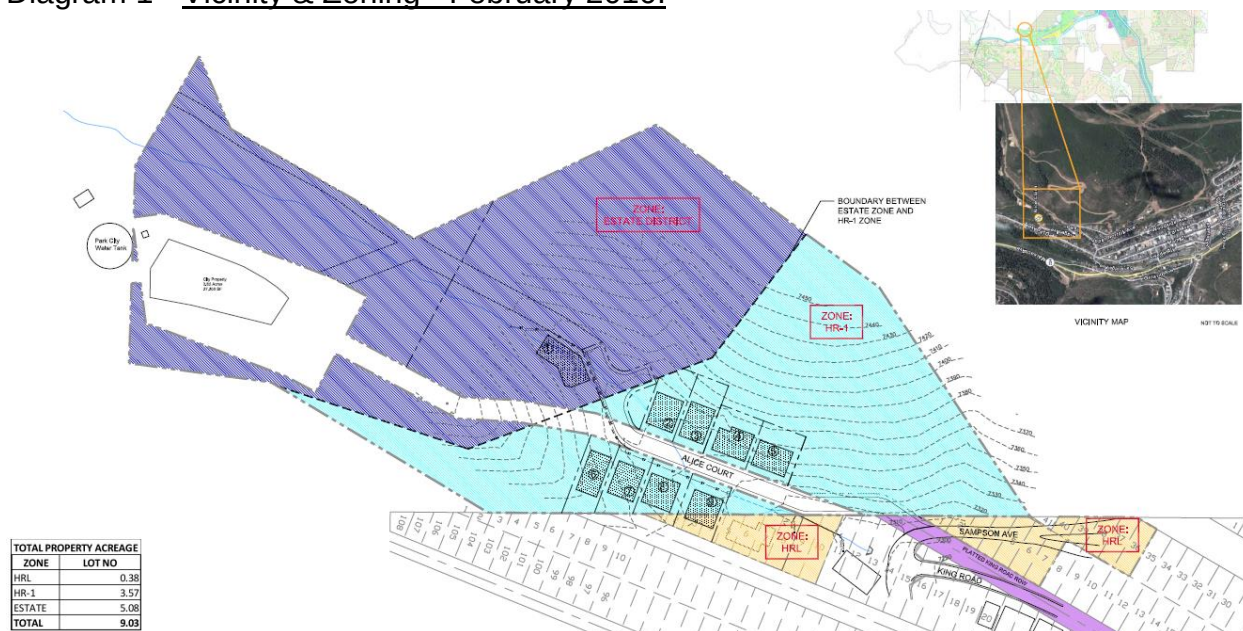
Density

On June 17, 2016, the applicant submitted the their density explanation, which contains the applicant's supporting documentation regarding this topic including the July 27, 2005 work session Staff Report, October 30, 2008 Applicant's Memo to the Legal Dept., January 20, 2009 City e-mail correspondence from Legal Dept. to the Applicant, and County Plat Maps with the outline of the site.

The entire project site consists of the following:

- 12 HRL Old town lots: Lot 1, 2, 3, 4, 5, 6, 7, 36, 38, 39 & 40, within Block 77 of the Millsite Reservation. None of these lots meet the minimum lot area required for development consisting of 3,750 square feet. This combined HRL area consists of 0.38 acres (16,486 SF). These lots also contain built King Road and Sampson Avenue.
- Parcel no. PC-S-55 consisting of approximately 8.65 acres (5.08 acres in the Estate District and 3.57 acres in the HR-1 District).
- Parcel no. PC-S-55-X (Parcel 5) is the City owned property consisting of 1.540 acres. A good portion of this site is in the Estate District while the other portion is in the HR-1 District. This parcel is not part of the project.

Diagram 1 - Vicinity & Zoning - February 2016:



The density associated with these three (3) areas, excluding the City owned parcel, is as follows assuming that optimal conditions for development exist and that **every requirement** in the Land Management Code required can be met:

- HR-L Old Town platted lots consisting 16,486 SF. The minimum lot area is 3,750 SF. Hypothetically, based on minimum lot area only, the site could accommodate 4 HR-L District lots; however, these lots also contain built King Road and Sampson Avenue.
- HR-1 area consisting of 3.57 acres or 155,509 SF. The minimum lot area is 1,875 SF. Hypothetically, based on minimum lot area only, this site could accommodate 82 HR-1 District lots.
- Estate area consisting of 5.08 acres. The minimum lot area is 3.0 acres. Hypothetically, based on minimum lot area only, this site could accommodate one (1) Estate District lot.

One must understand that the entire site contains various challenges including, but not limited to, access, slope, ridgeline protection, built roads, etc., and that the density provided above is not vested or entitled as the entire Estate, HRL, and HR-1 areas require subdivision approval. Development over the HR-L area requires plat amendment approval as not one (1) lot of record currently meets the minimum lot area of that District.

Significant Vegetation

The Land Management Code indicates the following regarding vegetation protection in the HR-1 District Chapter 2.2 and Estate District Chapter 2.10:

15-2.2-10 Vegetation Protection & 15-2.10-10 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

The current proposal does not request to remove any trees. Staff is concerned that three (3) coniferous trees will be affected as their corresponding drip-lines are shown on the proposed retaining wall. Planning Staff acknowledges the practice that whenever an improvement is placed within the drip-line of a tree, it affects its life expectancy. Staff recommends that the applicant submit the caliper size of this tree to document its measurement. In working with the applicant regarding tree removal, specifically for the former plan, the applicant committed to a tree its replacement ratio of four to one (4:1) and the extensive site clean-up and re-vegetation.

Staff recommends keeping the same standard should the retaining wall construction affect the existing vegetation. Staff recommends adding the following condition of approval:

- Existing Significant Vegetation and mature landscaping shall be preserved per a tree preservation plan completed by a certified arborist and approved by the City prior to issuance of a building permit. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Good Cause

The LMC defines Good Cause as the following:

Providing 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.

Planning Staff finds there is good cause for this Subdivision/Plat Amendment with the

appropriate items described in the analysis being incorporated as conditions of approval. There may be future geographical visual impacts to the City as a result of this application with respect to additional site stabilization, proposed retaining walls, and other unforeseen issues related to development within steep slope areas that can be addressed at the time of Steep Slope Conditional Use Permit applications. The proposed access is much better as the formerly proposed access that created another driveway/road east of existing Woodside Gulch which no longer necessitates the need to construct three (3) ten foot (10') retaining walls.

Department Review

SBWRD continues to express concern with lack of sewer lateral design but the applicant will need to continue to work with them until all requirements are satisfied in order for SBWRD to sign the plat. Each of these concerns has been incorporated into conditions of approval.

Notice

On May 10, 2017 the site was posted, courtesy notice was mailed to property owners within 300 feet, and legal notice was published in the Park Record, all in accordance with requirements of the Land Management Code. On May 8, 2017 the item was noticed on the state's public notice website, also in accordance with requirements of the Land Management Code

Public Input

Public comment was taken during the various past meetings held to discuss the project. The various Planning Commission meeting minutes (see links provided above) reflect public input received on these proposals to date. Any public comment received prior to this meeting will be forwarded to the City Council. See Exhibit D – Public Comments

Alternatives

- The City Council may approve the Alice Claim Subdivision and Plat Amendment as conditioned or amended; or
- The City Council may deny the Alice Claim Subdivision and Plat Amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the Alice Claim Subdivision and Plat Amendment.
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Process

This application is for a major Subdivision and Plat amendment as defined in LMC § 15-7.1-3(A)(2). A major Subdivision requires a Preliminary Plat and a Final Plat although the Planning Commission may, at its sole discretion, combine the required hearings for both preliminary and final Subdivision Plat approval. Staff is recommending the hearings be combined and a final Subdivision Plat is considered. The approval or denial of a subdivision and plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 1-18. Any

new structure may require a Steep Slope CUP and all will require a Historic District Design Review. A Building Permit is publicly noticed by posting of the permit.

Significant Impacts

There are no immediate significant fiscal impacts to the City from this application. If construction on the site was permitted, it will require a detailed Construction Mitigation Plan (CMP) to protect existing development located near the proposed subdivision. Site stabilization might also be an important consideration depending upon the amounts of vegetation proposed to be removed as a result of the proposed development. A geotechnical report has been previously submitted and reviewed. Previous mining activities, strong ground motion, slope stability, debris flow and avalanche, shallow bedrock and perched groundwater are the most significant engineering geology and geotechnical aspects which could affect design and construction at the site. Most, if not all of the lots in the HR-1 District will require Steep Slope Conditional Use Permits. Each house, including the house within the Estate District, will require a Historic District Design Review prior to house design and construction.

Consequences of not taking the Suggested Recommendation

The lots and parcels would remain as is and no construction could take place.

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Alice Claim Subdivision and Plat Amendment located at approximately Alice Claim south of intersection of King Road, Ridge Avenue, and Sampson Avenue, with the amended entrance way, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Hyperlinks

- Link A - [2017.02.01 Letter to the City](#)
- Link B - [Alice Claim Gully Plan w/ Modified Entry Project Description](#)
- Link C - [Easement Agreement No. 01062990](#)
- Link D - [Proposed Alice Claim Sub. & Plat Amendment Sheet 1](#)
- Link E - [Proposed Alice Claim Sub. & Plat Amendment Sheet 2](#)
- Link F - [Aerial](#)
- Link G - [Aerial 100 Scale](#)
- Link H - [Panoramic views](#)
- Link I - [Entry Plan Modified Entry](#)
- Link J - [Entry Plan King Road ROW Extended](#)
- Link K - [Road and walls on Public Land](#)
- Link L - [Alice Claim Subdivision Gully with Modified Entry-Vicinity & Zoning](#)
- Link M - [Alice Claim Subdivision Gully with Modified Entry-Vegetative Cover](#)
- Link N - [Alice Claim Subdivision Gully with Modified Entry-Slope Analysis Plan](#)
- Link O - [Alice Claim Subdivision Gully with Modified Entry-Site Plan](#)
- Link P - [Alice Claim Subdivision Gully with Modified Entry-Section Key Map](#)
- Link Q - [Alice Claim Subdivision Gully with Modified Entry-Open Space & Trail](#)
- Link R - [Alice Claim Subdivision Gully with Modified Entry- Zoning Map Diagram](#)

Link S - [Alice Claim Subdivision Gully with Modified Entry- Sections](#)
Link T - [Ridge Ave Plat Amendment Project Description](#)
Link U - [Ridge Ave Sub Property Exchange Enlargement](#)
Link V - [Proposed Ridge Avenue Plat Amendment](#)
Link W - [123 Ridge Avenue Survey](#)
Link X - [123 Ridge Ave Plat w Aerial](#)
Link Y.1 - [Density Review for Planning Commission](#)
Link Y.2 - [2017.04.28 Updated Density Review for Planning Commission](#)
Link Z - [Alice Claim Engineering Documents](#)
Link AA - [Alice Claim Build-ability Documents](#)
Link BB - [27 July 2016 Planning Commission Staff Report](#)
Link CC - [27 July 2016 Planning Commission Meeting Minutes](#)
Link DD - [12 April 2017 Planning Commission Staff Report](#)
Link EE - [12 April 2017 Applicant Presentation](#)
Link FF - [Color Site Plan Graphic](#)

Exhibits (Printed)

Exhibit A - Draft Alice Claim Subdivision and Plat Amendment
Attachment 1 – Proposed Subdivision and Plat Amendment
Exhibit B - Former Entry
Exhibit C - Updated Entry
Exhibit D – Public Comments
Exhibit E – 12 April 2017 Planning Commission DRAFT Meeting Minutes
Exhibit F – Color Site Plan Graphic

Exhibit A - Draft Alice Claim Subdivision and Plat Amendment

Ordinance 2017-22

AN ORDINANCE APPROVING THE ALICE CLAIM SUBDIVISION AND PLAT AMENDMENT, LOCATED AT THE INTERSECTION OF KING ROAD, RIDGE AVENUE, SAMPSON AVENUE, AND WOODSIDE GULCH, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Alice Claim Subdivision and Plat Amendment located at the intersection of King Road, Ridge Avenue, Sampson Avenue, and Woodside Gulch, have petitioned the City Council for approval of the Alice Claim Subdivision and Plat Amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 25, 2006, January 28, 2009, February 25, 2009, April 8, 2015, May 27, 2015, June 10, 2015, July 8, 2015, July 22, 2015, August 12, 2015, December 9, 2015, May 25, 2016, July 13, 2016, July 27, 2016, and April 12, 2017 to receive input on the proposed subdivision;

WHEREAS, on October 8, 2015, October 29, 2015, March 9, 2017, and May 25, 2017 the City Council held a public hearing on the proposed Alice Claim Subdivision; and

WHEREAS, on October 29, 2015, and March 9, 2017 the City Council remanded amended application on the proposed Alice Claim Subdivision back to Planning Commission; and

WHEREAS, on April 12, 2017, the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Alice Claim Subdivision and Plat Amendment.

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 Alice Claim Subdivision and Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The plat is located at the intersection of King Road, Ridge Avenue, Woodside Gulch and Sampson Avenue (approximately), within the Historic Residential (HR-1) and Estate (E) Districts.
2. The proposal includes nine (9) lots on approximately 9.034 acres which will not be allowed to be subdivided further.
3. The property is a "metes and bounds" parcel with contiguous platted lots.
4. A City water tank and land owned by the City is adjacent to the subject property on the south end, and a City-owned parcel bisects the subject property. The City water line does run within the City owned property.
5. The applicant previously undertook a voluntary remediation of the regulated soils on the site, which included soil remediation both in the Alice Claim 8.49 acre portion and within a 1.7 acre portion of the adjoining City property.
6. The owner secured legal access through an easement to the property through the Woodside Gulch access. As proposed, the access will not require retaining walls greater than 6 feet and therefore, no conditional use permit would be required.
7. The Woodside Gulch stream runs through the property and any changes to the stream will require a Stream Alteration Permit. The Applicant previously applied for this permit and will need to amend their existing Stream Alteration Permit from the US Army Corp of Engineers. Any changes to the stream may also require an amendment to the Voluntary Clean-up Program remediation with the Utah Department of Environmental Quality.
8. The property, which was once the site of the Alice Lode Mine, was previously the site of mining activities, which have since undergone recent remediation.
9. A Voluntary Clean Up of the property was initiated by the Applicant.
10. Most of the remainder of the site has mature stands of oak, maple and aspen trees in addition to areas of smaller shrubs and grasses.
11. A culvert for the stream is proposed in order to meet the 50' setback regulations from streams within the Estate District, otherwise the culvert would not be necessary.
12. This development is located upstream of the FEMA Flood Plain Studies.
13. The applicant does not request any setback reductions from the Planning

Commission for the Estate District Lot.

14. Water Service is available and as proposed can meet required water pressure to all of the proposed development sites (proposed Lots) within the development. The applicant will be responsible to propose acceptable mitigation should the water model or utility plans be further revised.
15. The utility plan does not show how each of the wet and dry utilities will be able to be placed within the drives with required separations or with special conditions as approved by the proper regulatory agencies and approved by the City Engineer.
16. A Debris Flow Study has not been completed for the stream to determine if a debris basin is required.
17. Existing trails are shown on the plat and granted a public easement.
18. Proposed utilities have not been engineered to meet City Engineer's approval but shall be prior to plat recordation.
19. All roads are proposed over 10% grades and will not be eligible to be converted to public ROWs in the future.
20. Building pads/limits of disturbance are shown in Attachment 1. All other property as open space should be protected by conservation easement held by the City and the HOA to maintain the land.
21. Applicant does not have an approved Sewer Service Plan. Sewer Service must be designed to service the proposed development sites in accordance with the Snyderville Basin Water Reclamation District's requirements. The applicant will be responsible to determine this with Snyderville Basin Water Reclamation District prior to plat recordation.
22. Proposed drives with utilities that are not private driveways are required to be 20' wide and are shown as such on the plat. The drive grades are proposed to be 14%.
23. Public trails are shown on Attachment 1 with a 15' public recreational trail easement.
24. The proposed lot within the Estate District is 3.009 acres.
25. The proposed eight (8) proposed lots within the HR-1 District are 4,510 square feet each.
26. A geotechnical report has been reviewed by the City Engineer for the overall site but individual geotechnical reports have not been submitted for each lot.

27. The applicant owns other adjoining properties within the Historic Residential Low-Density (HRL) District. Two (2) of these contiguous properties are lots 1 and 2 of the Ridge Avenue Subdivision.
28. The existing encumbered Lots 1-7 and 36-40, Block 77 of the Millsite Reservation will be dedicated to the City as right-of-way upon plat recordation as they current have a road over them.
29. The lots are positioned as proposed to avoid ridgelines and allow for drives that contour with the topography in order to meet the required grades.
30. The existing mine shaft on the property is currently filled as stated on the site plan dated May 18, 2015.
31. The application for the Alice Claim subdivision was deemed "complete" by the Planning Department on May 23, 2005.
32. Between 2006 and 2009, the Planning Commission conducted three (3) work sessions to discuss the project and visited the property during two site visits.
33. On October 8, 2014 the Planning Commission conducted a site visit and work session to discuss the history and 2009 site plan proposed for this project.
34. The Applicant submitted a revised site plan, plat and all required submittals for the subdivision and plat amendment on January 23, 2015.
35. The Planning Commission reviewed the request and held public hearings on April 8, 2015, June 10, 2015, July 8, 2015, and July 22, 2015.
36. During this time consisting of October 2014 and July 2015 the applicant submitted further revisions to the plat to address City concerns as well as to address plat discrepancies.
37. On August 12, 2015 the Planning Commission forwarded a negative recommendation to the City Council.
38. On October 8, 2015 the City Council reviewed the proposal.
39. On October 29, 2015 the applicant submitted an amended site plan which moved the lots closer to the gully. The City Council reviewed that amended site plan and remanded the application back to Planning Commission for their review.
40. The Planning Commission held a work session on December 9, 2015.
41. The Planning Commission held public hearings and reviewed the updated

proposal on May 25, 2016, July 13, 2016, July 27, 2016, and April 12, 2017.

42. After Applicant secured access on Woodside Gulch and proposed a modification to the Application based on the new access, the City Council remanded the updated gully site plan with modified entry back to Planning Commission on March 9, 2017.
43. The Planning Commission held a public hearings and reviewed the updated proposal with the new access through Woodside Gulch on April 12, 2017
44. It order to ensure all site improvements are made the applicant must either complete all Site Improvements prior to plat recordation, or if that is not possible, provide adequate financial Guarantees for completion, together with a right of entry to the Property to complete that work be granted to the City.

Conclusions of Law

1. There is good cause for this subdivision and plat amendment.
2. The subdivision and plat amendment are consistent with the Park City Land Management Code and applicable State law regarding subdivisions and plat amendments.
3. Neither the public nor any person will be materially injured by the subdivision or plat amendment.
4. Approval of the plat and 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 subdivision and plat amendment at the County within two (2) years from the date of City Council approval. If recordation has not occurred within two (2) years' time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council. If the plat is not recorded within this time period, it shall be null and void and any resubmittal shall be a new application which is subject to all review requirements, zoning restrictions and subdivision regulations at the time of the submittal.
3. Recordation of this plat and completion and approval of final Historic District Design Review and Steep Slope Conditional Use Permit, if required, applications

are required prior to building permit issuance for any construction of buildings within this subdivision. Completion and approval of final Historic District Design Review applications are required prior to building permit issuance for any construction of retaining walls.

4. Lot 1 in the Estate District shall be subject to Historic District Design Review process.
5. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
6. Snow storage of roads and private drives must be addressed and approved by the City Engineer throughout the development prior to plat recordation. Snow storage sites cannot discharge immediately into the stream.
7. Sewer lateral design and service will need to meet Snyderville Basin's requirements and receive written approval by SBWRD before the proposed plat can be signed by SBWRD. If the sewer lateral design requires a substantial change, as determined by the Planning Director, to the layout of this subdivision plat, this approval shall be null and void and an application to amend the Ordinance and plat shall need to be submitted and be reviewed and go through the entire process including internal review, planning commission and city council review.
8. The submitted water model will need to be revised with the submitted updates to the layout and receive written approval from the Water, Building, Engineering and Fire Departments in order for the subdivision to meet water requirements prior to plat recordation. If the water system requires a substantial change, as determined by the Planning Director, to the layout of this subdivision plat, this approval shall be null and void and an application to amend the Ordinance and plat shall need to be submitted and be reviewed and go through the entire process including internal review, planning commission and city council review.
9. There shall not be any further subdivision of any additional lots in this subdivision. A plat note shall reflect this condition.
10. All state requirements must be met, state permits must be obtained and the culvert must be fully installed by the applicant prior to plat recordation.
11. The culvert will be owned and maintained by the City.
12. This development is located upstream of the FEMA Flood Plain Studies. A study shall be completed extending the FEMA Flood Plains through this development prior to plat recordation. Any lots located in a FEMA Zone A will require an Elevation Certificate showing the lowest occupied floor is at or above base flood

elevation prior to building permit approval.

13. Stream Alteration Permit from the State will be required for the culvert construction. The Stream Alteration Permit must be obtained prior to commencement of the culvert construction.
14. A completed Flood Plain Study is required to identify the culvert's upstream and downstream impacts prior to plat recordation. Any identified impacts from the Flood Plain Study must be addressed and approved by Engineering prior to culvert construction.
15. The culvert inlet shall be at least 50' away from any structure on Lot 1.
16. A Debris Flow Study must be completed prior to plat recordation for the stream to determine if a debris basin is required.
17. Limits of disturbance as shown on Attachment 1 shall be clarified on the plat prior to plat recordation to be able to quantify the square footage upon which shall remain in place and no changes shall be made. All other property shall be restricted as open space and/or protected by 3rd party conservation easement.
18. The utility plan will need to be revised to show how each of the wet and dry utilities will be able to be placed within the drives with required separations or with special conditions as approved by the proper regulatory agencies and approved by the City Engineer prior to plat recordation.
19. Any roads over 10% grade will not be eligible to be converted to public Rights-of-Way in the future.
20. Drives must provide 20 feet wide of clear space to meet Fire Code. If parking impacts this 20 feet wide clear space, it will not be allowed and shall be signed No Parking. Roads less than 26 feet wide shall be marked NO Parking on both sides of the road.
21. The Applicant will need to receive City Council's approval to give them an access over the City's property for Alice Court and where they may cross water lines, storm drainage, sewer, etc. This will need to occur prior to plat recordation.
22. Applicant must still provide recommendations to the City Engineer for which scenario on King Road and the Alice Court most satisfies turning movements and minimizes conflicts and implement the recommendations prior to plat recordation.
23. The Applicant will need to receive, from the Utah Department of Environmental Quality ("UDEQ") under the UDEQ Voluntary Cleanup Program, a final Certificate of Completion for remediated soils within the Applicant's property prior to building permit approval.

24. If a Site Management Plan is required for the UDEQ Certificate of Completion for Alice Claim, the UDEQ approved Site Management Plan must be submitted to the Building Department prior to building permit approval.
25. The applicant shall obtain an easement for use of city property for Alice Court drive prior to plat recordation.
26. Public trails are shown with a 15' public recreational trail easement.
27. Any structures built near the existing mine shaft shall be setback at least 10' if the shaft is filled up to the ground surface with soil and/or gravel and at least 40' setback if the shaft is not filled. The mine shaft shall be shown on the plat and the setback noted.
28. If the site plan is substantially altered, as determined by the Planning Director, due to any utility redesign or retaining wall redesign or other unforeseen issues, this approval shall be null and void and an application to amend the Ordinance and plat shall need to be submitted and be reviewed and go through the entire process including internal review, planning commission and city council review.
29. All Public Improvements, except the Lot 1 culvert, may be completed after plat recordation but prior to the first home building permit. An adequate financial Guarantee for all Public Improvements shall be submitted prior to permitting.
30. All engineering for utilities must be approved prior to plat recordation.
31. City utility maintenance access is required across the drives for Lots A.
32. Individual water booster or fire sprinkler system pumps to increase water pressure will not be allowed.
33. Individual geotechnical reports will be required for each lot prior to issuance of a building permit.
34. All mature trees that will be lost due to the subdivision, retaining walls, addition of drives and building pads, shall be approved by the Planning Department and be replaced in kind or with three smaller trees as close to the original location as possible within 1 year of tree removal.
35. No duplexes will be allowed.
36. Existing utility and access easements may be added, adjusted, vacated or remain in their current location. Changes to these easements and/or addition of easements shall be shown on the plat.

37. The Alice Claim development exceeds one (1) acre and shall meet the requirements of the MS4 storm water program. Each lot within this common development shall be required to obtain a MS4 storm water permit prior to any construction activity.

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

PASSED AND ADOPTED this ____ day of _____, 2017

PARK CITY MUNICIPAL CORPORATION

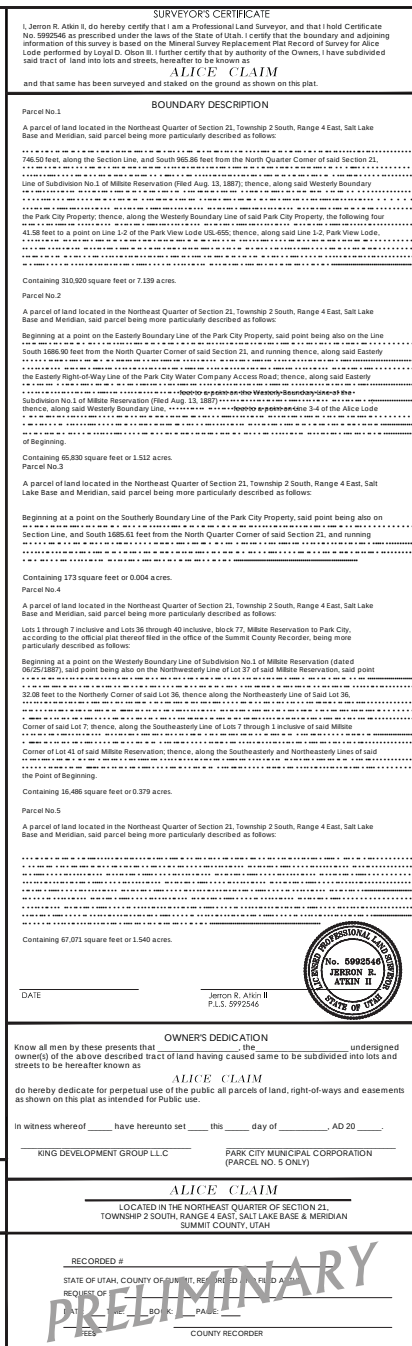
Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

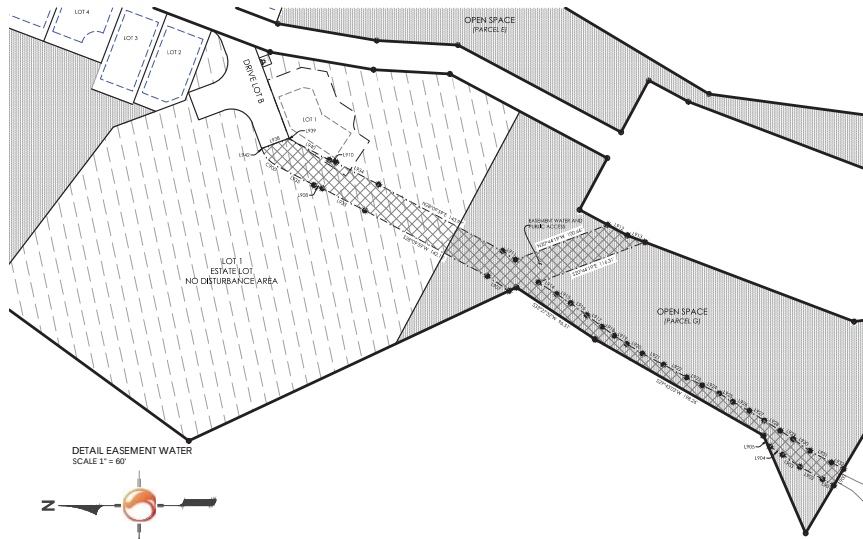
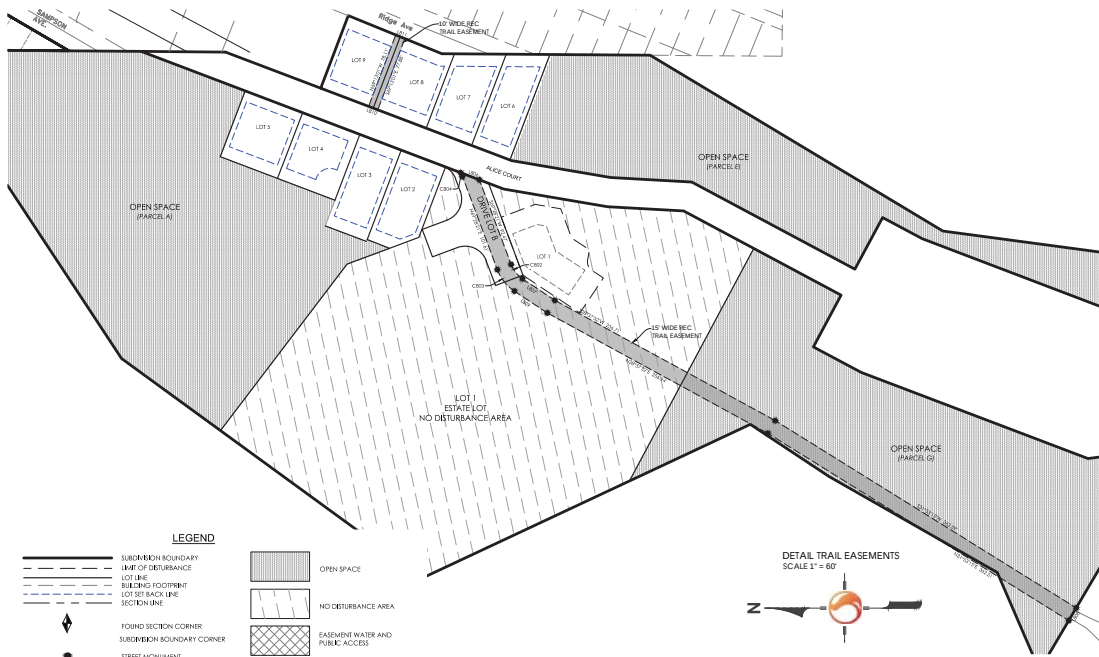
APPROVED AS TO FORM:

Mark Harrington, City Attorney



ALICE CLAIM

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



LOT #	SECTION	AREA
LOT 1	SECTION 21	1.00
LOT 2	SECTION 21	1.00
LOT 3	SECTION 21	1.00
LOT 4	SECTION 21	1.00
LOT 5	SECTION 21	1.00
LOT 6	SECTION 21	1.00
LOT 7	SECTION 21	1.00
LOT 8	SECTION 21	1.00
LOT 9	SECTION 21	1.00

LOT #	SECTION	AREA
LOT 1	SECTION 21	1.00
LOT 2	SECTION 21	1.00
LOT 3	SECTION 21	1.00
LOT 4	SECTION 21	1.00
LOT 5	SECTION 21	1.00
LOT 6	SECTION 21	1.00
LOT 7	SECTION 21	1.00
LOT 8	SECTION 21	1.00
LOT 9	SECTION 21	1.00

LOT #	SECTION	AREA
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LOT 8	SECTION 21	1.00
LOT 9	SECTION 21	1.00

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LOT 3	SECTION 21	1.00
LOT 4	SECTION 21	1.00
LOT 5	SECTION 21	1.00
LOT 6	SECTION 21	1.00
LOT 7	SECTION 21	1.00
LOT 8	SECTION 21	1.00
LOT 9	SECTION 21	1.00

SHEET
2 of 2

ALICE CLAIM
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



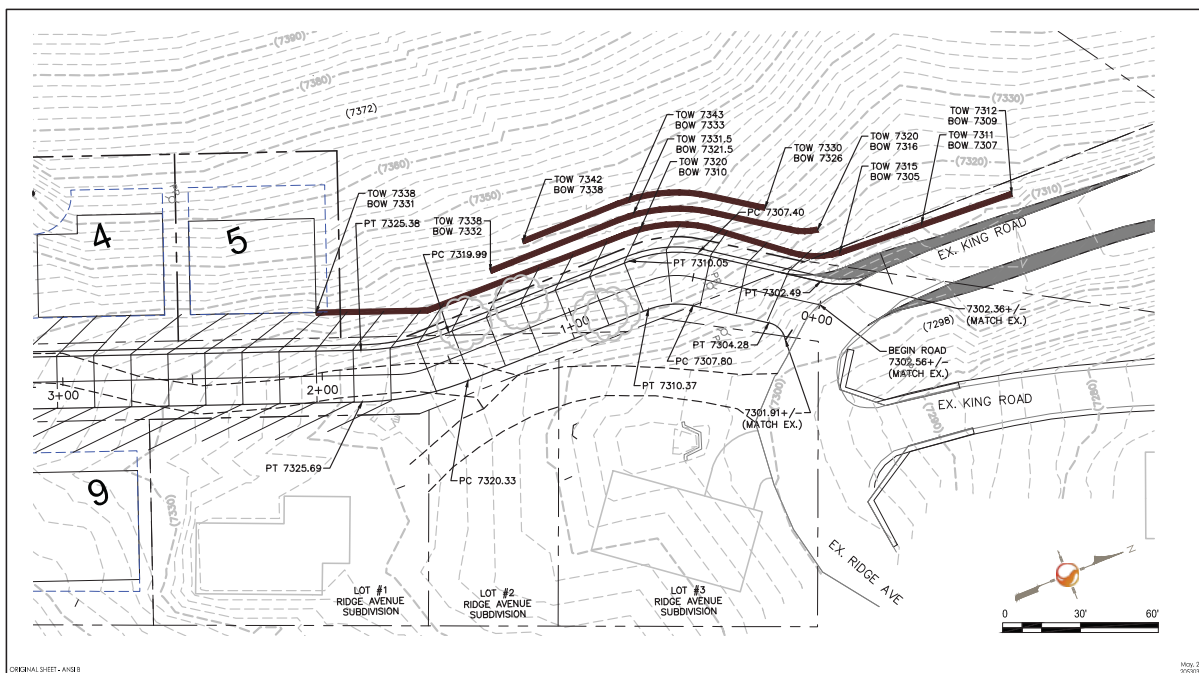
Stantec Consulting Services Inc.
3995 S. 700 E. Ste. 300
Salt Lake City, UT
84105-2500
Tel: 801.566.1471
Fax: 801.566.1471
www.stantec.com

Project Number	Rev
20230307	01
Client	Rev
Stantec Consulting Services Inc.	01
Designed By	Rev
Stantec Consulting Services Inc.	01
Checked By	Rev
Stantec Consulting Services Inc.	01
Date	Rev
02/09/23	01
Date Revis	Rev
02/09/23	01
By	Date
Stantec Consulting Services Inc.	02/09/23

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RANGE 4 EAST, TOWNSHIP 2 SOUTH, SECTION 21, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH
DATE: 02/09/23
BY: Stantec Consulting Services Inc.
SCALE: 1" = 60'

PRELIMINARY

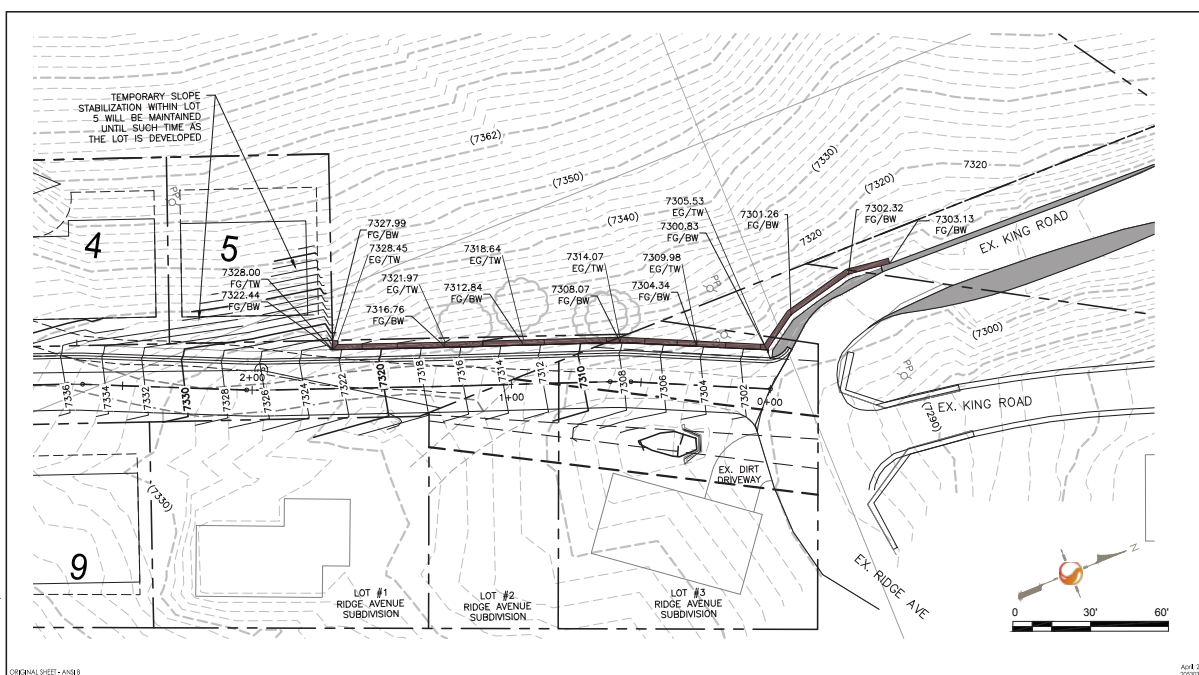
Exhibit B - Former Entry



3995 South 700 East, Suite 300
Salt Lake City UT
Tel. 801.261.0090
www.stantec.com

Client: KING DEVELOPMENT LLC.
Project: ALICE CLAIM
Location: PARK CITY, UTAH
Scale: 1" = 60'
Title: PREVIOUS ENTRY PLAN

Exhibit C - Updated Entry



3995 South 700 East, Suite 300
Salt Lake City UT
Tel. 801.261.0090
www.stantec.com

Client: KING DEVELOPMENT LLC.
Project: ALICE CLAIM
Location: PARK CITY, UTAH
Scale: 1" = 60'
Title: PROPOSED ENTRY PLAN

Exhibit D - Public Comments

Francisco Astorga

From: Bruce Erickson
Sent: Wednesday, October 07, 2015 4:10 PM
To: Francisco Astorga
Subject: FW: Alice Claim Proposed Development
Attachments: image1.JPG; ATT00001.txt

PUBLIC INPUT

Bruce M. Erickson, AICP

Planning Director
Park City Municipal Corporation
Park City, Utah

-----Original Message-----

From: Karen Anderson
Sent: Wednesday, October 07, 2015 2:33 PM
To: Bruce Erickson
Subject: FW: Alice Claim Proposed Development

Bruce,

I received this email from a resident who wants to make his opinion known to Council but is unable to be at Council meeting tomorrow night. Matt said
To forward it to you.

Karen

-----Original Message-----

From: John Vrabel [mailto:jvdesign@comcast.net]
Sent: Wednesday, October 07, 2015 1:38 PM
To: Karen Anderson
Subject: Alice Claim Proposed Development

Wednesday October 7th 2015

To: Park City Council Membership
C/O Karen Anderson

Fm: John Vrabel Resident
143 Upper Norfolk Avenue

Re: AliceClaim (proposed)
Development

Dear Park City Council Members:

I am writing to express my strong opposition to the proposed Alice Claim development, as I will be unable to attend the October 8th City Council meeting.

Having attended many of the prior Planning Commission meetings re the proposed Alice Claim development, I would like to recall the last Planning Commission meeting dealing with the Alice Claim in which Bruce Eriksen presided. The developer presented his points and the commission members followed with comments related to those points. First I was very impressed by the commission members' thorough responses and second on the quality of their overall knowledge of the subject.

At this point Bruce Eriksen suggested that because of the unusually long time this project, in its various aspects, has been before the Planning Commission, it was important that the Planning Commission members bring current, 'for the record', their overall comments regarding the (proposed) Alice Claim development.

I was not only extremely impressed with the commission's overall scope and thoroughness of their responses and especially as to how this development specifically related to the city's design and building requirements, but I was also proud of how well the Commission, in my opinion, represented the best interests of Park City.

In closing, I strongly urge you as City Council Members to rely on the Planning Commission's professionalism and expertise as the development guardians of our City. Thank you.

Warmest Regards,

John Vrabel
Park City Property Owner & Resident since 1968.

The Alice Claim:



Brooke Hontz
PO Box 2128
Park City, Utah 84060
brooke@dalysummit.com

Charlie Wintzer
Wintzermc@aol.com

12/7/2015

RE: Alice Claim aka Alice Lode Subdivision and Plat Amendment, Gully Site Plan Discussion PL-08-00371

Dear Planning Commission:

Thank you for forwarding a negative recommendation to the City Council on the Alice Claim applications a few months ago. Please consider thoroughly reviewing and referencing all of the previous issues that have been brought forth since 2005 that have not been addressed in any of the plans including this “new” gully plan and putting these issues on record, again, as part of the December 9th 2015 work session.

As you are aware, by Land Management Code, the Commission is required to review Chapter 7.1 – Subdivision Procedures, 7.3 (A)-(C) Subdivision Policy and Section 1.112 Good Cause when processing a Subdivision application (at a minimum). At all of your previous meetings the Commission has addressed these requirements. In particular, Commissioner Band has provided specific language regarding the deficiencies of the character of the land in this application that it cannot be subdivided safely to meet the Subdivision and Good Cause Standards, with other Commissioners in support. As a Commission, public health safety and welfare are mandatory elements of review and cannot be ignored. To make a clean record for the applicant and the public, I am requesting you clearly list the numerous inadequacies of this application that still remain unaddressed and incapable of being fixed with a density over the allowed one lot.

In this application a slope map has been provided that is extremely valuable information proving that good cause to create 8 new lots from one platted lot does not exist. Lots 1, 3,4,5,6 and 7 all are partially or entirely over **50% slope**. A steep slope CUP cannot mediate the increase of density from one to 8, as the development impacts are much larger than just the amount of soil that will be removed and retention of earth that will take place. As required by the LMC we need to pay “particular attention to the arrangement, location and width of Streets, their relation to sewerage disposal, drainage, erosion, topography and natural features of the Property, location of Physical Mine Hazards and geologic hazards, Lot sizes and arrangement, the further Development of adjoining lands as yet un-subdivided, and the requirements of the Official Zoning Map, General Plan, and Streets Master Plan, as adopted by the Planning Commission and City Council.

It would be helpful in this work session to again indicate clearly that King and Ridge roads are located outside of their platted location for some or all of their entire length. The capability of these roads to support the existing platted rights of homes (which are very few) plus 8 more lots is impossible. Other traffic, transportation and civil engineers have deemed the new 6 road intersection and the additional 8 un-platted lots as unwise and unsafe. Respectfully the public has repeatedly submitted testimony

regarding the health, safety and welfare negligence of a plan that puts forth 9 lots related to the roads, traffic, and also fire danger. I have personally met with Scott Adams of the Park City Fire District regarding this project and showed the previously submitted application and the entire area's roads, current development and platted but unbuilt lots. He had not been contacted by Park City Municipal to discuss the plan although the public had asked questions and submitted issues and the Commission had queried the former staff member about them. In our meeting he did not feel comfortable with servicing the 9 lots when presented with the entire area's information (the platted lots on Ridge, Anchor and King).

In efforts to be productive for the Planning Commission and the Applicant, the time has come for better records that summarize findings. It would be so helpful to have the Planning Commission direct staff to create a table of all of the issues brought up over the 10 year period this application has been in front of this body AND DID NOT ASK FOR A RECCOMENDATION. The work has been done over and over again by many members of the public and the different Planning Commissioners and never followed through with by staff or the applicant. The Planning Staff typically does not create task lists or summaries of input because applications typically don't turn on and off over a ten year period. I believe this is the 9th Planning Commission work session since 2005 (with only 2 Public Hearings during the same time). The Applicant has gone back and forth on a plan and not made substantial progress with the legislative process based on their volition. Here's an example of what staff could create – this is only a fraction of the list of issues:

Issue	Direction	Date	Findings
Does Application meet HR-1 Zone standards	Review each lot and site plan against code requirements	12/9/15	To be presented at next Planning Commission Meeting
What version of LMC and General Plan is the new Gully plan under and does the PC and the Public have access to those documents	Arguments have been made by the applicant that they are under a pre-2007 code and current General Plan. Is this accurate?	7/2015	City Attorney to present findings at next Planning Commission meeting
Fire District – Does fire district agree to support this plan with the complete understanding of ALL platted lots, per the requirement of the LMC	Planning Commission member plus staff member Meet with Scott Adams with the area plat.	Fill in	Fill in
Mine Shaft	Determine if mitigation and explanation is satisfactory to Plan Commish.		
GeoTech	Determine if mitigation and explanation is satisfactory to Plan Commish.		
Traffic	Review impacts of 9 lots		

	versus 1, include traffic generation, steep slopes and winter conditions		
Adequacy of King and Ridge to serve the property	Review impacts of 9 lots versus 1, include traffic generation, steep slopes and winter conditions		
Sewer	Review entire site for acceptable service with Sewer District – with Planning Commissioner		
Does Application meet Subdivision Purpose, standards? Purpose of HRL, E, SLO and Chapter 7 Subdivision	Review each lot and site plan against code requirements	7/2015	Each Planning Commissioner to create list against code requirements
Does Application meet good cause?	Review each lot and site plan against code requirements	7/2015	Each Planning Commissioner to create list against code requirements

Thank for your continued hard work. We appreciate all that you do.

Best regards,
Brooke Hontz
Charlie Wintzer

Francisco Astorga

From: Carol Sletta <cbsletta@gmail.com>
Sent: Wednesday, December 09, 2015 2:10 PM
To: Francisco Astorga
Subject: Fwd: Alice Claim - "Gully" Plan

Francisco, Here's the email I sent to the Commission. I understand no action will be taken, but will the Commission be taking public input? I am hoping my email will suffice as it will be difficult for me to attend this evening.

Carol Sletta

----- Forwarded message -----

From: Carol Sletta <cbsletta@gmail.com>

Date: Tue, Dec 8, 2015 at 4:17 PM

Subject: Alice Claim - "Gully" Plan

To: adam.strachan@parkcity.org, nann.worel@parkcity.org, melissa.band@parkcity.org,
douglas.thimm@parkcity.org, john.phillips@parkcity.org, preston.campbell@parkcity.org,
steve.joyce@parkcity.org

Good afternoon:

Before your work session on Wednesday, I just wanted to take this opportunity to once again express my concern about the intersection that will be created with the access to the Alice Claim Subdivision.

King Road, Ridge Avenue and Sampson Avenue "as is" illustrates the Historic Old Town feel of Park City; adding the large retaining walls and an intersection would change the look of this historic neighborhood forever.

I respectfully disagree with the City Engineer who states that there is not a fatal flaw in the intersection. I am concerned about emergency vehicle access as well as navigating traffic to and from the ski area via Upper King Road and the existing traffic in the neighborhood, not to mention an addition of nine residences.

If you haven't done so, I suggest you drive up King Road, turn right, then visualize turning left into the proposed entry to the subdivision.

Thank you.

Respectfully,

Carol B Sletta

135 Sampson Avenue

[435 640 1595](tel:4356401595)

cbsletta@gmail.com

Francisco Astorga

From: Joy Berry <joy@joyberry.org>
Sent: Friday, May 20, 2016 4:45 PM
To: Francisco Astorga
Cc: KIM DENKERS Owner
Subject: Ridge Ave Plat Amendment

Hi Francisco,

I own the home at 141 Ridge Avenue and I am very concerned about the new project with the Alice Claim at the intersection of King Road & Ridge Avenue.

My property is at that intersection and the town is already using a very large portion of my land for the Ridge Road and if anymore is taken from me for this new subdivision I will be damaged tremendously.

How can I see the plans they have submitted for this Alice Claim project?

As you can imagine; I am opposed to this project.

Please call me.

Joy Berry

Cell: 949-500-7009

Francisco Astorga

From: Kathryn Deckert <deckertkathryn@gmail.com>
Sent: Sunday, May 22, 2016 11:21 PM
To: Francisco Astorga
Subject: Alice Lode Subdivision
Attachments: I have been a resident on Daly Avenue for the past thirty five years.docx

Francisco I am unable to attend the Planning Commission meeting 5/25/16. Please include my concerns regarding this property and send to planning commissioners.j Thanks so much

Kathryn Deckert 102 Daly Avenue

I have been a resident on Daly Avenue for the past thirty five years. I also lived for a time on King Road prior to Daly Avenue. I have lived all told for about 45 years at this end of town witnessing the evolution of change . The status of this neighborhood has slowly evidenced new growth and housing but now is also a venue for recreationalists, bikers, and hikers to access trails.

This is not a static neighborhood where an occasional vehicle saunters up the street. It is an area where bikers, hikers, children, pets, are actively participating outside their homes. None of the streets have been enlarged to help sustain this level of activity and as a resident I don't want to see changes in the streets as they reflect the historically nature of this part of town. Three new homes were built off of Ridge Avenue last summer compromising resident's ability to navigate around their neighborhood. Two more new excavations have just occurred off of Ridge adding to the impact of new residential growth. Now we are contemplating adding another 9 homes at the top of King Road. These roads are at their maximum capacity to accommodate parked cars in the winter months, while residents drive around the piled up snow especially on King Road. Please please take into account the additional new homes just built and in the process of being built. Think again about King Road impacted with cement trucks, back hoes and large excavation machinery. It is a dangerous situation and an overload on current residents.

I suggest the Alice Lode Subdivision proposal reflect the safety, welfare and health of the neighboring community and limit the size of this project to 1 or 2 homes.. Also I believe that there should be discussion as to how long the developer anticipates the intrusions of this project will last for the neighborhood.

Traffic impacts abound in our town; please let's begin to live the talk and reduce traffic impacts by reducing density on this project. Thank you.

Kathryn Deckert
102 Daly Avenue

Subject: **Alice Claim Subdivision**

I'd like to take this opportunity to thank the Planning Commission for all the time they've taken to thoroughly review and evaluate this project in the past, and now again. I am curious: As a member of the public who has made numerous comments on this project, along with many others, in the past; **how are our comments kept as reference materials?** And for that matter, the Commissioners' comments? **Years of important testimony has been given and I was wondering how that information is made available to the current Planning Commission.**

As I reviewed the packet for the three Alice Gully Project items on the agenda, I thought: Why three items on the agenda? If the first is not approved, there's no need for #2 or #3. Guess it must be procedural.

1) Alice Claim Subdivision and Plat Amendment

Why should the City approve this project? **Adding density would benefit only the developer.** Is there good cause for this project? Does it benefit the City? The neighborhood? As I understand it, it is one parcel that must meet very specific requirements to be subdivided into more lots; and it's not a land use right to have more lots in this case. **Both the public and Commissioners have made arguments that must be reviewed and resolved to meet the subdivision standards.**

Approving this project would set a precedent, encouraging future developers to increase the density on the remaining parcels and hillsides in Historic Old Town Park City.

Public Safety: Viewing Document (**EXHIBIT J**) prepared by FEHR & PEERS to show Emergency Vehicle Turning Movement, just confirms to me the inherent danger of this intersection by adding access to Alice Claim. The applicant offering land at the corner adds no benefit. **Exhibit J does not reference the severe pitch or grade of this intersection.**

Adding a stop sign at the uphill corner of King Road and Ridge only reconfirms to me that drawing something doesn't mean it works. I'd like to see any passenger vehicle, dump truck, cement truck, or PC Mountain Resort vehicle come to a complete stop on the uphill of King Road, then proceed (whether left or particularly right) in the winter. I would even question the ability of any vehicle, particularly a large vehicle, to stop on a dry day on the uphill, then safely proceed.

Having lived on Sampson Avenue since 1980, I respectfully disagree with the applicant's traffic engineer and our City Engineer when they state that nine homes have negligible traffic impact in this area. (Exhibit N)

Many public safety concerns have been expressed over the course of the Planning Commission meetings. **Future Planning Commissions will have a hard time using public health, safety and welfare standards to appropriately limit lands not suitable for development, if the Planning Commission ignores them here.**

To: Park City Planning Commission
Subject: **Alice Claim Subdivision**

May 25, 2016

2) CUP for Retaining Walls

The three-10'- step back walls, totally 30 feet, is not the desired look for Historic Old Town Park City. Rather than a paragraph describing the walls, we need to see a realistic/accurate drawing of the retaining wall(s) from the vantage point of, say, the center of the intersection: **Like a superimposed wall to scale on a photo of the hillside.**

If approved, this **sets a precedent for future development.** Permitting these walls in Historic Old Town Park City would give the undesirable look of, say, Deer Crest.

3) Property Swap 123 Ridge and Lot 1

No need to address. Swapping these two triangular parcels has no purpose unless project is approved.

Alice Claim Gully Subdivision does not belong in Historic Old Town Park City.

Respectfully,



Carol B Sletta
135 Sampson Avenue

Francisco Astorga

From: Makena Hawley
Sent: Tuesday, July 05, 2016 8:30 AM
To: Kirsten Whetstone; Francisco Astorga; Anya Grahm; Adam Strachan; Laura Suesser; Melissa Band; Douglas Thimm; John Phillips; Preston Campbell; Steve Joyce
Cc: 'jvdesign@comcast.net'
Subject: FW: Density Development

Public comment forwarded from Mr. John Vrabel at 143 Norfolk Avenue.

Thank you,
makena

Makena Hawley
Park City Planning Department
445 Marsac Avenue, PO Box 1480
435.615.5065

View our 2016 Play Magazine online and plan your best summer yet! Summer program registration opens April 1st:
www.parkcityrecreation.org

From: John Appleseed [mailto:jvdesign@comcast.net]
Sent: Tuesday, July 05, 2016 8:22 AM
To: Makena Hawley
Subject: Fwd: Density Development

Sent from my iPhone

Begin forwarded message:

From: John Appleseed <jvdesign@comcast.net>
Date: July 4, 2016 at 1:26:48 PM MDT
To: bruce.erickson@parkcity.org
Cc: kirsten@parkcity.org, fastorga@parkcity.org, anya.grahn@parkcity.org,
adam.strachan@parkcity.org, laura.suesser@parkcity.org, melissa.band@parkcity.org,
douglas.thimm@parkcity.org, john.phillips@parkcity.org, preston.campbell@parkcity.org,
steve.joyce@parkcity.org
Subject: Density Development

Dear Bruce, Planners, and members of the
Park City Planning Commission:

I saw you (Bruce) jogging up the Sampson Avenue hill last week. Did you happen to notice the two high rises under construction to your right (west side of Sampson)? These are huge buildings especially in Park City's Historic (HR1) district.



(This photo shows 2 projects on Sampson Avenue. Note jogger to the left)

One area of what I call 'Excessive Density' should not lead to another area nearby just because it appears that it is now the 'norm' and/or that a 'president has been set.'

The reaction of visitors to our neighborhood, when they see what is under construction is nothing short of 'astonishment!'



(These are 2 projects, the left-upper has our neighborhood's first elevator. The right-lower, sits almost in front of, albeit lower, than, the elevator house)

This huge size/density, is the reason for my note.

It is my hope that we as a City should not repeat this situation up in Woodside Gulch, on the Alice Claim.

The developer is entitled to a density of ONE, which came with his purchase of the property.

It is my contention that even one is too much for this steep, pristine, park-like area.

Please consider the potential OVERLOAD to King Road.

Further, what if in the future, Vail elects to develop its property at the 'angle station?' What will the traffic on King Road be then? Can Vail's development in that area be denied? I think not, but perhaps the density can be limited.



Woodside Gulch - Alice Claim

Who benefits besides the developer, with the Alice Claim development?

Increasing traffic/density in this historic part of old town on these narrow roads dose not benefit the City.

It dose not benefit the current property owners in the neighborhood. Rather, this development is problematic.

Heaven forbid if we have a normal or big winter in the future. How will emergency vehicles respond then? Will the City be at future risk legally, for allowing this potential congestion?

In closing please consider the long term effects on our City by your decisions. Do you want the high density Woodside Gulch/Alice Claim development to be part of your legacy? Or do you want your legacy to be one of preserving this open, park-like space for the benefit of all?

Thank you,
Kind Regards and Love
John Vrabel
143 Norfolk Avenue resident
since 1968.

Sent from my iPhone

One Utah Center, Suite 800
201 South Main Street
Salt Lake City, UT 84111-2221
TEL 801.531.3000
FAX 801.531.3001
www.ballardspahr.com

Mark R. Gaylord
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Fax: (801) 321-9070
gaylord@ballardspahr.com

July 7, 2016

Via Federal Express

Park City Planning Commission
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060
Attn: Adam Strachan, Chairman

Re: Objections to Alice Claim Subdivision and Ridge Avenue Subdivision (Shari Levitin and Lee Gerstein)

Dear Planning Commission:

This firm represents Shari Levitin and Lee Gerstein, residents of Old Town whose home is located at 135 Ridge Avenue (the "Residents"). We are writing this letter on behalf of the Residents to raise their concerns and objections to the proposed development of The Alice Claim Subdivision ("Alice Subdivision") and the proposed Ridge Avenue Development ("Ridge Subdivision" and, together with the Alice Subdivision, the "Subdivisions"). The Alice Subdivision is being developed by King Development Group, LLC (the "Alice Developer"). The Subdivisions are adjacent to the Residents' home and they are deeply concerned about the impact the Subdivisions will have on them and the neighborhood.

Specifically, the Residents believe that: (i) the Alice Subdivision cannot be developed as planned because the Alice Developer does not have legal access necessary to connect the Alice Subdivision to King Road ("King Access Road"); (ii) the proposed location of the King Access Road will result in excessive road cuts and have a negative visual impact within the neighborhood and Ridge Road (directly behind the Residents' property); (iii) the construction of the King Access Road at the Access Point is dangerous and violates Chapter 7.3 of the Land Management Code ("LMC"); and (iv) construction of Ridge Road directly behind the Residents' home for the Ridge Development will result in the Residents' property fronting three streets in violation of the LMC. For the foregoing reasons which are discussed in further detail below, the Residents object: (i) to the proposed Alice Subdivision site plans (the "Alice Site Plans") attached hereto as Exhibit A and requests that the Commission reject the Alice Subdivision as currently designed; and (ii) to the proposed Ridge Development and requests that the Commission reject the Ridge Development as currently designed. The objections raised herein were previously raised in a letter to the Park City Planning Commission dated September 4, 2009. As the new proposal for the Alice Subdivision has not materially changes, we again raise the following objections.

JUL 08 2016

I. No Legal Access (Alice Subdivision)

As shown on the Alice Site Plans, the Alice Developer proposes that the point ("Access Point") where the King Access Road will connect the Alice Subdivision to King Road be located approximately 50 feet west of the horseshoe where King Road and Ridge Avenue intersect (the "Horseshoe"). The Alice Developer does not have an easement over the diamond area (the "Diamond") shown on Exhibit A and does not have the right to construct the King Access Road at the Access Point. Page 11 of the Planning Staff Work Session Notes dated March 11, 2009 ("2009 March Staff Report") state that legal access for the Access Point is "gained through the platted but unbuilt Sampson Avenue (aka King Road) right of way." The exhibits to the May 25, 2016 planning packet (the "Planning Packet") appears to show the same access over the Access Point through Sampson Avenue. However, contrary to the Planning Staff's conclusion, there is not a public right-of-way over the Diamond because Sampson Avenue/King Road was not established in accordance with the 1887 plat attached hereto as Exhibit B ("1887 Plat") and there is not any language on the 1887 Plat dedicating Sampson Avenue/King Road to Park City (the "City").

For a dedication to be effective, Utah law currently requires dedicatory language on the plat. *See* Utah Code Annotated Section 10-9a-603(1)(b) (stating that "the owner of the land shall provide an accurate plat that describes or specifies . . . whether the owner proposes that any parcel of ground is intended to be used as a street or for any other public use, and whether any such area is reserved or proposed for dedication for a public purpose"). Where there is not an express dedication of property to the public, then courts have analyzed whether there is intent to dedicate property and whether the government entity to which the property was allegedly dedicated actually accepted the dedication. *See William J. Lemp Brewing Co. v. P.J. Moran, Inc.*, 169 P. 459, 461 (Utah 1917) (stating that "it is fundamental, always, that there must be an intention to dedicate" and "acceptance must be made within a reasonable time after the dedication"). Even if there was intent to dedicate property to a governmental entity and the entity originally accepted such dedication, the governmental entity may be estopped from claiming that land was dedicated if it allowed others to place improvements on the land. *See Premium Oil Co. v. Cedar City*, 187 P.2d 199, 204 (Utah 1947) (stating that "[i]n many cases where cities attempt to open dedicated streets for the benefit of the public, the courts have estopped the city from enforcing a dedication because the city authorities and the public itself has taken no action over a period of years to prevent the erection of valuable improvements").

The foregoing cases combined with the facts surrounding the Diamond calls into serious question whether there is a public right of way over the Diamond. As stated above, there is no dedication language on the 1887 Plat. The pink highlighted portions of the attached Exhibit C show where Sampson Avenue/King Road was platted on the 1887 Plat in the area of the Horseshoe. The yellow highlighted portions of Exhibit C show the actual location of Sampson Avenue/King Road at the Horseshoe and how Sampson Avenue/King Road as-built deviates significantly from where it is platted. As evident on Exhibit C, the platted portions of Sampson Avenue/King Road currently run through houses and lots. The fact that Sampson Avenue/King Road was not dedicated to the City on the 1887 Plat coupled with the fact that the Diamond has not been developed, is currently not part of Sampson Avenue/King Road and that improvements have been made over the platted location of Sampson Avenue/King Road, casts significant doubt on whether there is a public right-of-way over the Diamond. Absent any evidence of there being intent to dedicate the Diamond to the City and/or the City accepting such dedication, it is unlikely that the Alice Developer has the right to construct the King Access Road on the Diamond.

Another portion of the King Access Road which the Alice Developer does not currently have access over is shown on Exhibit A and is a portion of the easement (i.e. dirt road) that the City uses to maintain the water tank ("Water Tank Easement"). The City only has an easement over the Water Tank Easement and the scope of this easement is limited to maintaining the water tank. Accordingly, the Alice Developer cannot expand the use of the Water Tank Easement above and beyond its historical use which was limited to providing access to and from the water tank. *See* 25 Am. Jur. 2D *Easements and Licenses* § 71 (stating "the principle that the owner of the easement cannot materially increase the burden of the servient estate or impose thereon a new and additional burden underlies the use of all easements). Hence, the Water Tank Easement cannot be used for access to and from the Alice Subdivision because such use would be greater in scope than that permitted by the Water Tank Easement.

One alternative that the Alice Developer previously contemplated was connecting the King Access Road to a dirt road located on the Residents' property. However, as correctly stated on Page 26 of the 2009 March Staff Report, "access has not been perfected over the private property at 135 Ridge Avenue."¹ Not only would the Alice Developer need to obtain an easement over the Residents' property in order to pursue this alternative, the Alice Developer would also need to obtain an easement over the Water Tank Easement because, as discussed in the previous paragraph, the Alice Developer's use of the Water Tank Easement is beyond the scope of the City's easement. As citizens of Park City, the Residents object to expanding the use of this public easement beyond its current use.

Accordingly, the Residents request that the Planning Commission not approve the Alice Subdivision until such time as the Alice Developer establishes that it has legal access to construct the King Access Road at the Access Point and over the Water Tank Easement.

II. Excess Road Cuts and Visual Impact on Neighborhood (Alice Subdivision)

In January of 2006, the Planning Commission requested that the Alice Developer consider an alternative access "due to the excessive road cuts that would be required and the visual impacts on the neighborhood." *See* page 2 of January 11, 2006 Work Session Notes. Based on this recommendation, the Residents believe that the Alice Developer approached them in an effort to secure access rights from them and comply with the Planning Commission's recommendations. Although the Alice Developer was able to successfully negotiate the purchase of the property from the adjacent owner, it was unable to reach an agreement with the Residents.²

Accordingly, the Alice Developer's current plans do not properly address the Planning Staff's concerns. Construction of the Access Point will "require retaining walls on the western side as the road would cut into the toe of the slope" and such retaining walls would be over 20 feet tall. *See* Pages 11

¹ Over the years the Residents have, in good faith, had discussions with the Alice Developer about access. The Residents remain ready and willing to undertake further discussions with the Alice Developer provided the terms and conditions that are commensurate with the long-term impact and disruption caused by such an access easement.

² As the City knows, the Alice Developer, with the City's consent, used the public easement and proceeded with the environmental cleanup of the tailings site at no cost to the City. However, it was at a substantial cost to the Residents who were displaced from their home (without compensation) due to environmental and health concerns due to the hundreds of trucks passing in front of their home.

JUL 08 2016

and 25 of the 2009 March Staff Report and page 140 of the Planning Packet. These retaining walls would be constructed less than 100 feet from the Residents' property. Moreover, because most of the proposed lots in the Alice Subdivision are located on Very Steep Slopes or Steep Slopes, additional retaining walls will be constructed around the houses in the Alice Subdivision which will further scar the hillside of the canyon. The Planning Commission should closely examine all alternatives before allowing such excessive road cuts which will forever change this pristine area of Old Town.

III. Safety of Access Point and Violation of Land Management Code (Alice Subdivision)

The proposed location of the Access Point is also unsafe and violates the LMC. Undoubtedly, the Alice Subdivision will increase traffic on King Road and Ridge Avenue which are narrow roads that some consider to be the most dangerous in Park City, particularly during the winter. See Page 4 of the January 11, 2006 Work Session Notes (indicating that former Commissioner Volkman believes that King Road is clearly one of the most dangerous streets in Park City); see also Page 17 of January 28, 2009 Planning Commission Meeting (indicating that Vice-Chair Russack believes that the road is extremely steep and can be a nightmare during the winter.) Construction of the King Access Road at the Access Point results in five roads (the Residents' driveway, the Access Point, Ridge Avenue, King Road and Sampson Avenue) intersecting at or near the sharp curve of the Horseshoe. This layout appears to violate the following safety standards in the LMC: (i) Section 15-7.3-2(F) of the LMC states that roads "should be designed to work with Existing Grade and cut and fill Slopes should be minimized," (ii) Section 15-7.3-4(A)(3)(a) requires that "[a] combination of steep Grades and curves shall be avoided," (iii) Section 15-7.3-4(G)(1) requires that "[s]treets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new Streets at an angle within ten degrees of perpendicular is required. An oblique Street should be curved approaching an intersection and should be approximately at right angles for at least one hundred feet (100') therefrom." Based on the current plans for the Alice Subdivision, it appears these safety standards are being disregarded.

More importantly, as currently designed and proposed, the Residents and others may be unable to see cars driving out of the Access Point and onto Ridge Avenue. The Access Point drivers may not be able to clearly see the Residents when they pull out of their driveway. With limited visibility around the Horseshoe, the Access Point drivers may not have enough time, distance or space to avoid an accident. Of course, winter conditions further exacerbate this hazardous condition.

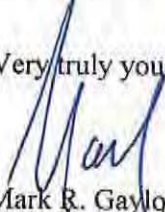
IV. Double Frontage Lot (Ridge Subdivision)

Finally, as shown on Exhibit A, the Alice Developer leaves open the possibility of connecting the Alice Subdivision with the Ridge Development. As further illustrated on Exhibit A, the Ridge Road proposed for construction is directly behind the Residents' home. Construction of Ridge Road and the road proposed by the Alice Developer would violate Section 15-7.3-3(E)(1) of the LMC which states that "[l]ots fronting two (2) Streets, except a Corner Lot, shall be avoided." In fact, upon closer examination (see Exhibit A) the Residents' home actually would be surrounded by roads on three sides creating a virtual island parcel via the Horseshoe, Access Point and proposed Ridge Road. In considering the proposed Alice Subdivision, the Planning Commission should review it in conjunction with the Ridge Development as the two together will have a dramatic impact on the Residents' home in violation of the LMC. Accordingly, the Planning Commission should prohibit such a circumstance.

In conclusion, as stated in the 2009 March Staff Report, Section 15-7.3-1(D) of the LMC states that if the Planning Commission finds land to be unsuitable for development due to (among other

things) Steeps Slopes, adverse earth formations or other features, including ridgelines, "which will be unreasonably harmful to the safety, health and general welfare of the inhabitants of the Alice Subdivision and/or its surrounding Areas" then such land shall not be subdivided or developed unless the Alice Developer and the Commission agree upon adequate methods to "solve the problems created by the unsuitable land conditions." Because the Access Point creates hazardous conditions at the Horseshoe, violates safety standards in the LMC, will require excessive road cuts and the construction of retaining walls over 20 feet in height which will visually impact the neighborhood, and because the Alice Developer does not have legal access over the Diamond or Water Tank Easement, the Residents believe that Alice Developer has not solved any of the problems created by the "unsuitable land conditions" and that the proposed Alice Subdivision should be rejected by the Planning Commission. Furthermore, because the Ridge Development violates the LMC and will result in their home being an island surrounded by roads, the Residents also request that the proposed Ridge Development be rejected by the Planning Commission.

Very truly yours,


Mark R. Gaylord

MRG/jgw

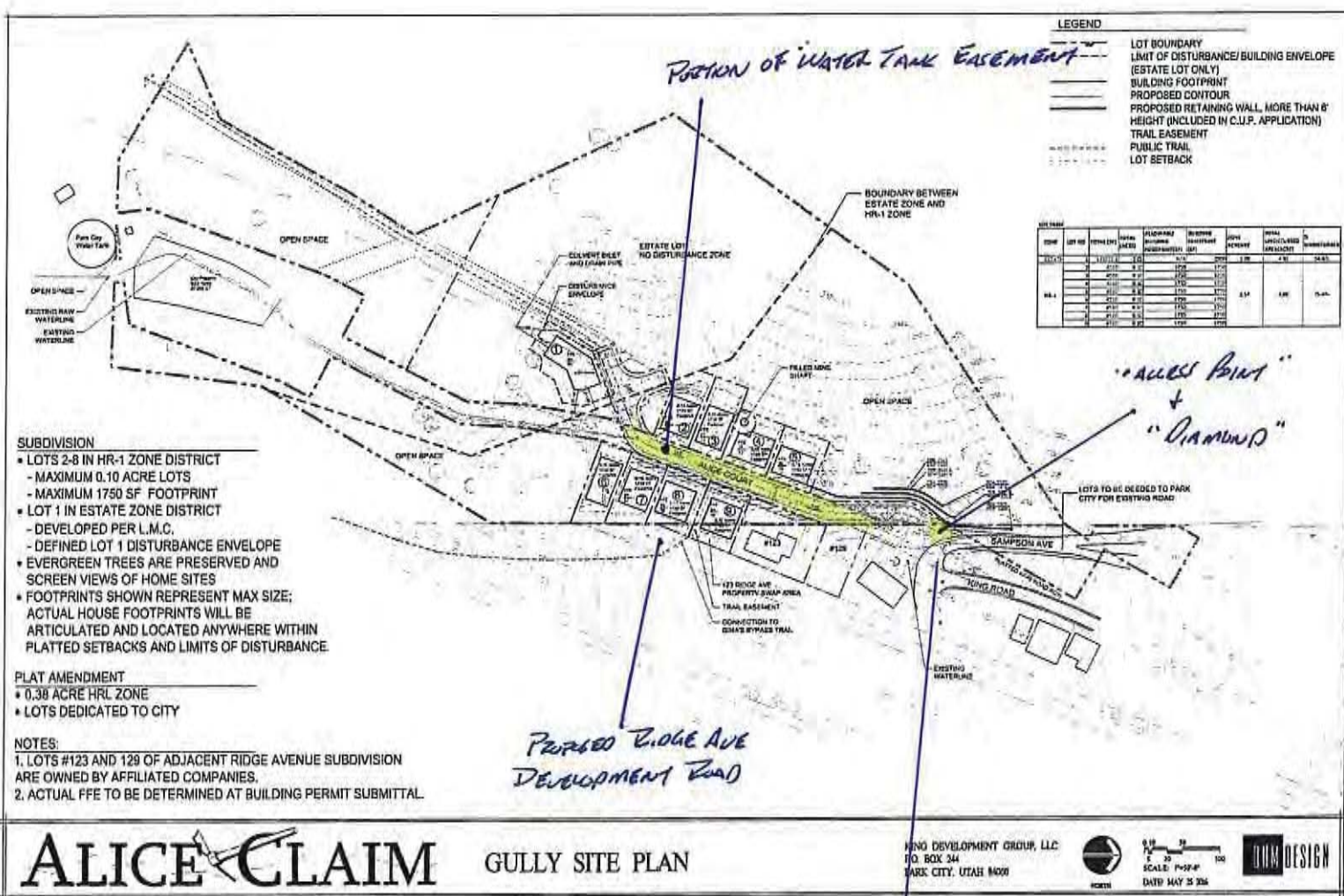
cc: Park City Planning Department
Park City Building Department
Mr. Matt Cassel
Mark O. Harrington, Esq.
Polly Samuels McLean, Esq.
Joseph Tesch, Esq.

JUL 08 2016

EXHIBIT A

Alice Site Plans

(attached)





CHECKED:
8-4-05

PRELIMINARY SITE PLAN
KING ROAD SUBDIVISION
Proposed By: JERRY FIAT

REVISED:
8-4-05

SDI
614 Main Street, Suite 404
P.O. Box 4000, Park City, Utah 84060
435-638-4429



SCALE:
1" = 50'

SHEET NO.

SP.1

APR 08 2016

EXHIBIT B

1887 Plat

(attached)

JUL 08 2016

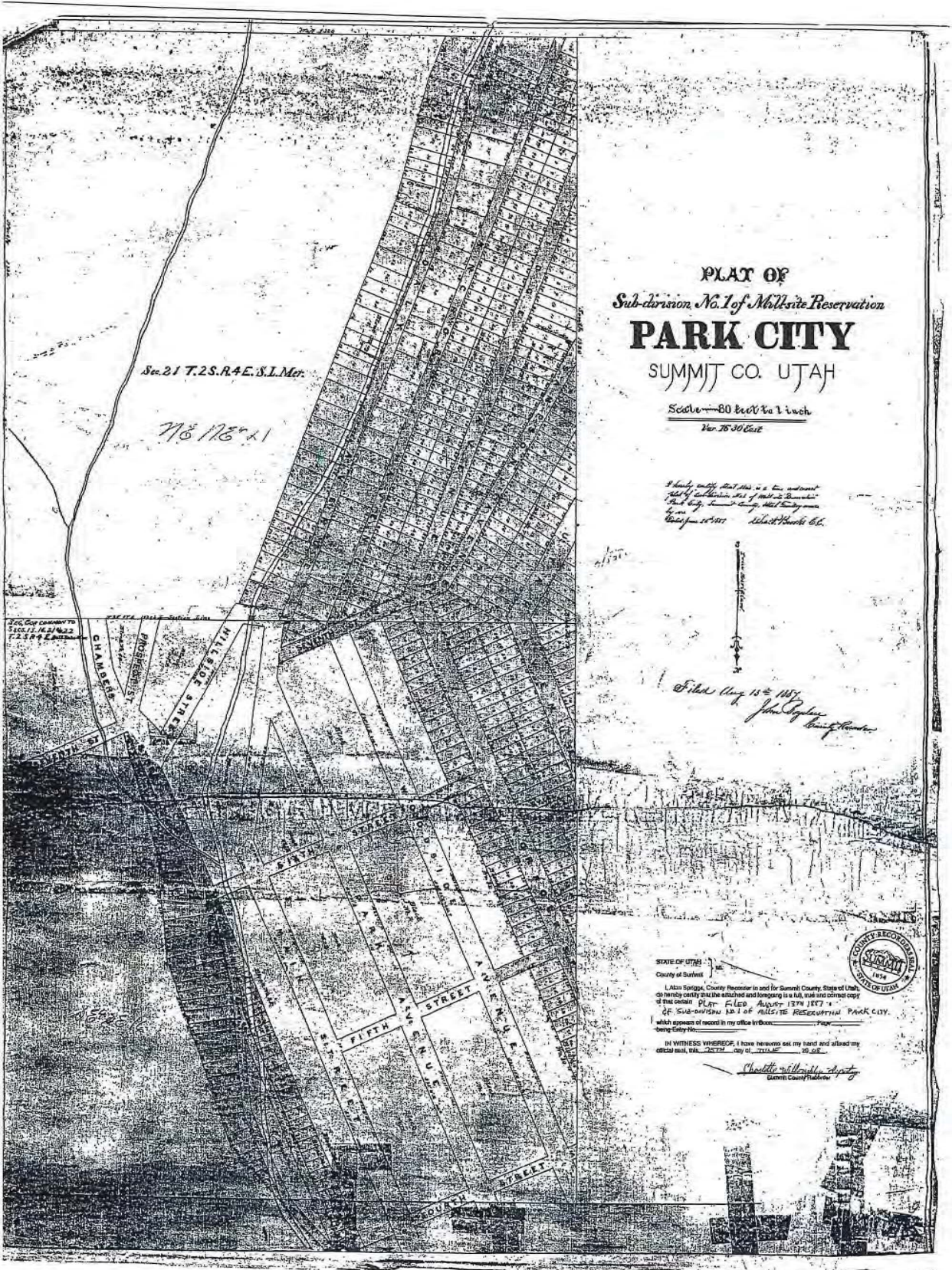


EXHIBIT C

Sampson/King As Platted And As Actually Built

(attached)

Google Maps 135 Ridge Ave



Imagery ©2016 DigitalGlobe, State of Utah, USDA Farm Service Agency, Map data ©2016 Google 200 ft

JUL 08 2016

Francisco Astorga

From: Tom Gadek <gadek@pacbell.net>
Sent: Tuesday, July 12, 2016 3:58 PM
To: Bruce Erickson; Francisco Astorga; Anne Laurent
Subject: Development above substandard roads in Old Town (i.e., Ridge Ave, King Rd, Sampson Ave, Woodside Ave, Norfolk Ave, etc)
Attachments: HISTORY Tunnel Fire, 20 Years After - Wildfire Magazine.pdf; ATT00001.htm

I am writing in concern to increased development above substandard roads in Park City's Old Town neighborhood. In particular, two large developments, the Alice Claim and the Sweeney properties are under consideration by the Planning Commission. I would like to have my concerns added to the record of discussions of these development proposals by the Planning Commission as part of the package for the July 13th meeting.

The Land Management Code (LMC) defines Good Cause as the following:

Providing 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**.

The current substandard width of Ridge Avenue and King Road as primary access and egress to the proposed Alice Claim development make it impossible for simultaneous passage of vehicles in opposite directions along these roads. In particular, in the case of an emergency vehicle unable to reach the properties of the Alice Claim and any other properties above the 12 foot wide sections of Ridge Avenue or King Road place future residents of the proposed development at higher risk of property loss, personal injury and/or death than residents living on standard width roads in Park City. Consequently, development of the Alice Claim and other development above the substandard roads in Old Town does not further the health, safety and welfare of the Park City community.

In addition, approval of the Alice Claim and Sweeney properties development without resolving the existing nonconformity of these narrow roads places the City of Park City itself at unacceptable risk and legal liability in placing future residents at increased risk of loss, injury or death.

I believe the death of 11 residents of Oakland, CA in a traffic jam along a similarly narrow 12 foot wide section of city streets (Charring Cross Road) during a wild land urban interface fire in 1991 speaks to the reality of the danger in Park City. Indeed, only 20 houses were built above this limited access and egress where the citizens lost their lives. This situation threatening Park City today is described in the International Association of Wildland Fire article attached below.

I believe that findings of Fact, Conclusion of Law, and Conditions of Approval require the Commission's denial of these developments based on concerns over public safety until existing issues and non-conformities are addressed.

Sincerely

Tom Gadek

Please provide this to the planning commission as part of the package for the July 13th meeting and the discussion of the Alice Claim and Sweeney properties.

You are here: [Home](#) / [World Fire News](#) / [North America](#) / HISTORY: Tunnel Fire, 20 Years After

HISTORY: Tunnel Fire, 20 Years After

September 23, 2011 By [Guest Writer](#) [Leave a Comment](#)

By Kenneth S. Blonski, Cheryl Miller and Carol L. Rice.

In a windy October weekend in 1991, the Tunnel Fire ignited the Berkeley-Oakland hills. Driven by fierce northeasterly winds, it was the deadliest fire in California history. Twenty years after the Tunnel Fire, a tour through the Oakland Berkeley hills highlights many of the changes in the local area, the region and in our national understanding of fire at the urban-wildland interface. Some changes are easy to see; others are evident only to those in the know. A few important actions have proven elusive.

Today there is growing recognition that minimizing fire hazards in an existing community will always be challenging. Critical elements we can't change mean that we must compensate in other ways – or accept the consequences of living with those hazards.

1. Gateway Emergency Exhibit Center: Our tour starts at a permanent exhibit on Tunnel Road on the hillside overlooking Highway 24. This exhibit sits at an entry to Hiller Highlands, below 500+ condominiums. The exhibit consists of steel frames and large stone blocks and columns, evocative of the shell and surviving chimney of a home – all common components of the post-fire landscape.

Here, display panels document the important statistics of the Tunnel Fire:

Deaths: 25

Homes lost: 3,642

Estimated Dollar Fire Loss: \$1.68 Billion

FEMA and OES after-action reports indicate that 1,520 acres were burned by the fire, whose perimeter included 5.25 miles. What the panels don't fully capture was an important lesson in wildfire behavior. Immediately south and east is the eight-lane freeway the fire crossed within the first few hours after destroying over 700 homes. Until the 1991 fire, the importance of embers and burning brands in fire spread was not widely appreciated. Even though multiple mutual-aid agreements signed since the Tunnel Fire will bring the region's firefighting forces to a fire, the aerial spread of fire can rapidly overwhelm our ability to contain it.

Now building codes are aimed at ember intrusion, focusing on vents and ignition-resistant exterior materials. Fuel treatments are beginning to target the production and distribution of embers. We also learned that the size of a wildfire does not determine the amount of damage. A small fire on the urban edge can cost billions. Much of the damage is usually done in the first few hours.

2. Eucalyptus Trees: Looking further east is a dense stand of eucalyptus trees on the city of Oakland's property, reminders of the enduring nature of vegetative fuels. These eucalyptus trees are re-sprouts of those burned and cut in 1992 using helicopters to lift trunks off the steep slope. Oakland prohibits herbicide use on its land, so these trees have regrown, despite recutting using hand labor.

City policies restricting herbicide use may prove beneficial to human and environmental health. However, elimination of herbicides is costly in terms of labor, which has proven difficult to fund. The inability to prevent these trees from regrowing means they are once again a fire hazard with their shedding bark and leaves full of volatile oils.

The role of vegetation and structures in the fire was hotly debated immediately after the fire. Some residents blamed eucalyptus trees for the fire spread and loss of homes. Others contended that the homes would have been lost, regardless of the species nearby.



20 years after the Tunnel Fire.

Berkeley and Oakland formed The Mayors' Task Force to provide citizens a venue to weigh in on recommendations spanning infrastructure, communications, construction and vegetation management. Policies regarding trees and forestry were tackled by a committee that recognized increased hazards posed by Monterey Pine and eucalyptus, but stopped short of outlawing them. One change to Oakland's tree protection code was to allow removal of both species without a permit. The controversy over the role of trees continues today. There are vocal defenders of *Eucalyptus globulus* that contend that the species poses no greater hazard than shrubby fuel types.

The view to the west also includes eucalyptus trees in small residential lots. Oakland required that homeowners submit a landscape plan using fire-resistant species when applying for a building permit. However, species of every type, including dense eucalyptus stands, grow within small private lots.

Today, the density of vegetation almost reaches pre-fire conditions. The annual inspections of defensible space have no code-based mechanism to require removal of all but the most obviously dead or dying ornamental plants. In spite of the nationwide increase of WUI fires, the research on residential landscapes' role remains negligible. Most plant lists provided to the homeowner about flammability are subjective, with only a few studies available on a small number of species and limited discussion on spacing.

In the late spring, you may see down slope of the eucalyptus a herd of goats at work reducing the volume of brush and annual grasses. The goat herd is funded by the Oakland Wildfire Prevention Assessment District (WPAD) as part of an overall program for both private and public lands to reduce fire hazards. Both Berkeley and Oakland established assessment districts right after the fire. A subsequent California proposition required voter approval by a supermajority of all assessment districts. Both districts were disbanded. However, after many years and grass roots support, voters approved a new Oakland Fire that will continue until 2014.

3. Charring Cross: This road is infamous as a location where 11 people died in a huge traffic jam during the fire. It is easy to envision the narrow roads – some only one-half as wide as minimum national standards require – throughout these hills as potential death traps during emergencies. The 12-14 foot wide roads were installed in the 1920's but not brought up to modern standards when 21 homes were built in the 1970's and 1980's.

Right after the fire William Penn Mott, NPS Director (retired), opined that the hill should be made into a park and homes not rebuilt. The very next day Oakland Mayor Elihu Harris promised that all homes could be rebuilt. Many people agreed that roads should be widened during rebuilding; however, the prescription proved impractical. The sheer number of parcels required for a wider right-of-way, engineering costs and the public desire to recover rapidly, all reinforcing existing development patterns.

Today, Charring Cross remains narrow, even though it was widened by a few feet.

The lesson here is to resist making concessions on initial development patterns, lot configurations, road alignments or infrastructure standards. Emergency ingress and resident egress are critical and should not be compromised. Once a neighborhood is populated, fire response will have to adapt to these initial approvals and may always be compromised. Access, lot size and the footprint of development cast the die for every community.

4. Old Tunnel Road: An observant viewer can pick out the one house in this area that is different from the rest. This house was typical of many of the homes in the area before the Tunnel Fire: wood frame construction, shake roof, wood siding, decks and abundant vegetation. This home survived, even though there was nothing in the construction materials or design that made the home resistant to ignition. During the fire, this was an area that was actively defended by professional firefighters as a last resort while sheltering from the brunt of the firestorm to save both firefighter and civilian lives.

New building codes were adopted immediately after the fire. State-of-the-art knowledge regarding how structures succumb to wildfire were incorporated into the rebuilding standards from top to bottom, including: Class A roofing, clipping or boxing of eaves, stucco or other non-flammable siding, enclosing or skirting hillside decks, double-pane windows and undergrounding utilities. In January 1, 2009, the new building codes became reality in the Very High Fire Hazard Severity Zones of California. The local jurisdictions chose to exceed these minimum standards and now require residential water sprinklers, stricter building codes and annual inspection for defensible space.

5. Intersection of Claremont Avenue, Fish Ranch Road and Grizzly Peak Boulevard:

Moving uphill from Tunnel Road to the ridgeline, the developed area abruptly changes to wildlands rimmed with homes as you enter Claremont Canyon. This watershed includes land managed by Oakland, East Bay Municipal Utilities District, East Bay Regional Park District and the University of California, Berkeley, as well as a few large parcels of private in-holdings. A sign reads "Working together to Prevent Wildfire" and lists nine agencies that have joined the Hills Emergency Forum (HEF), a product of the desire for agencies to work more closely together. This innovative group has an impressive list of accomplishments aimed at improving resource-sharing and staff-to-staff communication, including a shared set of goat-grazing contract specifications, roadside treatment standards and patrol operations during red flag days. The HEF provides a unified message regarding fire safety in the East Bay Hills.

Since 1991, management activities have steadily reduced the fuel load. Major projects have removed exotic eucalyptus and pine, rejuvenated decadent north coastal scrub and begun to re-establish a grassland-oak-bay woodland mosaic. Local efforts of volunteer groups, such as the Claremont Canyon Conservancy, have focused on control of invasive species and return of native plants, as well as fire hazard reduction. These efforts have changed potential behavior for the next wildfire both in terms of ember production and fire intensity.

6. KPFA Tower Ridge: Looking back to the south on the ridgeline, the view of a cluster of transmission towers and dishes reinforces the fact that communications are the lifeline during any wildfire. The Tunnel Fire saw the same communications problems experienced on many large WUI incidents with multi-agency response. Issues ranged from overwhelmed dispatchers, incomplete mutual-aid procedures, loss of ability to track and allocate resources, insufficient radio frequencies and interoperability shortfalls. Existing systems can rarely meet the challenge when a complex fire happens infrequently and is added on top of ordinary potential communication snafus. In heavily populated areas communication networks often become rapidly overwhelmed as citizens call in to report ignitions or seek evacuation advice. Outside fire agencies arrive to assist and must be coordinated. Flames destroy communication infrastructure.

In the 20 years since the Tunnel Fire, many effective systems have become common in the region. The Incident Command System (ICS) grew out of Project Firescope and lessons learned in the 1970's. Senator Petris' legislation for Standardized Emergency Management System (SEMS) extended application of ICS principles to urban fire departments after the Tunnel Fire. Further expansion of the use of ICS came with the Homeland Security Directive mandating in 2003 that all federal, state and local agencies use the National Incident Management System (NIMS) to manage emergencies in order to receive federal funding. Training occurs regularly to keep local agencies NIMS compliant.

The local urban fire agencies now use the National Wildfire Coordinating Group's Resource Ordering Status System (ROSS) for ordering, status and reporting of resources. Since 1991, major facilities and equipment upgrades in communication have improved local departments' ability to coordinate with outside agencies and provide additional dispatch stations for expansion of operations during a major event. Mutual-aid agreements have flourished since the Tunnel Fire, formalizing response partnerships. Technology advances have played a major role in being able to customize notifications in local and regional agencies' alerting and warning systems.

7. Turnout on Grizzly Peak: If you moved south of the communication towers to above the Caldecott Tunnel and looked west, you would see the canyons open out below. Imagining the path of the fire down-slope from the point of origin spreading to the south and west, you can appreciate the large role that topography and acceleration of easterly winds down from the ridgeline played in the Tunnel Fire. For years, fire science has calculated the interaction of fuel, weather and topography with fire-spread models. During litigation following the Tunnel Fire, the first urban application of the fire model FARSITE not only helped resolve legal battles but also advanced the science.

Mark A. Finney modeled the fire and David Sapsis corroborated the model results through residents' stories, firefighter testimony and photographic evidence. It should be understood that these models replicated the spread of the Tunnel Fire largely because the highly flammable vegetation and home materials resulted in fire behavior similar to wildland fires. The underlying algorithms developed by Rothermel in the 1970's still form the basis of the models we use in these urban wildland interfaces.

We still do not fully understand how structures and wildfire interact. A full physics-based model was being developed in the late 1990's by Michael Bradley of Lawrence Livermore National Laboratory and Rod Linn of Los Alamos National Laboratory. However, lack of funding stalled that project. An improved model could give us a better understanding of how structures burn in wildfires, how landscapes around our homes interact with structures and additional ways to improve ignition resistance and structure survivability. For now we look to other researchers to provide advances.

8. Water Tank near Grizzly Peak Blvd. and Marlboro Terrace

The water tank located on the finger ridge to the west is a visual reminder of the importance of water delivery systems to urban wildland interface fire suppression tactics. Water supply was a major problem during most of the Tunnel Fire. A highly publicized issue was the 3-inch hose connection at the hydrants. When California adopted a standard 2-1/2-inch threaded connection, both Oakland and San Francisco decided to maintain their 3-inch connections and provide adapters to mutual-aid engines from out of the area.

Even when the adaptors were delivered, the water supply on the hills was problematic. Due to the layered pressure zones, each tank was supplied by a tank at a higher level and serviced by electrically powered pumps. Before the high-voltage electric lines shorted out and the pumps failed, the high demand on the system rapidly had depleted the stored water.

Unprecedented demand came from fire companies establishing defensive lines and homeowners with garden hoses guarding their property against flying embers. As homes burned, broken water connections released even more water. According to the USFA after-action report, it "does not appear that water supply was a deciding factor in the outcome of the fire, since the crews were unable to make any progress against the flames before the hydrants went dry. The strength of wind and thermal forces made water almost totally ineffective to stop the downwind progress of the fire."

In the 20 years since the Tunnel Fire, many upgrades have been made to the region's water delivery infrastructure. By July 1998, all 6,500 hydrants in Oakland had been changed to 2 1/2-inch national standard thread connections. By 2006, East Bay Municipal Utilities District had worked with local cities to improve supply and increased fire flow in conjunction with their 10-year, \$189 million Seismic Improvement Program.

A major improvement project at a cost of \$3.1 million upgraded delivery in Oakland's Rockridge district, an area that suffered heavy losses in the Tunnel fire.

In addition, EBMUD acquired portable pumping units for emergency deployment; all pumping plants are now equipped with an emergency generator connection, and some of the plants have a dedicated emergency backup generator.

Conclusion

This tour has highlighted that many changes have occurred, but that not all fire hazards can be completely mitigated. The issue revolves around a complex set of pressures from many sources. Homeowners are not uniformly on board with their responsibilities or taking the actions required of them. Insurance and other market factors result in neighbor pitted against neighbor for affordable insurance to meet mortgage requirements. Regulations are required – voluntary actions are not enough. Funding, training, inspection, enforcement and implementing to make these regulations effective require continued public support. Critical elements we can't change mean we must compensate in other ways or accept the consequences of living with those hazards.

Wildfire doesn't care.

Kenneth S. Blonski is a Fire Chief with the East Bay Regional Park District responsible for fire management in over 65 parks and 100,000 acres in the urban wildland interface; **Cheryl Miller** is a registered Landscape Architect in private practice in Oakland, California, and has been active in wildland urban interface fire planning since the Oakland Berkeley Hills Tunnel Fire in 1991; and **Carol L. Rice** is a natural resource manager and fire ecologist in private practice developing fire management plans with Wildland Resource Management, Inc., Alamo, California.

 Filed Under: [North America](#), [Wildland Urban Interface](#), [World Fire News](#)



Speak Your Mind

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Francisco Astorga

From: Carol Sletta <cbsletta@gmail.com>
Sent: Wednesday, July 13, 2016 8:01 AM
To: Kirsten Whetstone; Francisco Astorga; Anya Grahm; Adam Strachan; Laura Suesser; Melissa Band; Douglas Thimm; John Phillips; Preston Campbell; Steve Joyce; Bruce Erickson
Subject: Alice Claim

Planning Commissioners and Staff:

I am compelled each time this application is brought before you, to bring up a couple of points.

Landscape Walls -- I was hoping to see the walls superimposed on a photo (taken from the proposed 5-point intersection) of the side of the mountain where the walls are to be built so that it would be clear as to what the retaining walls would actually look like. **Exhibit 1 Retaining Wall Illustration is distorted and does not accurately emphasize the actual visual impact of the wall(s). The side of the mountain where the walls are proposed is where there are large evergreens and other well established vegetation naturally preventing erosion and providing a beautiful Old Town landscape.**

I believe the "erosion issue" that was mentioned at the May meeting refers to where the area was disturbed when the water line was installed (and not re-vegetated upon completion), and not from some form of erosion that the proposed retaining walls will correct.

Improvement of King Road and intersection. Recommending a stop sign at the steepest section of the uphill of King Road makes no sense and attempting to widen the intersection will damage the historic, Old Town character of the neighborhood. **Who makes the decision to change the profile of a street in Historic Park City to accommodate a development?**

When is it enough? When is it determined that there is NO GOOD CAUSE? How much more can the neighborhood of King Road, Ridge Avenue, Sampson Avenue, and Upper Norfolk withstand? Adding nine homes will bring an excessive number of vehicles to the neighborhood, especially during construction, and then after with garbage/recycling pickups, deliveries, and the comings/goings of residents and their support personnel. In addition, what kind of light pollution will nine houses along with street lights, bring to the neighborhood? Snow removal, snow storage, and emergency vehicle access is also a serious concern. **At what point does CUPs and subdivision development take precedence over an established historic Old Town neighborhood?**

Thanks for your dedication and commitment.... **And, please think about the big picture....the picture of our quirky, funky, historic old town neighborhood.**

Respectfully,

Carol B Sletta
135 Sampson Avenue

Emergency Vehicle and Resident Access and Egress to the Alice Claim Neighborhood

- Alice Claim property is currently undeveloped wildland
- Development of a subdivision on the Alice Claim will bring this parcel into the Wildland-Urban Interface (WUI)
- The proposed development impacts the health, safety and welfare of the Neighborhood
- Development within the WUI requires Emergency Vehicle Access and Egress defined in the Utah WUI Code (2006)
- Park City has adopted the Utah WUI Code (2006) July 1, 2016 (Ordinance No. 2016-31, <http://parkcity.org/Home/ShowDocument?id=29430>)

2006 UTAH WILDLAND-URBAN INTERFACE CODE

SECTION 401 GENERAL

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

402.2 Individual structures.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

403.3 Fire apparatus access road. When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

403.7 Grade. The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

SECTION 405 FIRE PROTECTION PLAN

405.1 Purpose. The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

405.2 General. When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

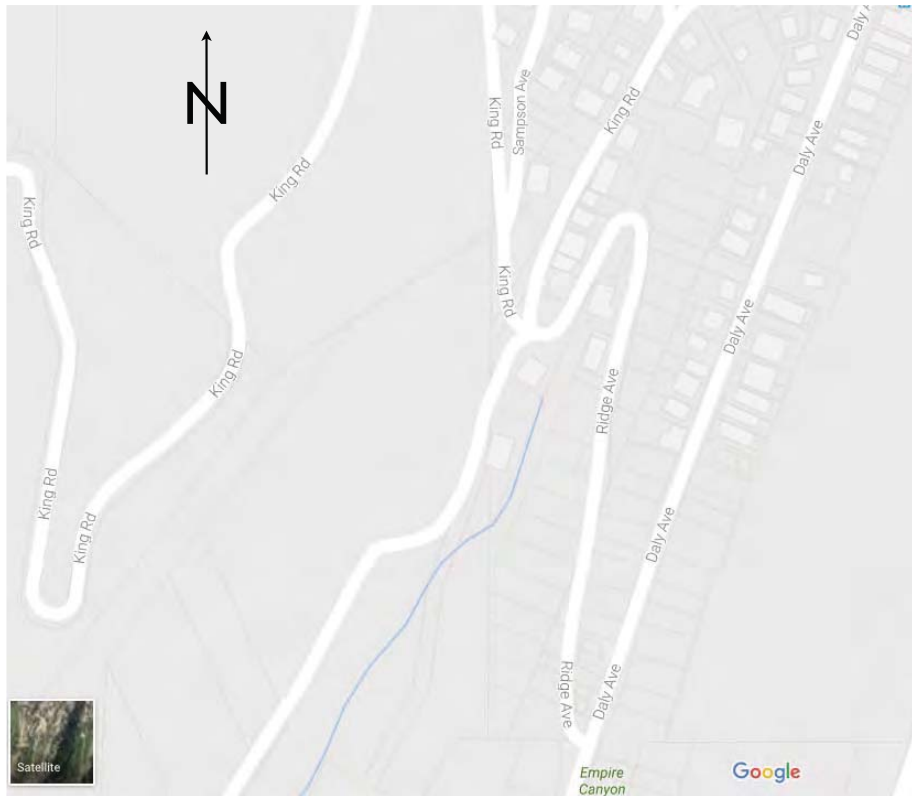
A108.4 Access roadways. In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

Summary of development under WUI Code

- Emergency vehicle access and water supply are required
 - Structures constructed within WUI to be provided with:
 - Two all weather access roads posted NO PARKING
 - 20-24 foot minimum width
 - Grade no more than 12%
- Fire protection plan required prior to subdivision approval

Road Access to the Alice Claim

The Alice Claim can ONLY be reached via King Road, Sampson Avenue and Ridge Avenue



- The land above the intersection of King Road and Ridge Avenue is currently Wildland
- The Park City roads leading to the Alice Claim are substandard for WUI development
 - King Road is 15 feet wide
 - Sampson Avenue is 11 feet wide
 - King Road appears >12% grade
 - Ridge Avenue is 11 feet wide
- The CUP and subdivision plans provide only ONE of TWO required access roads



King Rd



Ridge Ave



Sampson

Tape measure stretched across the road at narrowest point

Road Access to the Alice Claim

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King Rd



Ridge Ave



Sampson

Tape measure stretched across the road at narrowest point

Effect of the Proposed Alice Claim Subdivision on the Health, Safety and Welfare of the Park City Community

- A wildfire at the Wildland-Urban Interface in Park City is inevitable
- Emergency fire resources may be overwhelmed
- Citizens will be evacuating and accessing involved areas
- Emergency and Fire vehicles will be responding
- Substandard roads leading to the Alice Claim will not allow simultaneous emergency vehicle access and and resident egress. They are a choke point!
- The community living above King Road, Ridge Avenue and Sampson Avenue will be at increased risk for loss of property, injury and loss of life relative to their neighbors who live below these substandard roads.
- The developers have tried to minimize perception of this real risk.
- If you doubt the potential for fatal gridlock, look to Sundance and Arts Fest.

The 1991 Oakland CA Tunnel Fire: A Premonition for Park City

Tunnel Fire, 20 Years After



NASA infrared image during fire

Summary of the Tunnel Fire

- 11 fatalities occurred in gridlocked traffic on Charring Cross Road. 8 others on nearby roads.
- Charring Cross Road was 12 feet wide, a choke point, not capable of both access and egress
- Charring Cross was built in 1920's, not brought up to standards when 21 homes built in 70's & 80's.
- Wider than Park City's Ridge, Sampson and King neighborhood roads
- Addition of the Alice Claim subdivision will increase the number of neighborhood homes beyond 21
- WUI fire destroyed 3642 homes in the Oakland hills above the Caldecott Tunnel
- 25 fatalities within the first hour of fire including one police officer, one firefighter. 600 acres (1 square mile) burned in first hour. 2.35 square miles total in approx 12 hrs, \$1.68 Billion in property.
- Ignition filmed live on TV, Fire department on scene with hoses in place monitoring site of brush fire from previous day, reignited by sudden wind, fire's spread broadcast nationally during 49ers game.
- Oakland is a modern city of 400,000 with a large fire department, 24 engine companies.
- Oakland's city emergency response was overwhelmed
- Fire mutual aid activated from adjoining cities, then adjoining counties, the entire Bay Area, all of Northern California, and finally, adjoining states (Oregon and Nevada)
- As many as 440 engine companies, 1500 personnel and 250 agencies responded
- Aerial fire suppression by 6 air tankers was ineffective, fire spread driven by wind blown embers

https://en.wikipedia.org/wiki/Oakland_firestorm_of_1991#Origins_of_the_fire

FIRST HOUR OF THE FIRE



<http://www.fire.nist.gov/bfrlpubs/fire97/PDF/f97076.pdf>

Expert Analysis of the Tunnel Fire on its 20th Anniversary (2011)

“The lesson here is to resist making concessions on initial development patterns, lot configurations, road alignments or infrastructure standards.”

“Emergency ingress and resident egress are critical and should not be compromised.”

“Once a neighborhood is populated, fire response will have to adapt to these initial approvals and may always be compromised. Access, lot size and the footprint of development cast the die for every community.”

Analysis by Kenneth S. Blonski, Cheryl Miller and Carol L. Rice. Published in *Wildfire Magazine*, the journal of the International Association of Wildland Fire, **HISTORY: Tunnel Fire, 20 Years After**. Sept 23, 2011. <http://wildfiremagazine.org/2011/09/history-tunnel-fire-20-years-after/>

Considerations for the Park City Community

Narrow substandard streets in steep mountainous terrain at the Wildland-Urban Interface are potential deathtraps in catastrophic emergencies likely to occur in Park City (e.g., wildland fire, avalanche, etc.) and diminish the health, safety and welfare of the Park City Community

The Alice Claim subdivision represents a significant change to the undeveloped wildlands above an identified series of existing substandard roads (King, Ridge and Sampson) and establishes a dangerous Wildland-Urban Interface. As such, it sets a dangerous precedent for the community and unacceptable risk to the safety and welfare of residents above, along and below King, Ridge and Sampson.

Approval of the Alice Claim subdivision without improving the existing substandard roads and requiring a second roadway entrance to the subdivision may leave Park City liable in the loss of property, health and life in the event of a foreseeable emergency.

Recommendation to Deny the Alice Claim Development, Subdivision and CUP

The Park City Land Management Code (LMC) defines Good Cause as the following:

Providing 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**.

The existing substandard Park City roadway access (i.e. King, Ridge and Sampson) to the proposed Alice Claim subdivision and the single roadway entrance to the Alice Claim subdivision proposed in the CUP and subdivision plans are inconsistent with Sections 403.3, 403.7 and A108.4 of the 2006 Utah Wildland Urban Interface Code and the Park City Wildland Urban Interface Code (July 2016).

Consequently, Fact, Conclusion of Law, and Conditions of Approval require the Park City Council's denial of the Alice Claim subdivision and CUP based on concerns over public health, safety and welfare until existing issues and non-conformities are addressed.

If we can't **REACH** you
we can't **ALERT** you

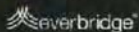
RECEIVE EMERGENCY ALERTS BY PHONE,
APP, TEXT OR EMAIL. REGISTER TODAY!

parkcityalerts.org



emergencymanagement@parkcity.org

A public service announcement from Park City Municipal



It is Time to Cast the Die for Park City

- Catastrophic emergencies involving the proposed subdivision at the Alice Claim and in Old Town are inevitable.
- The Utah and Park City Wildland Urban Interface code was adopted to prepare for that emergency.
- The Oakland Tunnel Fire is an example of how bad a fire emergency can be, how quickly it can spread, how emergency services can be overwhelmed, and how gridlock on substandard roads can lead to loss of life.
- The rights of landowners and pressure to develop increasingly risky properties, especially in Old Town, should be balanced by Park City's responsibilities for the health and safety of present and future residents and the WUI code.
- Park City should consider a moratorium on development above substandard access roads and adhere to the WUI code

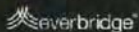
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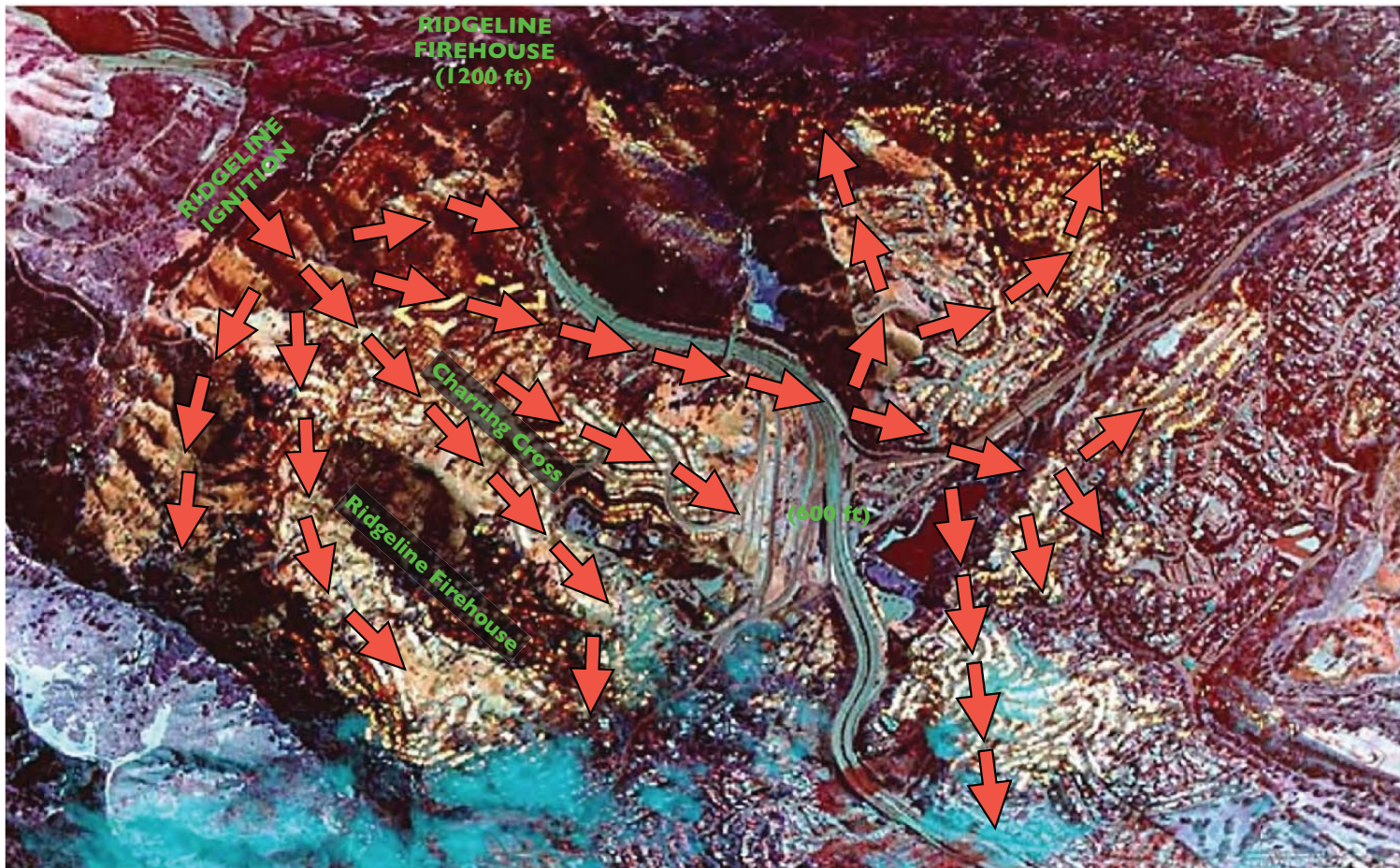
- The annual traffic surges in the southern end of Old Town for Sundance and The Arts Festival provide the Council with firsthand knowledge of how easily the streets of Old Town gridlock.
- This year, during Sundance, with two police officers present on foot, the intersection of Daly, Main, Hillside and King was gridlocked for more than an hour for no apparent reason.
- An emergency situation, such as the wildland fire shown in the Park City Emergency Management brochure will gridlock the streets. Drivers may be forced to flee on foot.
- With approximately 50% of the housing rented to visitors with no firsthand knowledge of the Old Town streets, the situation will only be worse than you may imagine.
- **YOU KNOW THERE IS A PROBLEM! PLEASE DON'T ADD TO IT!**

Appendix

Wildland-Urban Interface (WUI)

- Wildland:
 - Area in which development is essentially non-existent, except for roads, railroads, powerlines, etc., and any structures are widely scattered.
- WUI
 - Zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels (NWFCG 2006)
 - An area where a wildland fire can potentially ignite homes

SPREAD OF THE FIRE



Brooke Hontz
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McHenry Avenue
Wintzermc@aol.com

Tom Gadek
Daly Avenue

Holger and Ellie Vogel
Daly Avenue

Carol B Sletta
Sampson Avenue

Kathryn Deckert
Daly Avenue

Michelle Skally Doilney
James A. Doilney
Sampson Avenue

4/4/2017

RE: Alice Claim aka Alice Lode Subdivision and Plat Amendment Planning Commission review

Dear Planning Commission:

Please find the letter below that we provided to the City Council on March 8th, 2017 regarding the proposed Alice Claim/Alice Lode project.

At the March 9, 2017 Council meeting, the project was remanded back to the Planning Commission as part of a procedural requirement to have the Commission review the proposed changes to the plan due to a redesigned access into the desired subdivision.

Thus far, a summary of the key actions on this application over the past three years have included the following:

- 1) a recommendation of denial to the Subdivision and CUP by the Planning Commission – with a complete “findings of fact and conclusions of law” to support that denial;
- 2) an edited plan with the same density but lots locations altered remanded back to you after the applicant presented a new plan to City Council at their Council hearing;
- 3) a recommendation of approval of the Subdivision and approval of the retaining wall CUP by the Planning Commission of the edited plan;

- 4) an appeal filed by interested parties on the approval of the CUP for the retaining walls;
- 5) an agreement for an easement across an access into the proposed subdivision, altering the site plan and reducing the retaining walls;
- 6) an agreed upon stay of the appeal of the CUP pending the outcome of the Subdivision Plat;
- 7) the remand of the Subdivision Plat with the new access to the Planning Commission.

As stated in our letter to the Council below, we believe the progress made on the plan by eliminating the unnecessary 5th point of convergence in that very tight canyon is the best solution for this site. However, it continues to be our opinion that the other areas of concern with the plan, some of which were highlighted in the initial 2015 denial, continue to not be addressed. We believe that these issues ranging from wildfire hazard to traffic, and safety to code compliance will need to be addressed in order to comply with City's adopted Subdivision Standards.

As the final undeveloped (some platted, some un-platted) parcels come before you for discussion, they all are required to meet the same standards based on their zoning and the proposal of the developer. Please recognize this review of the Alice parcel as a continued opportunity to use the tools provided to you – that will require replication for all others planning to make proposals in the future. A failure to utilize the standard now does not benefit the community as we face challenges ahead.

Thank you.

Sincerely,

Brooke Hontz
Charlie Wintzer
Tom Gadek
Holger and Ellie Vogel
Carol B Sletta
Kathryn Deckert
Michelle Skally Doilney
James A. Doilney

3/8/2017

RE: Alice Claim aka Alice Lode Subdivision and Plat Amendment

Dear City Council:

We support the proposed action of remanding the Alice Claim Subdivision Plat application to the Planning Commission for their review while staying the CUP for the proposed retaining walls. The progress made by the applicant and their neighbors to eliminate a 5th ingress and egress in that location and reduce the overall impact of the retaining walls is both supported and appreciated. Utilizing the existing driveway located at the top of King Road eliminates two of the major issues with the whole project. We appreciate the significant improvement of this new proposal and easement location.

The purpose of this letter is to preserve our rights to comment on the Subdivision application going forward. Instead of a presentation and public comment at the March 9, 2017 meeting, where you've planned on sending it back to the Commission prior to your review, we'd like to provide the broad issues herein and be prepared to speak when the plan comes back in front of you for decision. Our desire is to allow the Planning Commission to complete their process as a recommending body, then to provide direct comment to you on any remaining issues we may have.

As you may recall, the first time a Planning Commission ever (since the first submittal in 2004) provided a recommendation to you on this Subdivision Plat was in 2015 – and it was a negative recommendation. The applicant chose to present an alternative plan, called the “new gully plan” to City Council instead of the denied plan at their public hearing in front of you, which you immediately remanded back to the Planning Commission.

Although the revised access plan is a huge improvement to traffic and safety concerns at the King/Ridge/Sampson etc. intersection, there continue to be unaddressed issues that mandate attention in order to provide an approval. To be clear, density remains an issue. The creation (which is why a subdivision is required) of 9 new lots where there currently is one parcel is driving the requirements for a subdivision application review – which must meet the City's standards.

In both written letters/presentations and in public testimony we have identified the following thematic issues which still need to be addressed:

1. Land Management Code Purpose
2. Subdivision Code
3. Zoning Standards (including but not limited to standards, purpose, vegetation, wildlife)
4. What year/code the application is required to follow, and General Plan (2004-2017)?
5. Density
6. Lot and building pad locations
7. Good Cause
8. Traffic
9. Public Health, Safety and Welfare
10. Slope
11. Vegetation
12. Snow removal and storage
13. Old Town Streets

14. Wild land/Urban Interface Public Safety
15. Restrictions due to the Characteristics of the land
16. Public Services (water and sewer, etc)
17. Adjacent potential development

We will plan on addressing these issues when the application is in front of you again for your decision.

Thank for your continued hard work. We appreciate all that you do.

Best regards,

Brooke Hontz
Charlie Wintzer
Holger and Ellie Vogel
Carol B Sletta
Kathryn Deckert
Michelle Skally Doilney
James A. Doilney

Dear Mayor Thomas and City Council,

I oppose the Alice Claim approval for many reasons, but my comments here mostly focus on density.

Please remand the Alice Claim approval to the Planning Commission to re-consider density and, potentially, reduce the project down from nine lots to three or four lots for the following reasons:

- The nine lot number was never evaluated. It appears nine lots were chosen to avoid MPD requirements including workforce housing requirements.
- An approval would be discretionary and pro-growth. A denial would not violate a vested right.
- Additional density beyond the two existing lots can only be achieved if the Council votes to grant the seven lot density increase and donate a city owned Right of Way.
- Increasing density from the legal two lots to nine lots is not an appropriate, required, or entitled increase. The proposed roads and area infrastructure, as detailed in fire, road, traffic, and neighborhood resident objections over years of meetings, will not serve the needs of existing or proposed new residents (or construction). Roads and infrastructure can't be adjusted to serve the increase.

I support increasing the density by one or two lots to mitigate city legal risks. Applicant indicates he received encouragement to do environmental work from city staff. Applicant also claims non-Council approved Planning Commissioner statements recognize he's owed for having done this work. Mitigation work should not have been encouraged or negotiated under implied future considerations and privileges without Council approval. I'd far prefer that the canyon had remained an environmental hazard or been cleaned up in a business-neutral manner versus approving the nine lot density.

I feel it's bad public policy to add discretionary density in the upper King Road area. Last winter King Road was blocked due to snow related problems at least 20 periods for our family, including a jack-knifed semi once blocking it. During those periods the only access, Ridge Road, had only one lane open due to snow, occasionally forcing me to back up 100 to 300 feet to allow an oncoming vehicle to pass.

Please do not approve this pro-growth density increase.

James Doilney

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
APRIL 12, 2017

COMMISSIONERS IN ATTENDANCE:

Vice-Chair Steve Joyce, Preston Campbell, John Phillips, Laura Suesser, Doug Thimm

EX OFFICIO: Planning Director, Bruce Erickson; Francisco Astorga, Planner; Makena Hawley, Planner; Tippe Morlan, Planner; Polly Samuels McLean, Assistant City Attorney, Jody Burnett, Outside Counsel

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REGULAR MEETING

ROLL CALL

Vice-Chair Joyce called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioners Strachan and Band, who were excused.

ADOPTION OF MINUTES

March 22, 2017

MOTION: Commissioner Thimm moved to APPROVE the minutes of March 22, 2017 as written. Commissioner Suesser seconded the motion. Commissioner Joyce abstained since he was absent from the March 22nd meeting.

PUBLIC COMMUNICATIONS

Rob Harris stated that he was building a home on King Road. He was in the process of Design Review and he was willing to comply with all the current LMC requirements. However, he was confused about the green roof. The LMC requires 1500 square feet of sod that has to be irrigated and maintained. As the Planning Commission moves forward, he would like the LMC to allow other things such as better insulation or a cistern, which would be more green than a sod roof that needs to be watered.

Vice-Chair Joyce noted that green roofs were on the list of LMC changes that would eventually come to the Planning Commission for review and input.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that Commissioner Suesser would not be attending the meeting on April 26th and Commissioner Joyce would miss the meeting on May 10th. He wanted to make sure that the other Commissioners would be attending those meetings so they would have a quorum.

Commissioner Phillips disclosed that he would be recusing himself from the Alice Claim subdivision and Plat Amendment item on the agenda this evening due to a prior working relationship with the applicant.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. 1302 Norfolk Avenue – Appeal of a building permit (BD-17-23686) denial based upon the Community Development Director’s determination that there was already an active land use application for a Determination of Significance (DOS). (Application PL-17-03487)

Director Erickson reported that this item is an appeal of the Planning Director’s determination on an active land use permit on a Determination of Significance. The Appellant had requested that the Planning Commission continue this item to July 26, 2017.

Director Erickson requested that the Planning Commission conduct a public hearing and continue this item to July 26th.

Vice-chair Joyce opened the public hearing. There were no comments. Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Suesser moved to CONTINUE the quasi-judicial appeal regarding 1302 Norfolk Avenue to July 26, 2017. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

2. Land Management Code (LMC) amendments - Administrative and substantive amendments to the Park City Development Code, specifically amending Land Management Code Chapter 15-2.7 Recreation and Open Space (ROS) District; 15-2.13 Residential Development (RD) District; 15-6 Master Planned Developments; and Chapter 15-15 Defined Terms

Director Erickson stated that the Staff was proceeding with additional revisions to the MPD Section for affordable housing and essential public facilities. The revisions were currently being reviewed by other City departments to make sure the system will be efficient for affordable housing. In addition, the distinction in the residential District and the Open Space District for essential public facilities makes a distinction between essential facilities

review the CUP criteria. And in order to review that criteria, we must have information to review. And, and it's really clear in the, in the LMC. And I think that that is the measuring stick that we have to have.

Commissioner

Suesser: I agree with Commissioner Thimm's comment.

Vice-Chair

Joyce: Okay.

Commissioner

Suesser: Nothing further.

Vice-Chair

Joyce: Anything? Preston, John?

Commissioner

Phillips: No, I think I asked all my questions during our interactive session.

Vice-Chair

Joyce: Okay. Well, thank you. Then we need a motion to continue.

MOTION: Commissioner Suesser moved to CONTINUE the Treasure Hill Conditional Use Permit to the May 10th, 2017 Planning Commission meeting. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Vice-Chair

Joyce: All right. Thank you.

4. **Alice Claim Subdivision and Plat Amendment, south of intersection of King Road and Ridge Avenue – Request to subdivide their property into nine (9) lots of record and combine platted lots to deed to the City, review of the “updated entry Gully Plan” as remanded by the City Council on March 9, 2017. (Application PL-08-00371)**

Commissioner Phillips recused himself and left the meeting.

Commissioner Thimm disclosed that he had previously worked professionally with Greg Brown and Preston Stinger, who were representing the Alice Claim project. However, that association would have no bearing on his decision this evening.

Planner Astorga handed out copies of a document that was submitted by this applicant during the Treasure Hill presentation. He had not had the opportunity to read it. Planner Astorga noted that it would become part of the record.

Planner Astorga reviewed the Alice Claim subdivision and Plat Amendment. The Planning Commission reviewed this application during the July 27, 2016 Planning Commission meeting. At that time, the Planning Commission forwarded a positive recommendation to the City Council based on amended findings of fact and conditions of approval that were revised during the last public hearing. The Planning Commission also approved the conditional use permit for three ten-foot retaining walls. The Planning Commission had also forwarded a positive recommendation on the third application, referred to as the swap area, which was the Ridge Avenue subdivision and altered approximately 2,000 square feet from one lot to another.

Planner Astorga reported that the conditional use permit was appealed by two parties; however, the two appellants, the City and the applicant were never able to find an appropriate date to hear the appeal. Since then, the applicant was able to secure an access easement over the area called Woodside Gulch. One appeal was officially withdrawn, and the plat amendment went on to the City Council. On March 9, 2017, the City Council officially remanded the plat amendment back to the Planning Commission. That was the reason for reviewing it this evening.

Planner Astorga stated that the Staff fully complied with the noticing requirements. There have been a number of meetings on Alice Claim, and each time the Staff did a complete full re-noticing and sent letters to property owners within 300 feet, posted the site, and published it in the newspaper.

Planner Astorga stated that regarding the status of the conditional use permit, the City Council placed a stay on the CUP until the Planning Commission reviews it, takes action and send it back to the City Council. Depending on that specific action, it might move forward if the City Council approves it; or it might come back to the Planning Commission if the CUP is denied or another action takes place.

Planner Astorga reported that the swap area was placed on hold by the City Council and continued to a future date. The Council did not find it to be a significant application because it is 100% tied to the outcome of the Alice Claim plat amendment and subdivision.

Planner Astorga stated that the access is the primary change since the previous recommendation by the Planning Commission. A retaining wall is needed in order to go through the Woodside Gulch; however, the retaining wall has been reduced from three ten-foot walls to one six-foot maximum wall. The entire wall is not 6' tall. The wall ranges in size from a few inches to up to a small area at 6'. As of yesterday morning the site plan was amended and the retaining wall stops at the corner of Lot 5. The amended site plan was inconsistent with Exhibit C in the Staff report. The applicant was prepared to review the amended site plan.

Planner Astorga preferred to focus on the access issue. The access had changed and it was no longer necessary to go around the driveway. The Staff finds this to be a much better plan than the one previously presented and recommended to the City Council based on the Staff analysis that took place during the public hearings in July.

The Staff recommended that the Planning Commission forward a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval found in the Staff report.

Planner Astorga noted that Exhibit A was the proposed ordinance and he had bolded everything that was amended. The findings and conditions that no longer applied were removed from the ordinance. Planner Astorga was told that he may have incorrectly transposed some numbers, and he would let the applicant's representative address those discrepancies.

Commissioner Campbell understood that there was another change in addition to the information in the Staff report; and what the Planning Commission was being asked to vote on this evening was not included in the Staff report. Planner Astorga replied that he was correct. However, the change was not significant enough for the Staff to recommend a continuance.

Commissioner Campbell clarified that he was not asking for a continuance. His intent was to make sure that Assistant City Attorney McLean was comfortable with the process. He recalled a similar situation recently where Ms. McLean recommended that the Planning Commission continue to item because the paperwork did not match the request. Planner Astorga stated that he had reviewed the information and found that the wall is slightly shorter than the original wall. The change did not affect the Staff's professional recommendation to the Planning Commission.

Based on previous practice, Commissioner Campbell asked how the Planning Commission could vote on something that was different than the information shown in the packet.

Assistant City Attorney McQueen stated that the Planning Commission had the discretion to make that decision. She recalled that the previous project Commission Campbell referenced was a condo plat, and the proposed changes became too complicated for the Planning Commission. If the Planning Commission believes these changes are de minimis and would not change the recommendation, they could refer to the exhibit.

Commissioner Campbell explained that his concern was making sure their action would be defensible. Ms. McQueen replied that it was within their discretion and it would depend on how they view the change.

Greg Brown, representing DHM Design, introduced Jerry Fiat and David Magan with Magan Development Group; Brad Cahoon, legal counsel with Snell and Wilmer; Joe Tesch with Tesch Law; Preston Stinger with Fehr and Peers; and Mark Deemer with DHM Design.

Mr. Brown believed this was a simple change and he was pleased to show it to the Planning Commission. He noted that the change was based on a recommendation the Planning Commission made in July. Mr. Brown clarified that the entry was the only change. He presented the plan that the Planning Commission recommended for approval in July 2016. It was the approved plan using the Magan Road right-of-way access. At that time there was the CUP for the three walls at 10-feet. The Planning Commission specifically requested that they continue the negotiations with the owner of 135 Ridge. Mr. Brown reported that there was an agreement and they now have an access easement over Woodside Gulch Road, which is the 135 Ridge Avenue property. Mr. Brown clarified that they no longer need the CUP for the three retaining walls. They do have one retaining wall, and it is a maximum of six feet tall. Therefore, a CUP is not required.

Mr. Brown presented the new entry plan. He identified the road heading up what is now Woodside Gulch. He noted that Woodside Gulch did not meet City standards for road width, and they will be paving that road and increasing the width to 20'. With those improvements they need to install a retaining wall. He pointed out the retaining wall and showed a profile to demonstrate how the height of the wall varies. It reaches its tallest point in the area of the existing evergreen trees that they plan on saving. He noted that three of those trees were going to be removed with the other entrance.

Mr. Brown stated that they were still planning on doing the other road improvements to King Road that the City Engineer had requested. Those are off-site improvements to improve the traffic on King Road and the turning movements.

Mr. Brown indicated the edge of Lot 5, which is where they were proposing to stop the retaining wall. The plan in the Staff report showed that wall continuing across Lots 4 and 5. It would be owned and maintained by the HOA. He stated that as lots four and five are developed, there will possibly be retaining walls as part of those development plans.

Mr. Brown pointed out the old entrance and the new entrance. He believed the new entrance was a significant change and a great improvement. Mr. Brown presented the section along the road and the profile of the wall. The section from the high point over was the section that was removed in the new plan.

Commissioner Campbell clarified that the wall might go back in later as part of the development on Lot 5. Mr. Brown stated that the wall could go in later as part of the development on Lot 5, and it would probably be part of the house. If Lot 5 and Lot 4 need retaining walls, it would be the responsibility of the lot owners. The HOA owns and maintains the rest of the wall.

Mr. Brown noted that the fire department requested that they revise the emergency vehicle access plan. They were asked to take it up to the hammerhead turnaround, which is across from Lot 1. Fehr and Peers redid the plan with the fire truck access point, as well as redoing the intersection. It is a much better plan for emergency vehicles.

Mr. Brown referred to a letter from Fehr and Peers that Planner Astorga had handed out, stating that the new entry is superior from a transportation standpoint. The letter provided four or five reasons for their rationale.

Mr. Brown presented the old plan and the new plan to show how the lots remain the same. Once they get back to what was the alignment of Alice Court on the City property, there is no change from that point forward. The lots are the same shape and size.

Mr. Brown stated that taking the old road away and going on to the 135 Ridge Avenue allowed them to increase the open space by .15 acres; bringing the site total up to 1.5% of open space.

Commissioner Thimm asked if the degree of slope to the access road changed with the proposed change to the retaining walls. Mr. Brown replied that it was at 1%. He recalled that it was slightly under 1% before the change. The slope increased slightly because they took some length out of the road.

Chair Joyce recalled engineering discussions about having adequate water pressure, and moving things down the hill to make everything better. Now he understood that there were questions about whether there was really adequate water pressure. He wanted to know if that was something new. Planner Astorga replied that it was the same language as before.

Chair Joyce asked about added language at the end, "The Alice Claim development exceeds 1 acre and shall meet the requirements of the MS storm water program. Each lot must . . . Director Erickson explained that the language pertained to new State Regulation conformance with PA regulations. The Commissioners should expect to see that language as a standard condition of approval.

Commissioner Thimm referred to page 13 of the packet and the recommended condition of approval concerning significant vegetation. He did not see it bolded in the conditions of approval, and he asked if Planner Astorga was asking the Commissioners to provide input. Planner Astorga explained that in the previous plan three trees were going to be removed. With that plan he had concerns with four trees; however, with the new plan he is only concerned about one tree. He kept the same condition so if the tree is lost they would get it back. Mr. Brown noted that Stantec Engineering had done a lot of survey in the area. The road was positioned for a number of reasons. Part of their agreement with Lot 135 was to try to push as far away from them as possible. However, the applicant also wanted to be as far away from the trees as possible. The existing terrain was surveyed right below those trees to make sure the wall was right at the drip line of the trees. Mr. Brown was fairly confident that the trees could be saved, keeping in mind that they do not know the condition of the trees up above that. The slope is already heavily eroded and this should fix a small problem.

Mr. Brown suggested typo corrections to the findings of fact and the conditions of approval. In Finding of Fact 25, page 1 of the Staff report, it lists the square footage of each of the eight lots in the HR-1 District as 5,10. The actual number is 5,510. Commissioner Campbell noted that the second "proposed" should also be removed from that sentence. Mr. Brown referred to pages 17 and 1 of the Staff report and noted that Conditions 10 and 13 were in conflict. One says that the culvert will be owned and maintained by the HOA and the other one says it will be owned and maintained by the City. He recalled that Condition 10 is correct, that the culvert will be owned and maintained by the City. Planner Astorga requested time to pull up the

Minutes of July 27, 2016 before making that change to verify which one was correct. Mr. Brown noted that the road is on City property and they would just have an easement. Assistant City Attorney McLean recalled that a condition of approval required that the culvert had to be built before the plat could be signed. However, she could not recall discussion about the City owning it.

Planner Astorga remarked that Conditions 10 and 13 were exactly the same in the July 27, 2016 minutes. He was looking through the discussion in the minutes to try and verify. Mr. Brown recalled a back and forth discussion, and the City actually requested to take ownership and maintenance of it. The stream had to get put into the culvert before they could record the plat because of Lot 1 being close to the stream otherwise. He believed that was the rationale for the City owning it.

Commissioner Suesser asked if that discussion took place with the applicant and the Staff, or whether it was before the Planning Commission. Mr. Brown thought it was both, but he was certain that it was with the Staff.

Director Erickson suggested that they could address the issue by changing the condition of approval to say that the ownership of the culvert will be resolved to the satisfaction of the City Engineer. He noted that Condition of Approval 1 states, "The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, Land Management Code, and conditions of approval prior to recordation of the plat." Therefore, the City Attorney and the City Engineer would get a final look as well.

Vice-Chair Joyce suggested that unless they have something definitive they should write it as to be determined.

Director Erickson revised Condition of Approval 10, to read, "All state requirements must be met, state permits must be obtained and the culvert must be fully installed by the applicant prior to plat recordation, and the **ownership of the culvert resolved to the satisfaction of the City Engineer**". He struck Condition of Approval 13. Vice-Chair Joyce noted that Condition 13 had additional information that needed to be retained. Commissioner Campbell suggested that they put a period after Lot 1 and strike the rest of Condition 13. Director Erickson was comfortable with that revision.

Assistant City Attorney McLean remarked that the Planning Commission would be forwarding a recommendation to the City Council, and the Staff could verify the ownership question prior to it going to the City Council.

Mr. Brown accepted the conditions of approval as revised.

Commissioner Campbell disclosed that sometime after the appeal had been filed, Jerry Fiat approached him at Einstein Bagels. He asked Mr. Fiat not to discuss anything definitive or substantive because there was a chance that this would come back to the Planning Commission.

VICE-Chair Joyce opened the public hearing.

There were no comments.

VICE-Chair Joyce closed the public hearing.

MOTION Commissioner Suesser moved to forward a POS recommendation to the City Council with regard to the Alice Claim Subdivision and plat amendment in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft ordinance and as amended this evening. Commissioner Campbell seconded the motion.

MOTION The motion passed unanimously. Commissioner Phillips was recused.

Findings of Fact - Alice Claim Subdivision and Plat Amendment

1. The plat is located at the intersection of King Road, Ridge Avenue, Woodside Gulch and Sampson Avenue approximately within the Historic Residential HR-1 and State Districts.
2. The proposal includes nine lots on approximately 9.03 acres which will not be allowed to be subdivided further.
3. The property is a metes and bounds parcel with contiguous platted lots.
4. A City water tank and land owned by the City is adjacent to the subject property on the south end, and a City-owned parcel bisects the subject property. The City water line does run within the City owned property.
5. The applicant previously undertook a voluntary remediation of the regulated soils on the site, which included soil remediation both in the Alice Claim 9 acre portion and within a 1.7 acre portion of the adjoining City property.
6. The owner secured legal access through an easement to the property through the Woodside Gulch access. As proposed, the access will not

require retaining walls greater than 6 feet and therefore, no conditional use permit would be required.

7. The Woodside Gulch stream runs through the property and any changes to the stream will require a Stream Alteration Permit. The Applicant previously applied for this permit and will need to amend their existing Stream Alteration Permit from the US Army Corp of Engineers. Any changes to the stream may also require an amendment to the Voluntary Clean-up Program remediation with the Utah Department of Environmental Quality.

8. The property, which was once the site of the Alice Lake Mine, was previously the site of mining activities, which have since undergone recent remediation.

9. A Voluntary Clean Up of the property was initiated by the Applicant.

10. Most of the remainder of the site has mature stands of oak, maple and aspen trees in addition to areas of smaller shrubs and grasses.

11. A culvert for the stream is proposed in order to meet the 50" setback regulations from streams within the State District, otherwise the culvert would not be necessary.

12. This development is located upstream of the FEMA Flood Plain Studies.

13. The applicant does not request any setback reductions from the Planning Commission for the State District lot.

14. Water Service is available and as proposed can meet required water pressure to all of the proposed development sites proposed lots within the development. The applicant will be responsible to propose acceptable mitigation should the water model or utility plans be further revised.

15. The utility plan does not show how each of the wet and dry utilities will be able to be placed within the drives with required separations or with special conditions as approved by the proper regulatory agencies and approved by the City Engineer.

16. A Debris Flow Study has not been completed for the stream to determine if a debris basin is required.

17. Existing trails are shown on the plat and granted a public easement.

1□ Proposed utilities have not been engineered to meet City □engineer's approval but shall be prior to plat recordation.

19. All roads are proposed over 10% grades and will not be eligible to be converted to public ROWs in the future.

20. Building pads'limits of disturbance are shown in Attachment 1. All other property as open space should be protected by conservation easement held by the City and the HOA to maintain the land.

21. Applicant does not have an approved Sewer Service Plan. Sewer Service must be designed to service the proposed development sites in accordance with the Snyderville Basin Water Reclamation District's requirements. The applicant will be responsible to determine this with Snyderville Basin Water Reclamation District prior to plat recordation.

22. Proposed drives with utilities that are not private driveways are required to be 20" wide and are shown as such on the plat. The drive grades are proposed to be 1□%.

23. Public trails are shown on Attachment 1 with a 15" public recreational trail easement.

2□ The proposed lot within the □state District is 3.009 acres.

25. The eight □□□proposed lots within the HR-1 District are □,510 square feet each.

26. A geotechnical report has been reviewed by the City □engineer for the overall site but individual geotechnical reports have not been submitted for each lot.

27. The applicant owns other adjoining properties within the Historic Residential □ow-Density □HR□□District. Two □2□of these contiguous properties are lots 1 and 2 of the Ridge Avenue Subdivision.

2□ The existing encumbered □ots 1-7 and 36-□0, Block 77 of the Millsite Reservation will be dedicated to the City as right-of-way upon plat recordation as they current have a road over them.

29. The lots are positioned as proposed to avoid ridgelines and allow for drives that contour with the topography in order to meet the required grades.

30. The existing mine shaft on the property is currently filled as stated on the site plan dated May 1, 2015.

31. The application for the Alice Claim subdivision was deemed "complete" by the Planning Department on May 23, 2005.

32. Between 2006 and 2009, the Planning Commission conducted three "work sessions to discuss the project and visited the property during two site visits.

33. On October 1, 2011 the Planning Commission conducted a site visit and work session to discuss the history and 2009 site plan proposed for this project.

34. The Applicant submitted a revised site plan, plat and all required submittals for the subdivision and plat amendment on January 23, 2015.

35. The Planning Commission reviewed the request and held public hearings on April 1, 2015, June 10, 2015, July 1, 2015, and July 22, 2015.

36. During this time consisting of October 2011 and July 2015 the applicant submitted further revisions to the plat to address City concerns as well as to address plat discrepancies.

37. On August 12, 2015 the Planning Commission forwarded a negative recommendation to the City Council.

38. On October 1, 2015 the City Council reviewed the proposal.

39. On October 29, 2015 the applicant submitted an amended site plan which moved the lots closer to the gully. The City Council reviewed that amended site plan and remanded the application back to Planning Commission for their review.

40. The Planning Commission held a work session on December 9, 2015.

41. The Planning Commission held public hearings and reviewed the updated proposal on May 25, 2016, July 13, 2016, July 27, 2016, and April 12, 2017.

42. After Applicant secured access on Woodside Gulch and proposed a modification to the Application based on the new access, the City Council remanded the updated gully site plan with modified entry back to Planning Commission on March 9, 2017.

3. The Planning Commission held a public hearings and reviewed the updated proposal with the new access through Woodside Gulch on April 12, 2017

4. In order to ensure all site improvements are made the applicant must either complete all Site Improvements prior to plat recordation, or if that is not possible, provide adequate financial Guarantees for completion, together with a right of entry to the Property to complete that work be granted to the City.

Conclusions of Law Alice Claim Subdivision and Plat Amendment

1. There is good cause for this subdivision and plat amendment.
2. The subdivision and plat amendment are consistent with the Park City Land Management Code and applicable State law regarding subdivisions and plat amendments.
3. Neither the public nor any person will be materially injured by the subdivision or plat amendment.
4. Approval of the subdivision plat and 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 Alice Claim Subdivision and Plat Amendment

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 subdivision and plat amendment at the County within two (2) years from the date of City Council approval. If recordation has not occurred within two (2) years" time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council. If the plat is not recorded within this time period, it shall be null and void and any resubmittal shall be a new application which is subject to all review requirements, zoning restrictions and subdivision regulations at the time of the submittal.
3. Recordation of this plat and completion and approval of final Historic District Design Review (HDDR) and Steep Slope CUP, if required, applications are required prior to building permit issuance for any construction of buildings within this subdivision. Completion and approval of final HDDR applications are required prior to building permit issuance for any construction of retaining walls.

□ Lot 1 in the □state District shall be subject to HDDR process.

5. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.

6. Snow storage of roads and private drives must be addressed and approved by the City □ngineer throughout the development prior to plat recordation. Snow storage sites cannot discharge immediately into the stream.

7. Sewer lateral design and service will need to meet Snyderville Basin □ requirements and receive written approval by SBWRD before the proposed plat can be signed by SBWRD. □ the sewer lateral design requires a substantial change, as determined by the Planning Director, to the layout of this subdivision plat, this approval shall be null and void and an application to amend the Ordinance and plat shall need to be submitted and be reviewed and go through the entire process including internal review, planning commission and city council review.

□ The submitted water model will need to be revised with the submitted updates to the layout and receive written approval from the Water, Building, □ngineering and Fire Departments in order for the subdivision to meet water requirements prior to plat recordation. □ the water system requires a substantial change, as determined by the Planning Director, to the layout of this subdivision plat, this approval shall be null and void and an application to amend the Ordinance and plat shall need to be submitted and be reviewed and go through the entire process including internal review, planning commission and city council review.

9. There shall not be any further subdivision of any additional lots in this subdivision. A plat note shall reflect this condition.

10. All state requirements must be met, state permits must be obtained and the culvert must be fully installed by the applicant prior to plat recordation, and the ownership of the culvert resolved to the satisfaction of the City □ngineer.

11. This development is located upstream of the F□MA Flood Plain Studies. A study shall be completed extending the F□MA Flood Plains through this development prior to plat recordation. Any lots located in a F□MA □one A will require an □levation Certificate showing the lowest occupied floor is at or above base flood elevation prior to building permit approval.

12. A Stream Alteration Permit from the State will be required for the culvert along with the Flood Plain Study to identify the culverts upstream and downstream impacts prior to plat recordation. The Stream Alteration Permit and Flood Plain Study must be completed and approved prior to Planning and ☐ Engineering approval.

13. The culvert inlet shall be at least 50" away from any structure on ☐ lot 1.

14. A Debris Flow Study must be completed prior to plat recordation for the stream to determine if a debris basin is required.

15. Limits of disturbance as shown on Attachment 1 shall be clarified on the plat prior to plat recordation to be able to quantify the square footage upon which shall remain in place and no changes shall be made. All other property shall be restricted as open space and/or protected by 3rd party conservation easement.

16. The utility plan will need to be revised to show how each of the wet and dry utilities will be able to be placed within the drives with required separations or with special conditions as approved by the proper regulatory agencies and approved by the City ☐ Engineer prior to plat recordation.

17. Any roads over 10% grade will not be eligible to be converted to public ROWs in the future.

18. Drives must provide 20 feet wide of clear space to meet Fire Code. If parking impacts this 20 feet wide clear space, it will not be allowed and shall be signed ☐ No Parking. Roads less than 26 feet wide shall be marked ☐ No Parking on both sides of the road.

19. The Applicant will need to receive City Council's approval to give them an access over the City's property for Alice Court and where they may cross water lines, storm drainage, sewer, etc. This will need to occur prior to plat recordation.

20. Applicant must still provide recommendations to the City ☐ Engineer for which scenario on ☐ ing Road and the Alice Court most satisfies turning movements and minimizes conflicts and implement the recommendations prior to plat recordation.

21. The Applicant will need to receive, from the Utah Department of ☐ nvironmental ☐ uality ☐ UD ☐ under the UD ☐ ☐ oluntary Cleanup Program, a final Certificate

of Completion for remediated soils within the Applicant's property prior to building permit approval.

22. If a Site Management Plan is required for the UD-C Certificate of Completion for Alice Claim, the UD-C approved Site Management Plan must be submitted to the Building Department prior to building permit approval.

23. The applicant shall obtain an easement for use of city property for Alice Court drive prior to plat recordation.

24. Public trails are shown with a 15' public recreational trail easement.

25. Any structures built near the existing mine shaft shall be setback at least 10' if the shaft is filled up to the ground surface with soil and/or gravel and at least 0' setback if the shaft is not filled. The mine shaft shall be shown on the plat and the setback noted.

26. If the site plan is substantially altered, as determined by the Planning Director, due to any utility redesign or retaining wall redesign or other unforeseen issues, this approval shall be null and void and an application to amend the Ordinance and plat shall need to be submitted and be reviewed and go through the entire process including internal review, planning commission and city council review.

27. All Public Improvements, except the lot 1 culvert, may be completed after plat recordation but prior to the first home building permit. An adequate financial Guarantee for all Public Improvements shall be submitted prior to permitting.

28. All engineering for utilities must be approved prior to plat recordation.

29. City utility maintenance access is required across the drives for lots A.

30. Individual water booster or fire sprinkler system pumps to increase water pressure will not be allowed.

31. Individual geotechnical reports will be required for each lot prior to issuance of a building permit.

32. All mature trees that will be lost due to the subdivision, retaining walls, addition of drives and building pads, shall be approved by the Planning Department and be replaced in kind or with three smaller trees as close to the original location as possible within 1 year of tree removal.

33. No duplexes will be allowed.

34. Existing utility and access easements may be added, adjusted, vacated or remain in their current location. Changes to these easements and/or addition of easements shall be shown on the plat.

35. The Alice Claim development exceeds one acre and shall meet the requirements of the MS storm water program. Each lot within this common development shall be required to obtain a MS storm water permit prior to any construction activity.

The Park City Planning Commission Meeting adjourned at 6:00 p.m.

Approved by Planning Commission _____

Draft

- LOT 1 IN ESTATE ZONE DISTRICT
 - DEVELOPED PER L.M.C.
 - DEFINED LOT 1 DISTURBANCE ENVELOPE
- LOTS 2-8 IN HR-1 ZONE DISTRICT
 - MAXIMUM 0.10 ACRE LOTS
 - MAXIMUM 1750 SF FOOTPRINT
- EVERGREEN TREES ARE PRESERVED AND SCREEN VIEWS OF HOME SITES
- FOOTPRINTS SHOWN REPRESENT MAX SIZE; ACTUAL HOUSE FOOTPRINTS WILL BE ARTICULATED AND LOCATED ANYWHERE WITHIN PLATTED SETBACKS AND LIMITS OF DISTURBANCE.

PLAT AMENDMENT

- 0.38 ACRE HRL ZONE
- LOTS DEDICATED TO CITY

RIDGE AVE PLAT AMENDMENT

- EXCHANGE 2,057 SF
- NO CHANGE IN PLAT TOTAL AREA

NOTES:

1. LOTS #123 AND 129 OF ADJACENT RIDGE AVENUE SUBDIVISION ARE OWNED BY AFFILIATED COMPANIES.
2. ACTUAL FFE TO BE DETERMINED AT BUILDING PERMIT SUBMITTAL.



LOT TABLE								
ZONE	LOT NO	TOTAL (SF)	TOTAL (ACR)	ALLOWABLE BUILDING FOOTPRINT(SF)	BUILDING FOOTPRINT (SF)	ZONE ACREAGE	TOTAL UNDISTURBED AREA(ACR)	% UNDISTURBED
ESTATE	1	131022	3.01	N/A	2900	5.08	4.82	94.8%
	2	4510	0.10	1750	1750			
	3	4510	0.10	1750	1750			
HR-1	4	4510	0.10	1750	1750			
	5	4510	0.10	1750	1750			
	6	4510	0.10	1750	1750	3.57	2.69	75.4%
	7	4510	0.10	1750	1750			
	8	4510	0.10	1750	1750			
	9	4510	0.10	1750	1750			



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The applicant requests that the City review the Ridge Avenue Plat Amendment. The proposed amendment swaps a 2,057 square foot triangular portion of Lot 1 with corresponding 2,057 square foot triangular portion of Lot 9 and Lot 8 of the proposed Alice Claim Subdivision.

Respectfully:

Francisco Astorga, Senior Planner

City Council Staff Report

Project No: PL-16-03069
Subject: Ridge Avenue Plat Amendment (Property Swap)
Author: Francisco Astorga, AICP, Senior Planner
Date: 25 May 2017
Types of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends that the City Council open the public hearing for the Ridge Avenue Plat Amendment (Property Swap), associated with the Alice Claim Subdivision and Plat Amendment, review the request and consider approving it based on the Findings of Fact, Conclusion of Law and Conditions of Approval found in the Draft Ordinance Exhibit A.

Topic

Applicant: King Development Group LLC & 123-129 Ridge LLC
 represented by Brad Cahoon, Marc Diemer, Gregg Brown,
 and Jerry Fiat

Location: Alice Claim south of intersection of King Road, Ridge
 Avenue and Sampson Avenue

Zoning: Historic Residential-1 and Estate Districts

Adjacent Land Uses: Open Space and Residential (developed and undeveloped)

Reason for Review: Subdivisions/Plat Amendments require Planning
 Commission review and recommendation to City Council.
 Appeals of Conditional Use Permits approved by the
 Planning Commission require City Council review.

Executive Summary/Proposal

The applicant requests that the City review the Ridge Avenue Plat Amendment. The proposed amendment swaps a 2,057 square foot triangular portion of Lot 1 with corresponding 2,057 square foot triangular portion of Lot 9 and Lot 8 of the proposed Alice Claim Subdivision.

Analysis

The applicant owns Lot 1 (#123) and Lot 2 (#129) of that Subdivision. Applicant proposes a change to adjust Lot 1. The proposed amendment swaps a 2,057 square foot triangular portion of Lot 1 with corresponding 2,057 square foot triangular portion of Lot 9 and Lot 8 of the proposed Alice Claim Subdivision. There is no increase or reduction in the size of either subdivision. The resulting reconfiguration allows the “squaring up” of these lots which allows the Alice Claim Subdivision and Plat Amendment to move forward with an approval by City Council. Allowing the requested Plat Amendment allows the proposed Alice Claim “Gully Site Plan” to work with

rectangular shaped lots. If City Council does not grant approval to the Alice Claim project, they should not approve this Plat Amendment.

Staff finds good cause for this Plat Amendment in conjunction to the Alice Claim Subdivision and Plat Amendment as this Plat Amendment request is associated with it.

Process

The approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. Staff review of a Building Permit is not publicly noticed nor subject to review by the Planning Commission unless appealed.

Department Review

This project has gone through an interdepartmental review. Staff has not identified any issues associated with this proposal outside of the analysis, findings of fact, conclusion of law, conditions of approval, etc. of the requested Alice Claim Subdivision and Plat Amendment.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may approve the Ridge Avenue Plat Amendment as conditioned or amended; or
- The City Council may deny the Ridge Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the Ridge Avenue Plat Amendment.
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The lot lines would remain where they currently stand and the Alice Claim "Gully Site Plan" lots would need to be amended with less of a rectangular shape.

Summary Recommendations

Staff recommends that the City Council open the public hearing for the Ridge Avenue Plat Amendment (Property Swap), associated with the Alice Claim Subdivision and Plat Amendment, review the request and consider approving it based on the Findings of

Fact, Conclusion of Law and Conditions of Approval found in the Draft Ordinance Exhibit A.

Exhibits

Exhibit A – Proposed Ordinance with Proposed Plat Amendment

Exhibit B – Applicant's Project Description

Exhibit C – Survey

Exhibit D – Property Swap

Exhibit E – Ridge Avenue Subdivision

Exhibit A - Draft Ridge Avenue Plat Amendment Ordinance

Ordinance No. 2017-23

AN ORDINANCE APPROVING THE RIDGE AVENUE PLAT AMENDMENT,
LOCATED AT 123 RIDGE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Alice Claim Subdivision AND 123 Ridge Avenue, have petitioned the City Council for approval of the Ridge Avenue Plat Amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on May 25, 2016, July 13, 2016, and July 27, 2016 to receive input on the proposed subdivision;

WHEREAS, on May 25, 2017 the City Council held a public hearing on the proposed Alice Claim Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Alice Claim Subdivision 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. The Ridge Avenue Plat Amendment, as shown in Exhibit S, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The site is located 123 Ridge Avenue.
2. The site is Lot 1 of the Ridge Avenue Subdivision.
3. The site is within the HRL District.
4. The applicant requests that the City review the Ridge Avenue Plat Amendment.
5. The applicant proposes a change to adjust Lot 1.
6. The proposed amendment swaps a 2,057 square foot triangular portion of Lot 1 with corresponding 2,057 square foot triangular portion of Lot 9 and Lot 8 of the proposed Alice Claim Subdivision and Plat Amendment.
7. There is no increase or reduction in the size of either subdivision.
8. The resulting reconfiguration allows the “squaring up” of these lots through this Plat Amendment and the adjacent Lot 9 and Lot 8 of the proposed Alice Claim Subdivision and Plat Amendment.

Conclusions of Law

1. There is good cause for this plat amendment as associated with the Alice Claim Subdivision and Plat Amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions and plat amendments.
3. Neither the public nor any person will be materially injured by the 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.

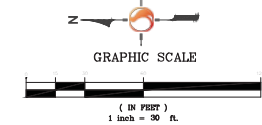
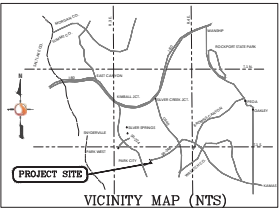
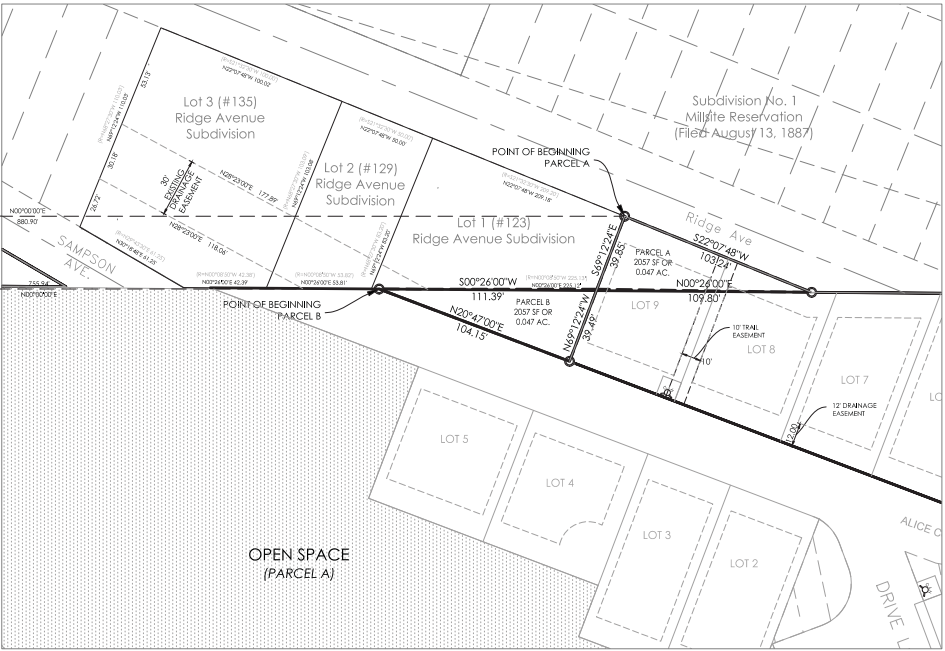
Conditions of Approval

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 complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council. If the plat is not recorded within this time period, it shall be null and void and any resubmittal shall be a new application which is subject to all review requirements, zoning restrictions and subdivision regulations at the time of the submittal.
3. The conditions of approval of the Ridge Avenue Subdivision shall continue to apply.

Attachment 1 – Proposed Plat Amendment

RIDGE AVENUE SUBDIVISION
AMENDING LOT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



NOTES

- 1. The base of bearings of this plat is between two existing Section Corner Monuments, the bearing between the Northeast Corner and the North Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, is N89°02'26"W, as measured in the field.
- 2. The purpose of this plat is to amend Lot 1 to include Parcel A, and to remove Parcel A shown on the original plat of Ridge Avenue Subdivision as recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office.
- 3. This amended plat is subject to all of the matters pertaining to the original recorded plat, other than any differences shown hereon. They include, but not limited to, easements, rights-of-way, covenants, conditions, restrictions, and other matters of record.
- 4. The dimensions shown as record on this plat are taken from said recorded Ridge Avenue Subdivision plat, which shows the distances to be calculated, rather than measured or record.

SURVEYOR'S CERTIFICATE

I, Greg Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by 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

RIDGE AVENUE SUBDIVISION
AMENDING LOT 1

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

PARCEL A
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Southeastly Line of Lot 1, Ridge Avenue Subdivision as shown on the plat recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office, said point 103.24 feet to the Southwestly Corner of said Lot 1; thence, along the West Line of said Lot 1,

Contains: 2101 Square Feet or 0.048 Acres.

PARCEL B
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West Line of Lot 1, Ridge Avenue Subdivision as shown on the plat recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office, said point being also 103.24 feet to the Southwestly Corner of said Lot 1; thence, along the West Line of said Lot 1,

Contains: 2012 Square Feet or 0.046 Acres.



Date _____ GREGORY A. CATES
P.L.S. No. 161226

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

RIDGE AVENUE SUBDIVISION
AMENDING LOT 1

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }
On the _____ day of _____ A.D., 20____ personally appeared before me, _____, who being duly sworn or affirmed, did say that he/she is the _____ of _____ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: _____
My commission expires: _____ Name _____ Notary Public commissioned in Utah

RIDGE AVENUE SUBDIVISION
AMENDING LOT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF _____, I, _____, County Clerk, do hereby certify that the within plat has been examined by the office and is correct in accordance with information on file in this office.
PRELIMINARY
FEE _____ TIME _____ BOOK _____ PAGE _____
SUMMIT COUNTY RECORDER

EASEMENT APPROVAL

QUESTAR	DATE
ROCKY MOUNTAIN POWER	DATE
CENTURY LINK (QWEST)	DATE
COMCAST	DATE

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve the development. This approval does not constitute abridgment or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in this plat, including those set forth in the Owner's Declaration and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532.



Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel: 801.263.1000
Fax: 801.266.1671
www.stantec.com

No.	Revisions	By	Date	Project Number: 20503957	PM: PMD
				Drawn By: GAC	Drawn By: GAC
				Checked By: GAC	Checked By: GAC
				Scale: AS SHOWN	Scale: AS SHOWN
				Date: 11/11/2011	Date: 11/11/2011

OWNER/SUBDIVIDER:
123-129 Ridge, LLC
P.O. BOX 244
PARK CITY, UTAH
84060

REVIEW FOR CONFORMANCE ON THIS _____ DAY OF _____ A.D., 20____.
S.B.W.R.D.

MAYOR
APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20____.

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

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

ATTORNEY

February 19, 2016

**Ridge Avenue Subdivision Amendment Application associated with the
Alice Claim (aka Alice Lode) Amended Subdivision & Plat Amendment Applications**

Project Description and Comparison to Previously Proposed Plans

The Applicant, 123-129 Ridge, LLC , requests that the City Staff and Planning Commission review a Subdivision Plat Amendment for the Ridge Avenue Subdivision. Applicant owns Lot 1 (#123) and Lot 2 (#129) of that Subdivision. Applicant proposes a change to just Lot 1 (#123). Applicant is affiliated with King Development Group, LLC, the proponent of the Alice Claim Subdivision.

The proposed amendment “swaps” a 2,057 square foot triangular portion of Lot 1 (#230)) with corresponding 2,057 square foot triangular portion of Lot 9 of the proposed Alice Claim Subdivision.

Lot 9 includes a triangle of land that is currently part of adjoining lot #123 of the Ridge Avenue subdivision. This triangle will be transferred into Alice Claim and become part of Lot 9. There is a corresponding triangle of land within Alice Claim that also is adjacent to lot #123 and will be transferred into lot #123. The owners of both parcels are affiliated companies and have agreed to these transfers, but the transfer will not be completed until after the subdivision plat has been approved by the City Council.

There is no increase or reduction in the size of either subdivision. The resulting reconfiguration allows for more buildable and livable lots 8 and 9 in the Alice Claim Subdivision while at the same time “squaring up” these lots and lot #123 of the Ridge Avenue Subdivision. This land pattern is much more compatible with the pattern found throughout the historic districts in the City providing good cause for both subdivisions.

Thank you for your consideration.

Sincerely,



DHM Design Corporation
Marc Diemer, Associate Principal

cc: King Development Group, LLC
Bradley R. Cahoon, Esq.

TOPOGRAPHICAL BOUNDARY SURVEY

RIDGE AVENUE SUBDIVISION LOT 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed by the laws of the State of Utah. I further certify that this survey was made by me or under my direct supervision, and I have made a survey of the tract of land as shown on this survey.



DATE _____ Gregory A. Cates
P.L.S. 161226

LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base & Meridian, said parcel being more particularly described as follows:
Beginning at a point on the West Boundary line of said Ridge Avenue Subdivision, said point being also the Northwest Corner of said Lot 1, said point being also S89°02'26"E, along the Section Line, 1284.30 feet and South 752.00 feet from the North Quarter Corner of said Section 21 and running thence, along the Northeastly line of said Lot 1, S69°12'24"E 83.20 feet to the Northeastly Corner of said Lot 1 and the Westly Right-of-Way line of Ridge Avenue; thence, along said Westly Right-of-Way line, S22°07'46"W 209.18 feet to the Southerly Corner of said Lot 1; thence, along the Westly Boundary line of said Ridge Avenue Subdivision, N02°24'07"E 225.12 feet to the Point of Beginning.

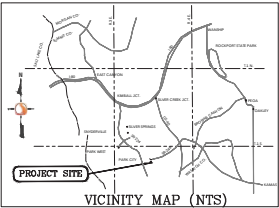
Contains: 3.703 Square Feet or 0.20 Acres.

NARRATIVE

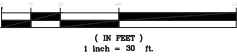
The Basis of Bearings of this Plat is between two existing Section Corner Monuments, the Bearing between the Northeast Corner and the North Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, is N89°02'26"E, as measured in the field.

The purpose of this plat is to show Lot 1, as shown on the original plat of Ridge Avenue Subdivision as recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office.

The dimensions shown in parentheses as record on this plat are taken from said recorded Ridge Avenue Subdivision plat, which shows the distances to be calculated, rather than measured or record.



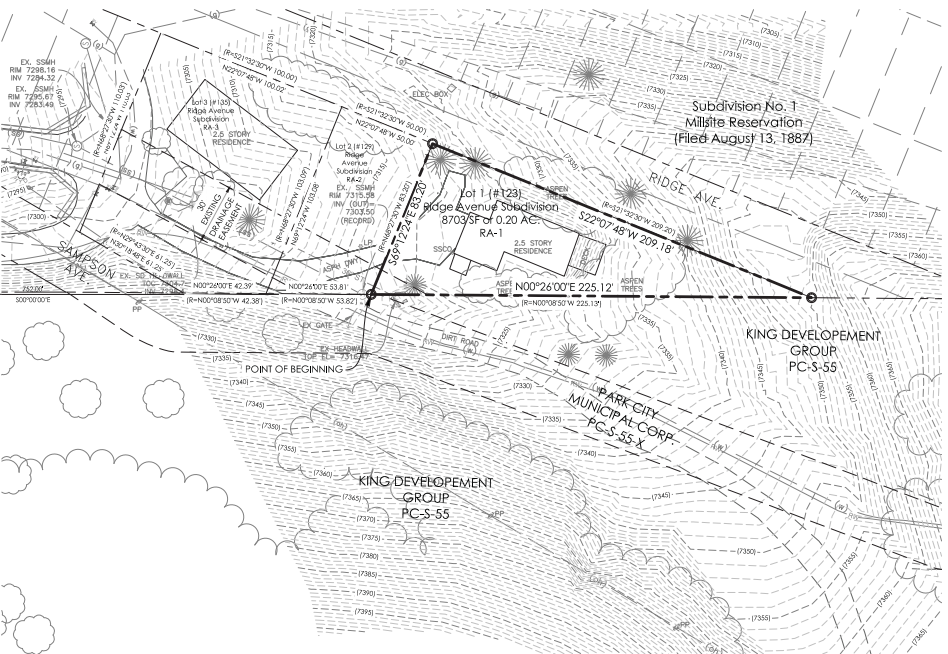
GRAPHIC SCALE



LEGEND:

---	PROPERTY LINE
---	EASEMENT LINE
---	SANITARY SEWER
---	WATER LINE
---	RAW WATER LINE
---	OVERHEAD POWER LINE
---	GAS LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	PINE TREE

NORTHEAST CORNER SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND 3-3/8" DIAMETER
IRON PIPE W/ WELDED TOP
MONUMENT APPEARS TO
HAVE BEEN EXIST AT THIS
LOCATION SINCE AT LEAST 1887
(SEE 161-5685 & 5703))



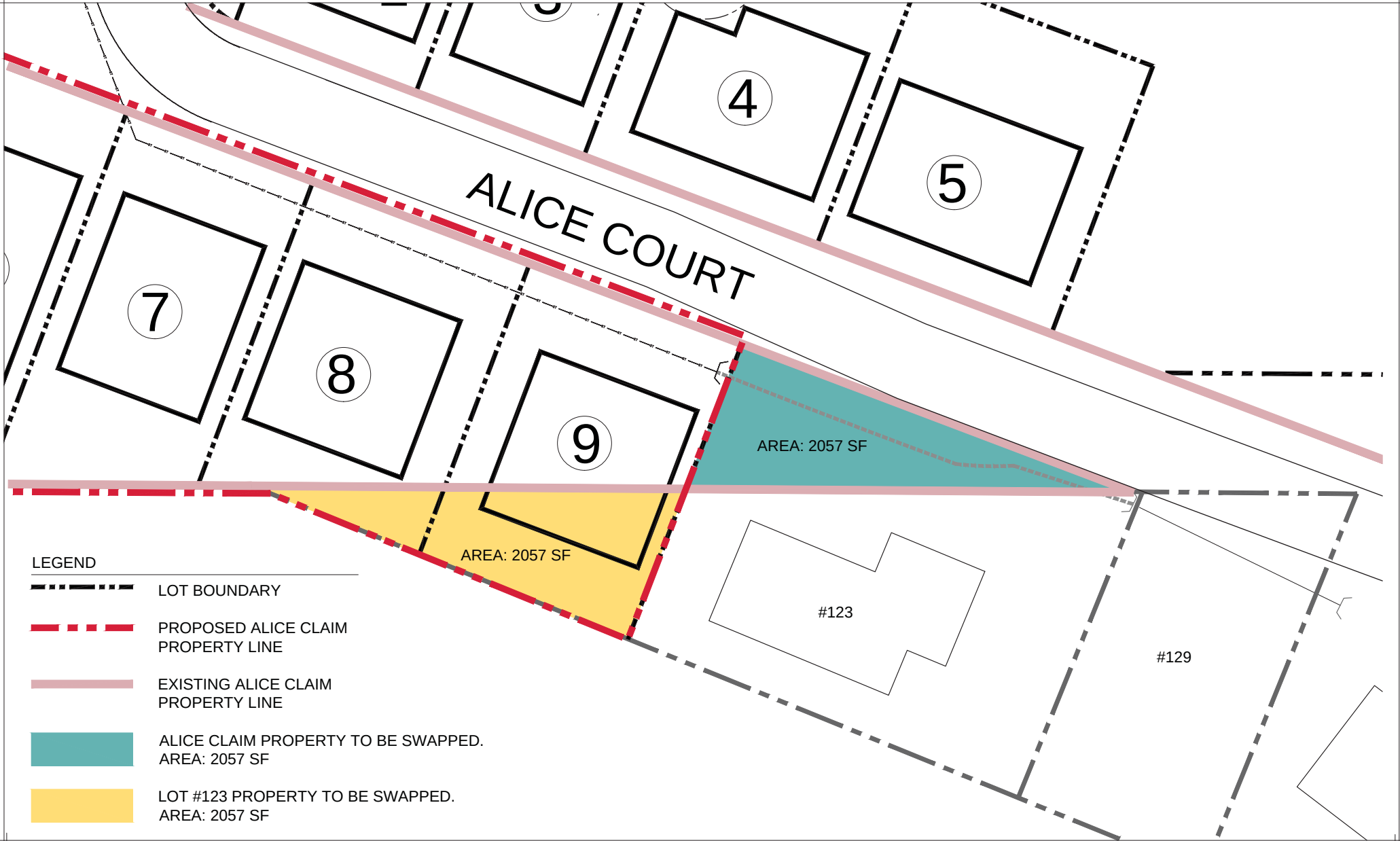
NORTH 1/4 CORNER SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
(3 1/4" DIA. ALUMINUM CAP ON 2 1/2" ALUMINUM
PIPE BEING ABOUT 200 FEET ON 765 BY 6" C. NUMBER IN
1995 AND 1996 FROM CORNERS 1 OF ME 10, 5685 AND 1 OF
ME 10, 5703)



Client/Project
Ridge Avenue Lot 1
Tesch Law Offices, PC
Section 21, T2S, R4E, S16B&M
Park City
Summit County, Utah
This
TOPOGRAPHICAL BOUNDARY SURVEY
Permit-Seal

Project Number: 205303057
File Name: 030517a.dwg
GAC: SB GAC: 16/05/25
Des: Chis: Dgn: YV/AM/00

Revision Sheet



ALICE CLAIM

**PROPERTY SWAP
DIAGRAM ENLARGEMENT**

KING DEVELOPMENT GROUP, LLC
P.O. BOX 244
PARK CITY, UTAH 84060

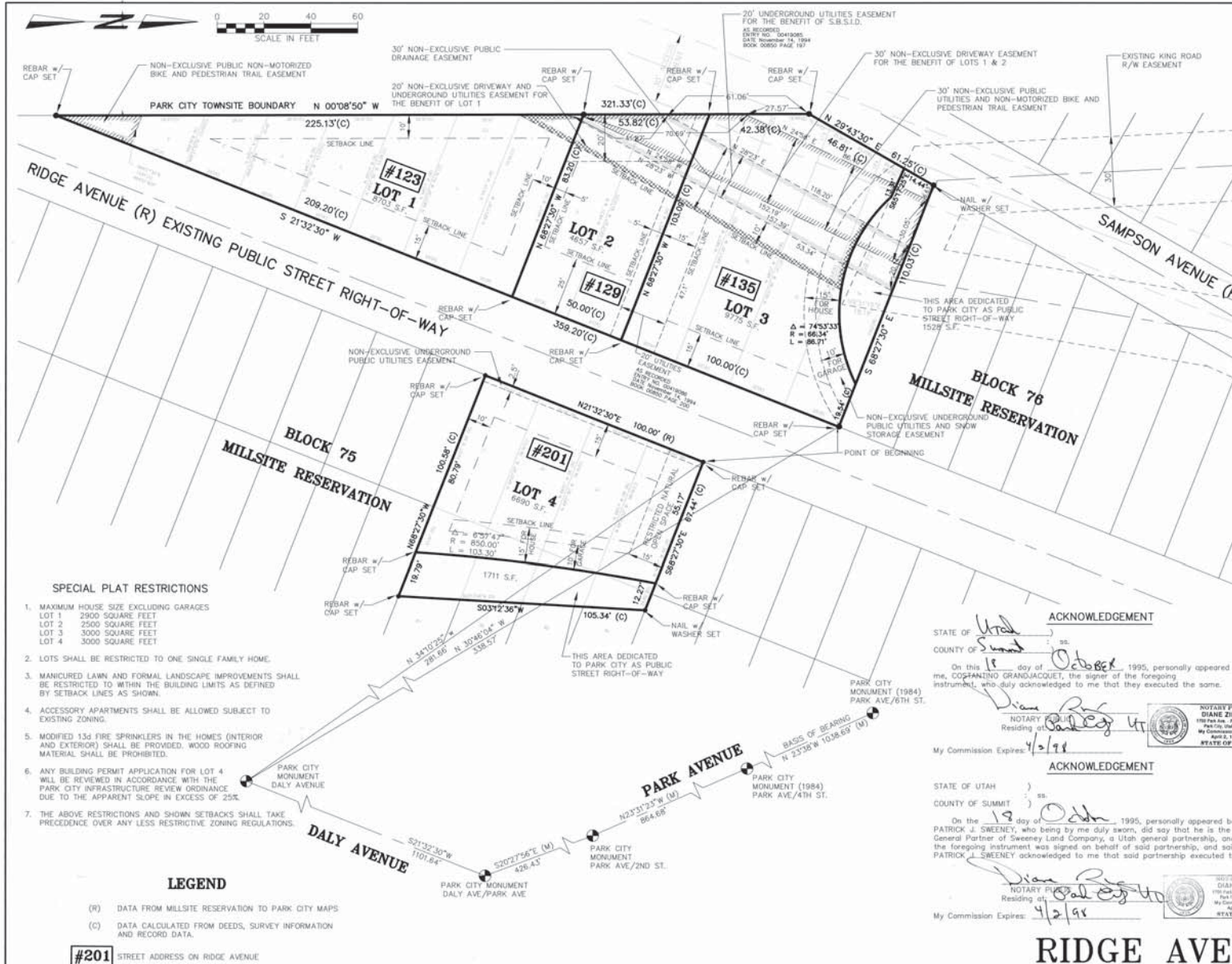


0 5 10 20
SCALE: 1"=10'-0"
DATE: FEBRUARY 10, 2017



Exhibit E – Ridge Avenue Subdivision

RAMPLATING 9-2-95



SURVEYOR'S CERTIFICATE

I, James L. Stevens, do hereby certify that I am a Registered Land Surveyor and that I hold License No. 5659 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction, a survey of the described property, I further accompanying plot shows in accordance with acceptable professional standards, the dimensions of the property surveyed.

James L. Stevens
Registered Land Surveyor
No. 5659
Date 9-28-95

BOUNDARY DESCRIPTION
Beginning at the Northeast Corner of Lot 14, Block 76, MILLSITE RESERVATION to PARK CITY said point being North 30°45'04" West, 338.57 Feet, more or less, from a Park City Monument located on Daly Avenue, and running thence South 21°32'30" West, 359.20 feet to the South corner of Lot 1, said Block 76, thence North 0°08'50" West, 321.33 feet to the West corner of Lot 12, said Block 76, thence North 29°43'30" East, 61.25 feet to the Northeast corner of said Lot 14; thence South 68°27'30" East, 110.03 feet to the point of beginning.
Containing 0.57 Acres, more or less

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

Also: Beginning at the North Corner of Lot 22, Block 75, MILLSITE RESERVATION to PARK CITY said point being North 34°02'25" West, 281.66 Feet, more or less, from a Park City Monument located on Daly Avenue, and running thence South 68°27'30" East, 67.44 feet to a point on the northerly line of Lot 84, said Block 75, thence South 31°2'36" West, 52.67 feet to a point on the southerly line of Lot 85, said Block 75, thence South 31°2'36" West, 52.67 feet to the southerly line of Lot 87, said Block 75, thence North 68°27'30" West, 100.58 feet to the West Corner of Lot 19, said Block 75; thence North 21°32'30" East, 100.00 feet to the point of beginning.
Containing 0.193 Acres (8400 S.F.), more or less

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

OWNER'S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plot and construction plans in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, the undersigned sets their hands this 18 day of October, 1995

By Donald R. Simon
DONALD R. SIMON
By Patrick J. Sweeney
PATRICK J. SWEENEY
Patrick J. Sweeney
as an individual
COSTANTINO GRANDJACQUET

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Summit
On this 18 day of October, 1995, personally appeared before me, COSTANTINO GRANDJACQUET, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.
My Commission Expires: 4/2/98

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Summit
On the 18 day of October, 1995, personally appeared before me, PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.
My Commission Expires: 4/2/98

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Summit
On this 18 day of October, 1995, personally appeared before me, DONALD R. SIMON and KATHLEEN J. SIMON, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.
My Commission Expires: 4/2/98

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Summit
On this 18 day of October, 1995, personally appeared before me, PATRICK J. SWEENEY, an individual, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.
My Commission Expires: 4/2/98

RIDGE AVENUE SUBDIVISION

A SUBDIVISION LOCATED IN SECTIONS 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PREPARED BY:	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
JAMES L. STEVENS 10510 SOUTH STATE SANDY, UT 84070 (801) 484-9884	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS <u>8th</u> DAY OF <u>November</u> , 1995 A.D. BY <u>James L. Stevens</u> S.B.S.I.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS <u>2nd</u> DAY OF <u>September</u> , 1995 A.D. BY <u>Paul J. Sweeney</u> CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS <u>28th</u> DAY OF <u>November</u> , 1995 A.D. BY <u>Paul J. Sweeney</u> PARK CITY ENGINEER	APPROVED AS TO FORM THIS <u>5th</u> DAY OF <u>December</u> , 1995 A.D. BY <u>Michael J. Sweeney</u> PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS <u>3TH</u> DAY OF <u>SEPTEMBER</u> , 1995 A.D. BY <u>Paul J. Sweeney</u> PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS <u>3TH</u> DAY OF <u>SEPTEMBER</u> , 1995 A.D. BY <u>Paul J. Sweeney</u> MAYOR	IF 444460 RECORDED STATE OF UTAH COUNTY OF SUMMIT AT THE REQUEST OF <u>Paul J. Sweeney</u> DATE <u>12-15-95</u> TIME <u>11:00 AM</u> PAGE <u>1</u> FEE <u>5.00</u> RECORDER <u>Alan Springs</u>

FILE NUMBER



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

A public hearing should be held on the fiscal year 2017-2018 budget so comments and questions from the public can be addressed.

Respectfully:

Kory Kersavage, Budget Analyst



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The Fourth of July Celebration is one of the largest attended events on the Park City event calendar. Over the last two years, significant changes have been made to the event specifically that the City has taken on the role of producing the event, after the group that owned the event disbanded, as well as regulating the event.

As currently anticipated, there are seven (7) Activity Providers that make the day long Fourth of July Celebration possible. At the May 11th City Council meeting, the Sunrise Rotary Club who provide the BBQ Lunch asked that their portion of the hard costs for the Fourth of July Event be waived. Since the request, all of the Activity Providers have requested that any hard costs or City fees associated with the event be waived.

Where the City needs to hire vendors to provide these services, staff recommends that City Council waive 50% of the proposed hard costs for Trash, Recycling and Portable Restrooms to the Activity Providers.

Staff currently anticipates returning to the June 8 City Council meeting to request that all Special Event City Service Fees for the event are waived. These fees are related to City Services that are provided for the event by the City and will include Special Event Application Fee, Field & Park Rentals, Building Permit, Special Use of Public Parking Fees, Public Safety Personnel, and Equipment (such as barricades).

Respectfully:

Jennifer Diersen,



City Council Staff Report

Subject: Fourth of July Activity Provider Cost Share Request
Author: Jenny Diersen, Special Events Coordinator
Department: Special Events
Date: Thursday, May 25, 2017
Type of Item: Administrative

Summary Recommendation

Staff recommends that City Council review proposed allocation of hard cost sharing for Activity Providers for the Fourth of July Celebration and waive fifty percent (50%) of the proposed costs for Trash, Recycling and Portable Restrooms to the Fourth of July Activity Providers.

Executive Summary

The Fourth of July Celebration is one of the largest attended events on the Park City event calendar. Over the last two years, significant changes have been made to the event specifically that the City has taken on the role of producing the event, after the group that owned the event disbanded, as well as regulating the event.

As currently anticipated, there are seven (7) Activity Providers that make the day long Fourth of July Celebration possible. At the May 11th City Council meeting, the Sunrise Rotary Club who provide the BBQ Lunch asked that their portion of the hard costs for the Fourth of July Event be waived. Since the request, all of the Activity Providers have requested that any hard costs or City fees associated with the event be waived.

Where the City needs to hire vendors to provide these services, staff recommends that City Council waive 50% of the proposed hard costs for Trash, Recycling and Portable Restrooms to the Activity Providers.

Staff currently anticipates returning to the June 8 City Council meeting to request that all Special Event City Service Fees for the event are waived. These fees are related to City Services that are provided for the event by the City and will include Special Event Application Fee, Field & Park Rentals, Building Permit, Special Use of Public Parking Fees, Public Safety Personnel, and Equipment (such as barricades).

The Problem

At the May 11th City Council meeting, Sunrise Rotary, a long standing Activity Provider for the Fourth of July Celebration's community lunch & BBQ, requested that the City pay all the hard costs associated with their participation, specifically for Trash, Recycling and Portable Restrooms. Since this request, all of the Activity Providers for the Fourth of July Celebration are requesting that the City pay all costs associated with the event. Some Activity Providers may choose to no longer participate in the event, if the fees are not waived.

If public funds are used for these hard costs, the City will be responsible for paying for both the regulatory City Services Fees of the event and all hard costs – which are dollars that the City pays to outside vendors for these services -- associated with the event production.

2017 Fourth of July Event Budget

Event Costs	Activity	Estimated Amount 2017
Activity Provider Hard Costs	Trash, Recycling & Portable Restrooms	\$5,200.00
City Paid Hard Costs	Fireworks, Parade & Park Entertainment, Fire Services, Private Security, Park Clean Up, Transit, Trash Recycling, Restrooms	\$38,206.15
City Service Fees	Special Events, Police, Parking Removal, Streets, Facilities, Barricade Services, Building Permits	\$59,947.05
Restaurant Tax Grant Funding	Event Planner & Advertising Costs	\$25,000.00
Total Estimated City Costs (City Service Fees, Hard Cost & Grant Funding)		\$123,153.20
Total Estimated Event Cost		\$128,353.20

Acronyms/ Definitions

PCMC	Park City Municipal Corporation
City Service Fee	Fees for City Services
Hard Costs	Fees for services that are provided outside of the City.
Activity Providers	Organizations that provide programming and activities for the Fourth of July Celebration.

Background

Date	Item
October 6, 2016	Fourth of July Event Debrief / Minutes (page 4)

In 2016, staff made the Activity Providers of the Fourth of July Celebration aware that they would need to help share some of the hard costs – costs that the City pays for out of pocket for external providers -- for Trash, Recycling and Portable Restrooms. At a May 2016 meeting, Activity Providers met and agreed on an amount for each Activity Provider to pay based on their activity.

- In 2016, the Rugby Club and Boy Scout Troop #72 who provide Kids Games paid the hard cost fees that were required.
- Sunrise Rotary asked for a one year waiver of the fees in May of 2016, so they had time to budget for the required fees in future years. Due to their prudent request, Sunrise Rotary was allowed the one year waiver.
- The LDS Stake Boy Scout Troop who provides the Pancake Breakfast, agreed to pay their portion of fees, but when invoiced such fees, declined to pay. Under

authority of the City Manager, the City agreed to waive fees, contingent upon paying for such fees in future years.

- The Park City Recreation Volleyball Tournament, Cole Sport 5K, and Park City Mountain Resort on Mountain Activities were all permitted as separate Special Events in 2016, and paid their own hard costs as required by their programs and permits.

2016 Fourth of July Activity Provider Fees

Activity Provider	Activity	% of Estimate Fee	Percent Paid	Actual Paid
Sunrise Rotary	Lunch BBQ	25%	0%	\$0.00
Park City Rugby	Rugby Games & Beer Garden	25%	21%	\$1,676.50
LDS Stake Boy Scout Troop	Pancake Breakfast	15%	0%	\$0.00
Boy Scout Troop #72	Kids Games	5%	5%	\$335.30
Total Activity Provider Fees		70%	30%	\$2,011.80
Park City Municipal Corporation	Event Applicant	30%	70%	\$5,892.20
Total 2016 Fees for Trash, Recycling, Restrooms				\$7,904.00
* Please note there are two different Boy Scout Groups that provide Activities.				

Analysis

The Fourth of July Celebration is an important event to our community culture and provides ancillary economic benefits for our local business community. It is the community spirit, uniqueness and diversity of the event's offerings that drive both locals and visitors to the event. Over the last two years, significant changes have been made to the event, in particular the City taking on the role of producing the event.

In 2017, staff has worked to bring all of the Activity Providers under one permit, streamlining the permitting process, resources and increasing the effectiveness of everyone following the same mitigations (specifically with regards to transportation planning). Currently, for the 2017 event, there are seven Activity Providers participating including:

- Sunrise Rotary BBQ Lunch & Non Alcoholic Beverages
- LDS Stake Boy Scout Troop Pancake Breakfast
- Boy Scout Troop #72 Kids Games & Activities
- Rugby Club Rugby Games & Beer Garden
- Cole Sport & USSA Fourth of July 5K Fun Run
- Park City Recreation Fourth of July Volleyball Tournament
- Park City Mountain Resort On Mountain BBQ, Music & Firework Show

**Please note there are two different Boy Scout Troops that provide activities.*

For the 2017 event, staff established a budget (Exhibit B) and made the Activity Providers aware of a not-to-exceed cost for Trash, Recycling, and Portable Restrooms. The total costs for these services totals \$8,000. These services are not City Service Fees that can be waived, but they are hard costs that the City pays directly for the services.

- Previous to 2016, the City and the Chamber paid for all hard costs of the event.

- Additionally, staff currently anticipates returning to Council at the June 8th meeting to request that all City Service Fees for the event are waived. This estimate is currently \$59,946.80.

Upon presenting the 2017 estimated budget to the Activity Providers in 2017, Sunrise Rotary and the LDS Stake Boy Scouts asked staff for the City to pay hard costs for a second year.

- Staff explained that the fees could not be waived by the City, as they were hard costs, not City Service Fees.

At the May 11th City Council meeting, Sunrise Rotary requested that the City pay all the costs associated with their participation (Exhibit A). They are making the request for the City taxpayers to cover these expenses due to:

- Benefits provided to the community and overall event.
- Cost and volunteer time that goes into pulling off the 4th of July Rotary Fundraiser.
- All of the funds raised at the lunch are granted to community nonprofits. If Rotary has to pay up to \$1,600 for the hard costs of Trash, Recycling and Restrooms that is less funding that they will be able to award through grants to the community.

It is likely that if the City does not cover the Trash, Recycling and Portable Restroom hard costs, Sunrise Rotary will not participate in the event.

- At the time that this Staff Report was due, it is not clear if the LDS Stake Boy Scout Troop that provides Pancake Breakfast will participate whether or not the City absorbs the costs. They are specifically considering looking at hosting the pancake breakfast at a property in the County.
- At the time that this Staff Report was due, staff received notice from Boy Scout Troop #72 who provide the Kids Games, that changes had happened in their leadership and that they may or may not be able to continue providing activities at the Park. The decision to waive hard costs of Trash, Recycling and Portable Restrooms, may or may not affect their decision to continue participate.

Since the May 11th City Council meeting, the other long standing Activity Providers, including Park City Rugby, and Cole Sport 5K Fun Run are also requesting that the Trash, Recycling and Portable Restroom costs are borne by the City as they also provide community benefit through the activities they provide and the funds they raise.

Based on previous direction from City Council regarding holding events accountable for their costs – and the prior commitment from these Activity Providers that they would pay their share of external costs, staff recommends that the Activity Providers should pay a 50% of the original not-to-exceed amount, for the costs would otherwise be paid by public funds. Staff balanced the value of keeping local, authentic, community Activity Providers in making the cost sharing recommendation in which the City still pays a large portion of the costs.

Council should keep in mind that their decision and recommendation will likely influence the following items:

- The Activity Providers participating in the event in 2017.
- Precedence for future years and fees Activity Providers expect to pay.

Alternatives for City Council to Consider

1. Recommended Alternative: Cover 50% of Activity Provider Costs

Staff recommends that City Council review costs for Activity Providers for the Fourth of July Celebration and cover fifty percent (50%) of the not to exceed amount for each Activity Provider for Trash, Restroom and Recycling Fees for the Fourth of July Celebration. The City would pay for these costs from the General Fund and existing resources.

Recommended Activity Provider Costs

Activity Provider	Activity	Original Proposed Amount	Recommended Percent	Recommended Not to Exceed Cost
Sunrise Rotary	Lunch BBQ	\$1,600.00	10%	\$800.00
Park City Rugby	Rugby Games & Beer Garden	\$1,600.00	10%	\$800.00
LDS Stake Boy Scout Troop	Pancake Breakfast	\$1,200.00	7.5%	\$600.00
Boy Scout Troop #72	Kids Games	\$400	2.5%	\$200.00
Cole Sport	5K Fun Run	\$400	2.5%	\$200.00
Total Activity Provider Fees		\$5,200	32.5%	\$2,600.00
Park City Municipal Corporation	Event Applicant	\$2,800	67.5%	\$5,400.00
Total Fees Trash, Recycle, Restrooms				\$8,000.00
Park City Mountain Resort	On Mountain Activities / Fireworks		0%	Parking & Traffic Mitigation / Host of Fireworks

Pros

- The programs that are provided by the Activity Providers create increased community, cultural and economic vitality to the event and our surrounding community including City Council's vision, values and goals including creating a thriving mountain community in the following ways:
 - Protected and celebrated history; as well as by creating a community gathering place.

Cons

- Activity Providers may choose not to participate if only a portion of the costs are covered by the City.
- The decision may create precedent for future years.
- Community members may see this as City Council not holding events accountable for their impacts.
- May be viewed as creating an inequality in funding provided to certain non-profits for fundraising events
- The additional costs that the City will take on are not currently in the City Manager's recommended budget for FY 2018

2. Alternative B: Cover all of the Activity Provider Costs

City Council could review the Fourth of July Activity Provider Costs and pay for all of the Trash, Restroom and Recycling Costs totaling eight thousand dollars (\$8,000.00)

Pros

- a. Activity Providers will continue providing activities as they have in years past.

Cons

- a. The decision may create precedent for future years.
- b. Other non-profit or community organizations may request to have opportunity for fundraising opportunities during the event.
- c. The additional costs that the City will take on are not currently in the City Manager's recommended budget for FY 2018

3. Alternative C: Activity Providers Pay 100% of their proportional Trash, Restroom and Recycling Costs

City Council could review the Fourth of July Activity Provider Fees and require each of the Activity Providers to pay their percentage of the Trash, Restroom and Recycling Fees as outlined in Exhibit B as well as the chart below.

Original Proposed Activity Provider Fees for Trash, Recycling, Restrooms

Activity Provider	Activity	Original Proposed Percent	Original Proposed Dollar Amount
Sunrise Rotary	Lunch BBQ	20%	\$1,600.00
Park City Rugby	Rugby Games & Beer Garden	20%	\$1,600.00
LDS Stake Boy Scout Troop	Pancake Breakfast	15%	\$1,200.00
Boy Scout Troop	Kids Games	5%	\$400.00
Cole Sport	5K Fun Run	5%	\$400.00
Total Activity Provider Fees		65%	\$5,200.00
Park City Municipal Corporation	Event Applicant	35%	\$2,800.00
Total Fees for Trash, Recycling, Restrooms			\$8,000.00
Park City Mountain Resort	On Mountain Activities / Fireworks	0%	Parking & Traffic Mitigation / Host of Fireworks

Pros

- a. Activity Providers are held accountable for the impacts and costs associated with the impacts that they cause.

Cons

- a. Activity Providers may choose not to participate if the costs are not paid for with public funds.
- b. May diminish the local or authentic feel of the event.
- c. Staff and the Event Planner will be required to find Activity Providers in a short time frame.
- d. The decision may create precedent for future years.

4. Modify Alternative:

City Council could review the Fourth of July Activity Provider Costs and establish an alternate amount that the City would cover.

Cons

- a. Activity Providers may choose not to participate if only a portion of the costs are paid for with public funds.
- b. The decision may create precedent for future years.
- c. Community members may see this as City Council not holding events accountable for their impacts.
- d. Modifications may cause additional budgetary impacts for the City.

Department Review

Special Events, Economic Development, Community Engagement, Budget, Legal, Executive Departments have reviewed this report.

Funding Source

Any increases or waived fees will need to be covered by the General Fund and most likely through existing resources. Staff is not asking for an increase to the budget at this time.

Attachments

Exhibit A	Sunrise Rotary Fourth of July Fee Request Letter
Exhibit B	Fourth of July Event Budget



Park City Council ---

Nann Worel, Tim Henney, Mayor Jack Thomas,
Andy Beerman, Becca Gerber, Cindy Mastumoto

Re: Sunrise Rotary - July 4 Celebration and BBQ

Dear Mayor and Council,

The Sunrise Rotary Club sends this letter in anticipation of making a formal request to waive all fees associated with the July 4th event, at your upcoming meeting on Thursday, May 11, 2017.

As you are aware, the Sunrise Rotary has long provided up to 60 volunteers every year to host the July 4th Parade BBQ at the bottom of Park City's wonderful July 4th Parade. This is of course a huge event hosted by the City, and the BBQ is an essential piece.

At the City Council meeting, we will be asking the Council to absorb the costs of certain expenses for the July 4th event that the City has indicated it wants the Rotary Club¹ to pay for – specifically, for porta-potties and trash removal - services that are required not only for the BBQ, but for the entire July 4th event. Given Sunrise Rotary's enormous volunteer effort (literally hundreds of man-hours) and the contribution the BBQ makes to the sense of community and festivity for that day, as well as the fact that the July 4th Celebration is Park City's event (to which we are voluntarily providing a wonderful component), we think the City absorbing these costs instead of requiring our hard-working Club to do so, is only fair and appropriate.

For the BBQ, Sunrise Rotary provides very reasonably-priced, delicious picnic food for the thousands of area residents and out-of-town visitors who descend on the town for the Celebration. Those folks will have been waiting for and watching the parade all morning, are hungry families, and the food gives them a wonderful picnic and community atmosphere, allowing them to stay and enjoy the music and games in City Park. (Without the BBQ, the local businesses could not service that enormous crowd, all gathered and congregating into City Park as the parade ends).

¹ We understand that the Boy Scouts and others, who provide the Pancake Breakfast and games that day, are also being asked to pay certain expenses.

Moreover, the effort Sunrise Rotary puts into the BBQ is enormous. We serve quality brats, hamburgers and hot dogs, as well as authentically-spiced/smoked/pull-pork sandwiches (homemade by our members days in advance). We set up service stations, barbecue the meats, pull the pork by hand, and serve over 2500 people, then clean up our area of the Park for the remainder of the days' events.

The funds that Sunrise Rotary earns from the BBQ are **all** pumped back into our community in the form of grants to other deserving not-for-profits, who make their own unique contributions to our community. Further, since members of our Club and local businesses sponsor the BBQ, their contributions relieve the Club of some of the expenses, allowing more of the earnings to go directly to those grants.

For all these reasons, especially given that this is the City's event, we believe and will be asking the Council to relieve us of the added burden of paying for collateral expenses associated with the event.

We look forward to seeing you all tomorrow evening.

Very truly yours,

Mike Luers
Rotary Club Chair, July 4th Event

Pamela Woll
President, Sunrise Rotary Club

Exhibit B - 2017 Fourth of July Budget - Costs & Fee Estimate

2017 Costs - Fourth of July						
Department Item	Cost	Notes				
Special Events Application Fee	\$160.00	City Services Fee				
Police & Mobile Command Trailer	\$46,865.00	City Service Fee & Transportation fund for increase in PD for traffic mitigations as well as the Mobile Command Trailer				
Parking Removal	\$3,000.00	City Services Fee				
Streets	\$3,845.75	City Service Fee				
Facilities - Parks & Field Rental	\$1,000.00	City Service Fee				
Barricade Services	\$3,134.25	City Transportation Fund				
Building Permits	\$1,942.05	City Services Fee* Includes Fireworks display				
Parks Staffing Barricades, lawn, Parade & Fireworks staffing	\$3,037.00	City Staff Time				
Transit	\$12,000.00	City Transportation Fund				
Fireworks Display	\$10,000.00	Park City Municipal				
Parade & Park Entertainment	\$5,000.00	Park City Municipal				
Event Planner	\$20,000.00	Restaurant Tax Grant Funding Requirement				
Advertising & Graphic Design	\$5,000.00	Restaurant Tax Grant Requirement				
Park City Fire & EMS	\$725.00	Park City Municipal				
Private Security	\$3,690.00	Park City Municipal				
Questa Contract Work - July 5th Park Clean Up	\$1,050.00	City Parks Department Fund				
Vendor Fees – Hired Contract Work	\$7,904.15	Restroom, Trash & Recycling				
Total Costs	\$128,353.20					
Revenues						
Parade Application Fees	\$4,000.00					
Sponsorship Opportunities	\$5,000.00					

Service Provider Estimated Cost based on Last Year's Fees (Estimated at \$8,000):

Park City Municipal (Including PCRec) – (35 %) \$2,800.00

Rotary (20%) - \$1,600

Rugby (20%) - \$1,600

LDS Pancake Breakfast (15 %) - \$1,200

Kids Games (5%) - \$400

5K (5%) – 400

PCMR – Allow Use & Promotion of Parking Lot for Supplemental Parking for the event??



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

Staff continues its endeavors to meet the terms of the existing Stipulated Compliance Order (SCO) with the State Division of Water Quality (DWQ). Treatment process evaluations and conceptual siting selection, for a facility required to treat the mining-influenced water in accordance with the SCO, have progressed to a stage where treatment facility design can be initiated.

Following an advertised Request for Qualifications, CH2M Engineers, Inc. (CH2M) has been selected to provide engineering and architectural design services for a mining-influenced-water treatment facility, being referred to as the 3Kings Water Treatment Facility (3KWTF). This staff report recommends authorization of a Professional Services Agreement (PSA) with CH2M for the scope of services and fees associated with Phase III Design Services, 'Concept Design' phase (10% Design).

Respectfully:

Roger McC Lain, Water Engineer



City Council Staff Report

Subject: 3Kings Water Treatment Facility Phase III - Design Services
Professional Services Agreement – CH2M, Inc.
Author: Roger McClain, Public Utilities Engineering Manager
Department: Public Utilities
Date: May 25, 2017
Type of Item: Administrative

Summary Recommendation

Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with CH2M, Inc., for the 3Kings Water Treatment Facility (3KWTF) Phase III Design Services in an amount not to exceed \$1,497,909.

Executive Summary

Staff continues its endeavors to meet the terms of the existing Stipulated Compliance Order (SCO) with the State Division of Water Quality (DWQ). Treatment process evaluations and conceptual siting selection, for a facility required to treat the mining-influenced water in accordance with the SCO, have progressed to a stage where treatment facility design can be initiated.

Following an advertised Request for Qualifications, CH2M Engineers, Inc. (CH2M) has been selected to provide engineering and architectural design services for a mining-influenced-water treatment facility, being referred to as the 3Kings Water Treatment Facility (3KWTF). This staff report recommends authorization of a Professional Services Agreement (PSA) with CH2M for the scope of services and fees associated with Phase III Design Services, 'Concept Design' phase (10% Design).

Acronyms and Abbreviations in this Report

The following acronyms and abbreviations have been used in this report:

City	Park City Municipal Corporation
DDW	Utah Division of Drinking Water
DWQ	Utah Division of Water Quality
EPA	Environmental Protection Agency
M-I-W	Mining-Influenced-Water
PCMC	Park City Municipal Corporation
PSA	Professional Services Agreement
RFQ	Request for Qualifications
SCO	Stipulated Compliance Order
SOQ	Statements of Qualifications
SWTP	Spiro Water Treatment Plant
UPDES	Utah Pollutant Discharge Elimination System
Water	Park City Municipal Water Department

The Issue

Phases I and II of the M-I-W Project have progressed to a stage where a Concept Design can begin. To meet the SCO schedule, a qualified design consultant must now be engaged.

Background

In 2014 a Stipulated Compliance Order (SCO) was entered into by the Utah Division of Water Quality (DWQ) and PCMC. The SCO requires Park City to develop and implement a plan under an Integrated Framework, generally by first addressing discharges at the Judge Tunnel, followed by Spiro Tunnel discharges at a later date. A graphic, outlining pertinent milestones in the SCO, is provided in *Attachment A*.

Project Approach

To address the issuance of the SCO, Water staff developed a draft Project charter which includes goals and guiding principles to meet the requirements outlined in the SCO. The goals and guiding principles are:

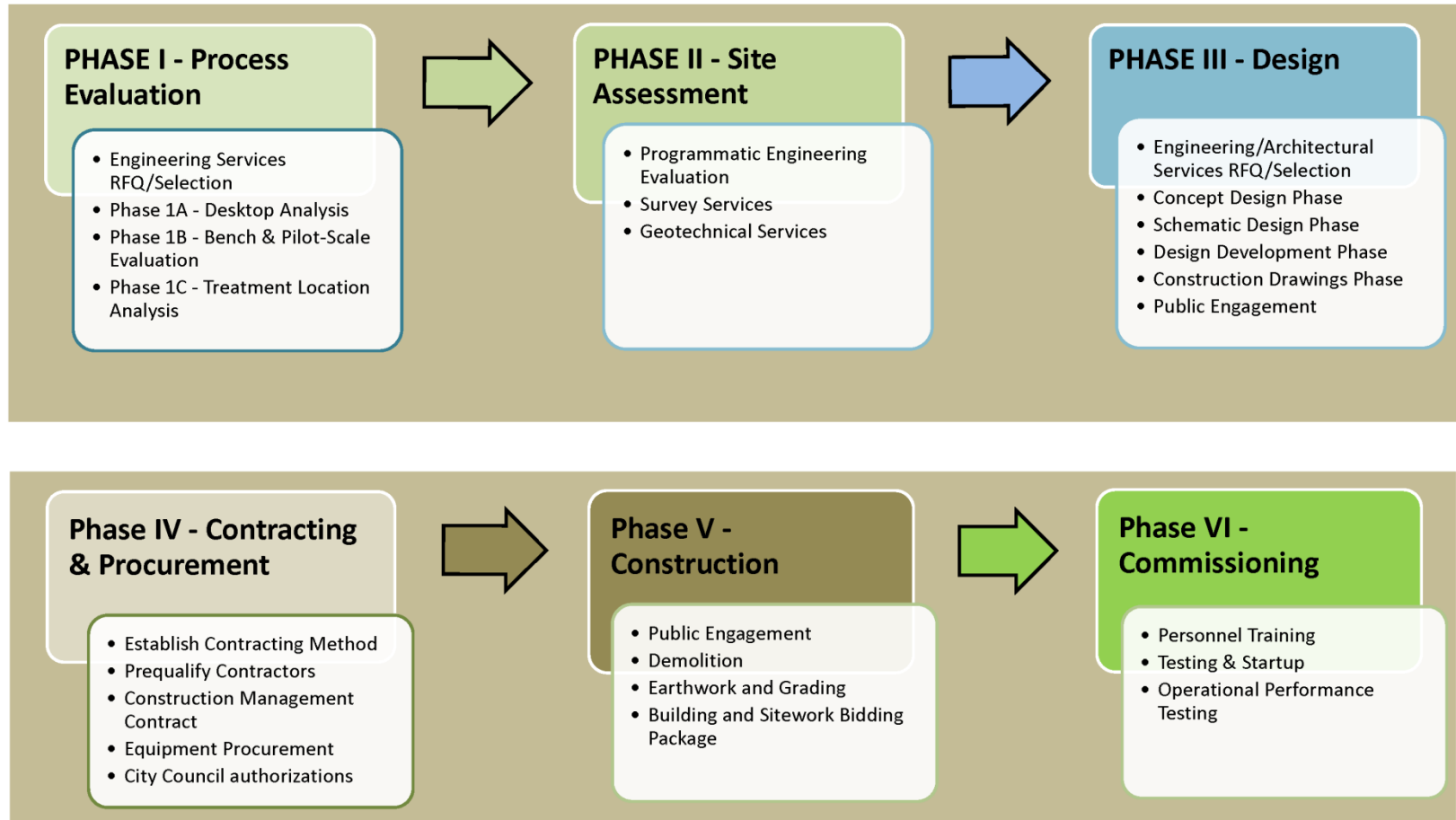
- i. Keep it simple
- ii. Maintain current and future anticipated regulatory compliance and partnerships
- iii. Balance water quality goals and financial impacts
- iv. Maximize community benefit from the tunnels

In addition to the Departmental Strategies and SCO associated goals and guiding principles, Water has developed Project specific goals which are as follows:

- Be a good neighbor
- Provide safe reliable drinking water (meet or exceed DDW regulations)
- Integrate Council's Critical Priorities (specifically Energy)
- Incorporate Public Engagement throughout the Project
- Provide a safe working environment

To achieve these goals and guiding principles, the "Project" is being undertaken in multiple phases with each progressive phase more clearly defining the next. The multiple phases of the Project are reflected in the following graphic.

PARK CITY M-I-W TREATMENT – PROJECT PLAN



Tasks Completed to Date

In addressing the SCO requirements, key milestones accomplished to date are:

- ✓ 2009: EPA Region 8 and the DWQ directed PCMC to obtain UPDES permits for the Judge Tunnel and Spiro Tunnel
- ✓ November 1, 2014: PCMC was issued UPDES permits for the waters discharging from the Judge and Spiro Tunnels
- ✓ October 27, 2014: UDWQ and PCMC entered into a SCO
- ✓ March - July 2015: Phase IA, Desktop Evaluation
- ✓ August 2015 - May 2016: Phase IB, Bench/Pilot-scale Testing of Alternatives
- ✓ March - May 2016: Phase IC, Treatment Facility Concept Study
- ✓ May - September 2016: Phase II, Treatment Location Evaluation
- ✓ March 6, 2015 and Sept. 30, 2016: Integrated Framework Submitted to UDWQ
- ✓ March - May 2017: RFQ for 3KWTF Phase III Design Services & Consultant Selection Process

Project related material previously presented to City Council during the “New Business” and “Work Session” portion of regular meetings may be found at:

- *Original CH2M Phase IA: March 19, 2015*
<http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=12&ID=1483&Inline=True>
- *CH2M PSA First Addendum (Phase IB-1): July 30, 2015*
<http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2063&Inline=True>
- *Intuitech Piloting Equipment Lease Agreement (Phase IB-2): December 17, 2015*
<http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2082&Inline=True>
- *Intuitech Piloting Equipment Purchase Agreement (Phase IB-2): February 25, 2016*
<http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2092&Inline=True>
- *CH2M PSA Second Addendum (Phases IB-2 and IC): February 25, 2016*
<http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2092&Inline=True>
- *CH2M PSA Third Addendum (Phases IB-2, IC, and II): November 17, 2016*
<http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2202&Inline=True>

Proposed Phase III Design Services

Phases I and II have established the preferred the Judge and Spiro Tunnels mining-influenced-water treatment process and identified the existing Spiro Water Treatment Plant site as the preferred treatment facility site. Phase III Design Services will address the demolition of the Spiro site to accommodate the M-I-W treatment process and the design of the new treatment facility.

The recent issuance of a Request for Qualifications for the engineering and architectural services included all phases of design (concept, schematic, design development, construction drawings, and commissioning). Consistent with staff's recommended progressive design approach to the Project, the recommended Professional Services Agreement (PSA) with CH2M includes engineering and architectural design services for

the 'Concept Design' Phase of the Project. It is anticipated that subsequent design phases will be addressed through amendments to the original scope of services.

The Concept Design phase work included in the proposed PSA develops site specific engineering and architectural approaches for the treatment facility including items such as:

- Developing programmatic elements for the Project
- Refining the treatment process and design criteria, developing hydraulic modeling, and selecting preferred treatment technologies and associated equipment
- Programming of site space needs, facilities layout, and site circulation
- Preparing site massing and viewshed analyses
- Developing earthwork and grading plans
- Identifying sustainability and energy goals and approaches
- Developing approaches to mitigate the impacts of the Project
- Developing life-cycle cost analyses for building systems and treatment process alternatives
- Updating Project cost estimates for capital improvements and projected annual operations & maintenance costs
- Establishing a Project Schedule to meet the SCO compliance deadlines

A summary of the Concept Design Phase tasks to be completed by CH2M's design team and subconsultants, as included in the proposed PSA, is listed below:

Task 1 – Project Management

Task 2 – Regulatory Assistance

Task 3 – Project Impacts Mitigation, Planning, and Scheduling

Task 4 – Ancillary Facilities Concept Development

Task 5 – Treatment Process Alternatives Analyses

Task 6 – Architectural Concept Development

Task 7 – Public Engagement Support

Task 8 – Conceptual Design Development and Basis of Design Report

The proposed 3KWTF is to be located at the existing Spiro Water Treatment Plant site. The site reconstruction provides an opportunity to better integrate the facility into the surrounding neighborhood. Accordingly the scope of services includes enhanced architectural efforts to the project development. In addition to CH2M's in-house architectural team, which is adept in integrating architectural elements into water treatment facility design, CH2M has proposed to add an architectural firm such as Zehren and Associates of Avon, Colorado to their team. This consultant will be tasked with developing architectural concept alternatives for the Project.

Schedule

It is anticipated that the Concept Design phase will be completed by early 2018. This should provide adequate time to complete the design, construction, and start-up activities and enable the City to meet the SCO requirements.

Project Management

The City's project manager will continue to be Roger McClain and will be working under the guidance of the Public Utilities Director.

Analysis

Consultant Selection

The City's purchasing policies exempt professional service contracts from any requirement for competitive bidding in terms of dollar amount. According to this policy, consultants are chosen by selecting the firm whose experience, capabilities, and past performance best meet the needs of the project. Based on the Project goals and objectives, a Request for Qualifications (RFQ), which centered on selecting a firm to provide Phase III – Design Services and provided specific criteria as guidance in developing their Statements of Qualifications (SOQs) and for the City's evaluation of the SOQs, was prepared and issued.

The RFQ was issued on March 6, 2017 (advertised on the City website, online at utahlegals.com, and in the Park Record and Salt Lake Tribune during the period of March 6, 2017 through April 3, 2017). In response to the RFQ, a Statement of Qualifications was received from CH2M and BARR Engineering.

SOQ Evaluation

Following receipt of SOQs, a selection committee, comprised of Clint McAfee (Water), Roger McClain (Water), and Michelle De Haan (Water), met and, based on the following criteria, evaluated the submitted SOQs as to how well each proposal met the City's requirements as presented in the RFQ.

1. Proposer Identification – Weighted importance 5%
2. Team Organization and Qualifications – Weighted importance 25%
3. Project Specific Experience and References – Weighted importance 40%
4. General Qualifications – Weighted importance 10%
5. Summary – Weighted importance 5%
6. Insurance and PSA Requirements – Weighted importance 5%
7. Rate Structure – Weighted importance 10%

Local preference was not used during the SOQ evaluation process since none of the qualified firms submitting a SOQ have their entire teams' physical presence & staff based in Summit County.

Due to the completeness of the SOQ's received, the selection committee determined that interviews were not warranted.

Design Contracting Approach

The elements and efforts for each phase of design are dependent on the output of the prior phase(s). Therefore, only the Concept Design Phase has been scoped in detail at this time. It is anticipated that a scope of services and associated fee will be developed and negotiated following completion of each design phase. This will then be presented

to City Council as amendment(s) to the initial PSA (the City has retained the option of soliciting and selecting a different consulting firm for future phases of the work).

Council should be aware that the total contract amount, including amendments associated with future phases, will significantly exceed the initial PSA amount. Fees associated with future phases of the Project are projected as follows:

Phase III – Design Phase	Estimated Design Services Fee	Percentage of Estimated Construction Cost
Concept Design (10%):	\$1.50M	2.6%
Schematic Design (30%):	\$1.47M	2.6%
Design Development (60%):	\$1.68M	3.0%
Construction Drawings (100%):	\$2.85M	5.0%
Commissioning:	\$0.13M	0.2%
Other Design Services:	\$0.56M	1.0%

These fee projections are conservative estimates only, based on consultants experience and rule-of-thumb projections. Actual design fees will be further refined as the design approach and criteria are more clearly defined.

Staff has developed and negotiated the Concept Design phase scope of services and associated fees with CH2M, Inc., as included in Attachment B to the Staff Report. The scope of services and fee summary are to be included in the Professional Services Agreement in an amount not-to-exceed \$1,497,909. Staff feels that this fee is usual and customary with projects of this type, scope, and complexity.

Alternatives for City Council to Consider

This section provides pros and cons and next steps associated with the recommended engineering and architectural services and fees.

Pros

- Promotes the project into concept design development and maintains the project schedule
- Enables refinement of the project budget
- Promotes evaluation and comparison of sustainable and energy alternatives for the facility building and equipment components

Cons

- Allocates capital improvement costs that could be utilized for other purposes

Consequences of not authorizing services

- Delays could affect the overall project completion schedule which would impact meeting the time-sensitive Stipulated Compliance Order for mining-influenced-water treatment.

Furthering the Goals of the General Plan

Through the General Plan, City Council has set as an objective to “Provide reliable public resources to ensure the health, welfare, and safety of residents and visitors” (Objective 1.4 <http://www.parkcity.org/home/showdocument?id=12388> page 99). Additionally, City Council has established, through the strategic planning process and the Biennial Plans, the following Desired Outcomes:

- Enhanced water quality and high customer confidence
- Effective water conservation program
- Adequate and reliable water supply
(<http://www.parkcity.org/Home/ShowDocument?id=13028> page 1)

Next Steps:

- Upon City Council authorization and subsequent contract execution, staff and CH2M will begin programmatic efforts, establish project design criteria and schedules, and further develop process and site engineering and architectural alternatives.
- Staff will return in Work Sessions during 2017 to present findings, schedules, and request direction on programmatic goals, site planning, and architectural alternatives for this facility.
- Staff intends to further define any required supporting engineering services and return to City Council with recommendations.

Department Review

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

Funding Source

The funding for the project is from water service fees and water impact fees. This funding is part of the proposed 5-year CIP.

Attachments

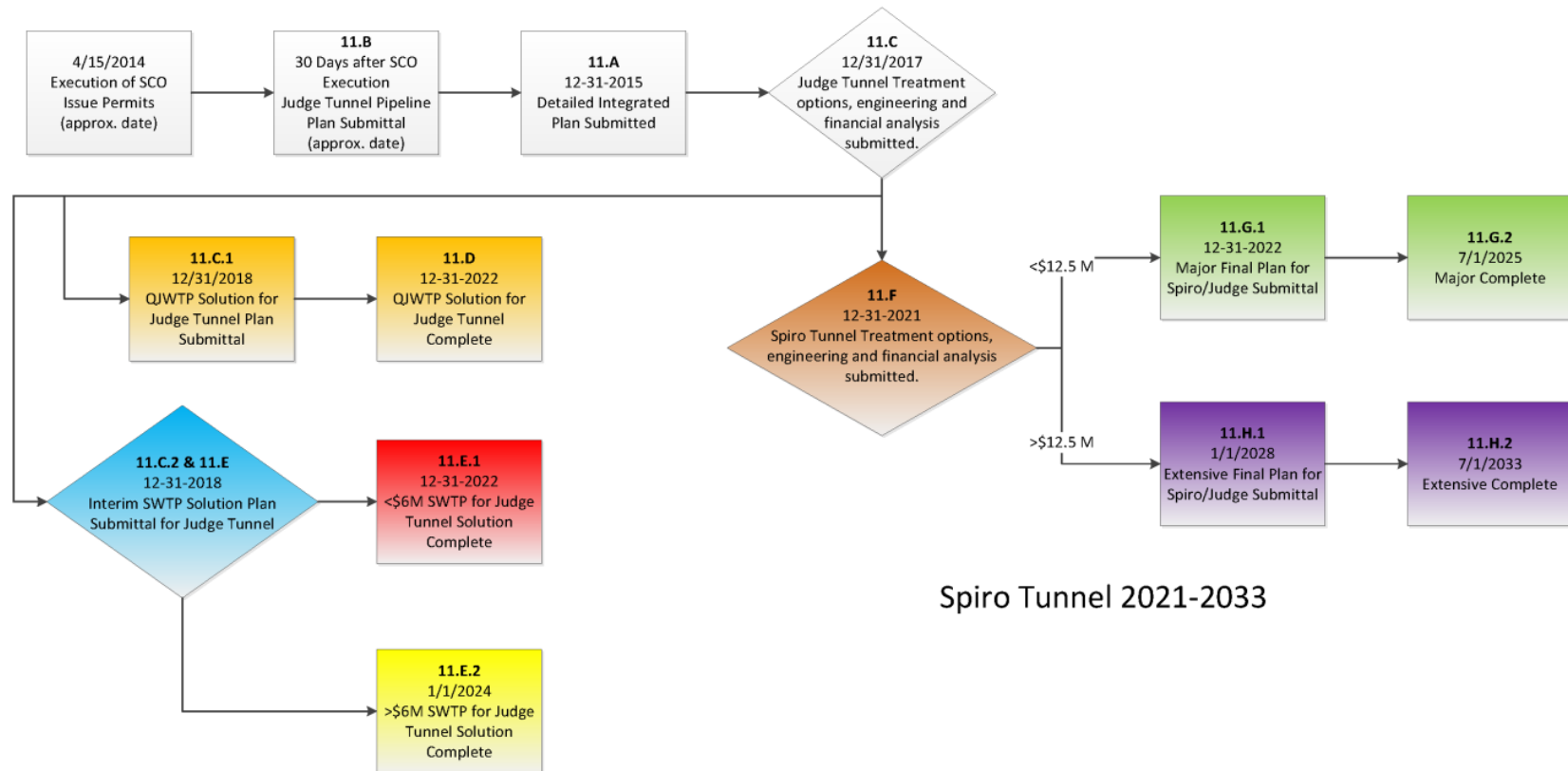
ATTACHMENT A: Judge and Spiro Tunnels Comprehensive SCO Compliance Schedule

ATTACHMENT B: 3Kings Water Treatment Facility Phase III – Design Services, CH2M Hill Engineers, Inc., Scope of Services and Fee Summary

ATTACHMENT A

Judge and Spiro Comprehensive Stipulated Compliance Schedule

DRAFT – Judge and Spiro Comprehensive Schedule 8.1.2014



Spiro Tunnel 2021-2033

Judge Tunnel 2017-2024

ATTACHMENT B

3Kings Water Treatment Facility Phase III – Design Services

CH2M Hill Engineers, Inc., Scope of Services and Fee Summary

Exhibit A – Scope of Services

Park City Municipal Corporation

3Kings Water Treatment Facility – Phase III Design Services

This Scope of Services is to the SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT (AGREEMENT) between Park City Municipal Corporation (PCMC or OWNER) and CH2M HILL ENGINEERS, Inc. (ENGINEER). This Scope of Services is for Design Engineering and Architectural Services for the 3Kings Water Treatment Facility Project (3KWTF). This Scope of Services includes Phase 1 (Concept Design) of the Project Development Process.

Scope of Services

PCMC requires design engineering services for the 3KWTF, which will provide treatment at a single facility of Judge and Spiro Tunnel water flows for municipal drinking water use and for discharge to local streams in accordance with a Stipulated Compliance Order (SCO). The Scope of Services to be provided for this project includes evaluation of net-zero energy building approaches and the development of the conceptual design package (an approximate 10% level of completion set of design drawings and a basis of design report).

The services to be provided are categorized into the following tasks and subtasks:

- Task 1 – Project Management
- Task 2 – Regulatory Assistance
- Task 3 – Ancillary Facilities Concept Development
- Task 4 – Treatment Process Alternatives Analyses
- Task 5 – Architectural Concept Development
- Task 6 – Public Engagement Support
- Task 7 – Concept Design Development and Basis of Design Report
- Task 8 – City Council and Planning Review Commission Presentation and Support

Task 1 – Project Management

The purpose of this task is to provide for the initiation and overall management of project activities. An overall schedule and work plan will be prepared and implemented so that work activities are completed in a properly integrated and timely manner. In addition, this task includes those elements necessary to manage, lead, and control the project execution.

Subtask 1.1 – Project Planning

Develop the project management plan (PMP) describing level-of-effort, schedule, deliverables, and quality reviewers for each activity and the project as a whole. Execute the PMP, proactively identify potential deviations, and implement corrective actions as needed. Included in this subtask are the following activities to be completed by the ENGINEER:

- **Staff Management:** Identify and utilize the appropriate staff for each project activity. Supervise the project team and identify actions needed to maintain the project schedule.
- **Subcontractor Management:** Oversee the work efforts of subcontractors.
- **Change Management:** Plan for project changes as the work is executed. Changes in scope will be communicated to OWNER. ENGINEER will provide monthly progress reports to OWNER's project manager.

EXHIBIT A – SCOPE OF SERVICES

- CAD/CAE Standards: Document CAD/CAE software standards, graphic standards, file naming conventions and standards, revision/iteration control, and other graphic standards.
- Monitor progress, identify changes, and provide OWNER with proactive communications regarding changes.
- Develop a decision log for documenting decisions made during the project and maintain an action item log with deadlines.
- Establish a SharePoint site for use by ENGINEER's project team.
- Schedule: Prepare and provide periodic updates to the Project Schedule (in a bulleted Milestone list format) showing dates for deliverables and workshops, quality control (QC) reviews, meetings, and submittals related to the design services performed by ENGINEER.

Subtask 1.2 - Overall Project Coordination

Monitor and direct the work and track progress against project goals and requirements. Adjudicate approaches, goals, or constraints identified or faced by ENGINEER's team. Coordinate with OWNER to assess overall satisfaction in meeting project goals.

Level of Effort Basis: Conduct a 1-hour telephone meeting with OWNER weekly to provide project status updates and discuss project coordination items.

Subtask 1.3 - Progress Reports and Invoicing

Prepare monthly progress reports and invoices identifying work completed versus planned schedule and budget milestones.

Subtask 1.4 - Quality Control Review, Coordination, and Response

Implement and carry out a quality assurance/quality control (QA/QC) program. ENGINEER will coordinate the participation of senior reviewers and perform internal QC review of work products at appropriate points in the project. Formal internal QC review of work products will be performed prior to sending deliverables to OWNER for review.

Subtask 1.5 – Project Kickoff Meeting and Regular Meetings

ENGINEER will convene a remote internal project kickoff meeting for the ENGINEER's extended project team to inform team-members of the project scope and schedule. The process engineering team will participate in a second internal meeting immediately following the full team meeting.

ENGINEER and OWNER will convene a kickoff workshop. ENGINEER will prepare a workshop agenda 1 week prior to the workshop and workshop notes will be prepared and distributed by the ENGINEER following the workshop.

ENGINEER's PM and Deputy PM will attend one of the weekly coordination meetings in person each month. When possible, these meeting dates will be coordinated with additional meetings to discuss key topics that are identified during delivery of the work.

Level of Effort Basis: Convene two one-hour internal kickoff meetings. Convene one 3-hour kickoff workshop in Park City for up to six members of the ENGINEER's project team.

Subtask 1.6 – Site Visits and Facility Tours

ENGINEER will identify potential facility tours and site visits for OWNER staff to see specific unit treatment processes or technologies, architectural concepts, or other facilities of interest. ENGINEER will attend site visits/facility tours with OWNER. Following each site visit/facility tour, ENGINEER will develop a database of photographs and develop a short summary document to capture key observations and lessons learned.

***Level of Effort Basis:** Accompany OWNER on up to three site visits/facility tours requiring ENGINEER's travel expenses. OWNER will cover OWNER's travel expenses. Up to three members of ENGINEER's project team will participate in each site visit/facility tour.*

Task 1 Deliverables

- Monthly or periodic milestone schedule, action item, and decision log updates
- Monthly progress reports and invoices
- Kickoff Workshop agenda and notes
- Site visit/facility tour photograph database and summary documents

Task 2 – Regulatory Assistance

The purpose of this task is to provide support to PCMC for issues that pertain to the Utah Department of Environmental Quality (DEQ) regulatory limits and schedule requirements for the project. The objective will be to examine potential areas of treatment related flexibility, within the regulatory environment of the SCO, that could enhance the overall project cost-effectiveness.

Subtask 2.1 – Analysis of Flowrate Data

For this subtask, ENGINEER will:

- Perform a statistical analysis of available flowrate data for the two tunnel sources, focusing on developing a basis for a potential recommendation for a future peak flowrate for the combined tunnel sources. The analysis will assess data gaps and implications, different time periods of analysis, and the risk in terms of percent of daily flows that exceed certain volumes including the implications on volume of untreated or partially treated tunnel water.
- ENGINEER will present findings of this analysis in a presentation to PCMC, at a time that is combined with another project meeting, and summarize the findings in a Technical Memorandum (TM).

At the end of this subtask, ENGINEER and OWNER will jointly establish the minimum flowrate for the facility, the design flowrate(s) for the design to be completed under this Agreement, and the future maximum flowrate for the 3KWTF.

***Level of Effort Basis:** Develop and present a 90 minute presentation to OWNER, at a time combined with another project meeting. ENGINEER's statistics expert will participate remotely, with three members of ENGINEER's project team present in Park City.*

Subtask 2.2 – Evaluation of Treatment Operation Options

ENGINEER will use the ENGINEER's parametric design and cost estimating system (CPES™), together with the existing pilot testing results, to evaluate potential treatment operational alternatives that would meet stream discharge limits including the estimated related costs. The evaluation will estimate water quality for settled water and for filtered water, under varying operational scenarios and under upset conditions (based on water quality experienced during the pilot study) to assess the potential implications.

ENGINEER will summarize the findings from this analysis in a TM.

Subtask 2.3 – Economic Analysis of Treatment Process versus Discharge Limits

ENGINEER will use the ENGINEER's parametric design and cost estimating system (CPES™) to estimate the potential treatment cost implications on the regulatory flexibility evaluation. The ENGINEER will assess each regulated metal included in the stream discharge limits and estimate the construction costs savings and annual operations and maintenance (O&M) cost savings of identified process operations changes.

ENGINEER will summarize the findings from this analysis in a TM.

Subtask 2.4 – Develop Combined Source Discharge Permit for 3KWTF Discharges

ENGINEER will perform calculations and develop draft discharge permit requirements for stream discharge of Judge and Spiro combined flows adjacent to the 3KWTF. The information developed by the ENGINEER will serve as the basis for discussions with Utah DEQ regarding the UPDES discharge permit.

ENGINEER will also evaluate the aquatic life and beneficial use classifications in the existing permits for discharge of Judge and Spiro flows separately, and advise on any potential flexibility associated with these designations and potential future designation changes. These recommendations will be made in conjunction with the evaluations in Subtasks 2.2 and 2.3.

Level of Effort Basis: ENGINEER will attend two work sessions with PCMC during this subtask, with ENGINEER's permitting lead in attendance, along with the ENGINEER's PM, deputy PM, and staff engineer. ENGINEER's senior expert on permitting will participate remotely.

Subtask 2.5 – Evaluation of Options to Manage Upset Conditions

ENGINEER will work with PCMC to develop up to three different approaches to manage upset conditions in the raw water sources. The evaluations may assess strategies such as the use of the golf course pond(s). The options will consider the aesthetic impacts of iron-laden water ("orange" water) and will address tunnel flow routing scenarios.

Upset water quality criteria will be estimated based on upset events observed during the pilot study. Once the ENGINEER's preliminary evaluations are completed, ENGINEER will present preliminary findings to OWNER in a TM and workshop.

Level of Effort Basis: ENGINEER will convene a 3-hour workshop with PCMC during this subtask, with ENGINEER's PM, Deputy PM, Permitting Lead, and Staff Engineer in attendance.

Task 2 Deliverables

- Meeting agenda, presentation slides, and summary notes for analysis of flowrate data (Subtask 2.1)
- TM summarizing results of Analysis of Flowrate Data (Subtask 2.1)
- TM summarizing results of Evaluation of Treatment Operation Options (Subtask 2.2)
- TM summarizing results of Economic Analysis of Treatment Process versus Discharge Limits (Subtask 2.3)
- Draft discharge permit requirements and meeting agenda, presentation slides, and summary notes for two work sessions on permitting requirement (Subtask 2.4)
- TM summarizing results of Evaluation of Options to Manage Upset Conditions (Subtask 2.5)
- Meeting agenda, presentation slides, and summary notes for workshop on managing upset conditions (Subtask 2.5).

Task 3 – Ancillary Facilities Concept Development

The purpose of this task is to develop and advance concepts for ancillary (non-process) elements of the 3KWTF project. The subtasks for Task 3 address project elements that require discussion and collaboration by the ENGINEER and OWNER to identify the concepts for implementation. For each subtask, the specific ancillary facilities will be advanced to the point of agreement between the ENGINEER and OWNER on the concept for implementation, and then integrated into the Project concept design. The work completed by ENGINEER for Task 3 will be developed in conjunction with Tasks 4 and 5.

Subtask 3.1 – Develop Stormwater Approaches and Preliminary Size and Location of Detention Basin

ENGINEER will develop approaches for stormwater management for the 3KWTF, including preliminary determination of the size and location of necessary stormwater detention basins. This subtask will also assess potential snow accumulation, snow removal, and snow storage needs for the 3KWTF site. The work completed for this subtask will be included in the site development effort for Tasks 4 and 5.

Level of Effort Basis: Two meetings, each 2 hours in length, will be held with ENGINEER's Deputy PM, Staff Engineer, and two stormwater engineer specialists in attendance. The first meeting will be an introductory discussion on stormwater issues, and the second meeting will review the ENGINEER's concept plan.

Subtask 3.2 – Develop Spiro Conveyance Improvements

ENGINEER will work with OWNER to develop a plan for collecting Spiro tunnel water from the existing three locations and conveying it to the head-end of the 3KWTF. The need for pre-screening of the combined Spiro Tunnel flow will be evaluated, including establishing screening facility sizing, comparing screening technologies, and identifying the location for screening facilities. Establish approach and design requirements associated with phasing the introduction of the Spiro tunnel flows to the 3KWTF.

Level of Effort Basis: The ENGINEER's PM, Deputy PM, Staff Engineer, and Conveyance Task Lead will participate in a site visit/introductory discussion on these issues for a half-day. A second 2-hour workshop will be held to review the ENGINEER's concept plan.

Subtask 3.3 – Integration of Thiriot Spring

Develop strategy for integration of Thiriot Spring into the 3KWTF Project in the near-term (during construction), mid-term (after construction of Phase 1), and long-term. ENGINEER will develop a plan for protection of the existing Thiriot Spring during demolition work and during construction. ENGINEER will develop a plan for permanent facilities for Thiriot Spring, as well as a plan for timing of the improvements in consideration of demolition and construction. ENGINEER will also evaluate the potential re-use of existing facilities during construction, such as the existing clearwell.

ENGINEER will review available water quality data for Thiriot Spring water, including turbidity, pH, alkalinity, hardness, water temperature, and metals concentrations. ENGINEER will assess the need to treat the Thiriot Spring water and develop recommendations for when to treat the water at the 3KWTF and when to bypass the water.

Subtask 3.4 – Develop Approach for Raw Water Pipeline Pigging/Swabbing

ENGINEER will develop approaches allowing for pigging and swabbing of each raw water pipeline conveying tunnel water to the 3KWTF. This work will define launching and/or receiving stations necessary at the 3KWTF, including the plan for handling waste flows from the pigging/swabbing process.

Level of Effort Basis: Meetings for Subtask 3.2 will include discussion of these items with the OWNER.

Subtask 3.5 – Develop Additional Improvements for the 3KWTF Site

ENGINEER will further develop site improvement concepts for those items identified for the 3KWTF project as part of the regulatory assistance task (Task 2). ENGINEER will also develop preliminary plans for site access, roadways, and parking on the 3KWTF site.

Task 3 Deliverables

- Meeting Agenda, Materials, and Summary Notes for two Stormwater Meetings
- Preliminary stormwater plan
- Meeting Agenda, Materials, and Summary Notes for two Spiro Conveyance Meetings

Task 4 – Treatment Process Alternatives Analyses

ENGINEER will perform analyses of treatment process alternatives through a series of workshops with the OWNER. Through these workshops, ENGINEER will conduct treatment process alternative comparisons and make recommendations to OWNER applicable to the main process facilities. Evaluations will include development of a simplified process flow diagram, initial hydraulic modeling to assess energy impacts, design criteria, estimates of construction and O&M costs, and a summary of non-monetary pros/cons. Alternatives will be developed and evaluated in collaboration with PCMC, but are expected to include the following:

- Rapid mix, flocculation, and clarification alternatives
- Filter and adsorber alternatives (concrete box, vertical pressure vessel, or horizontal pressure vessel)
- Specific comparisons of plant chemicals (e.g., onsite hypochlorite generation versus bulk delivered hypochlorite, use of mineral acid versus carbon dioxide for pH decrease)
- Filter and adsorber backwash waste handling and recycle
- Thickening and dewatering technology alternatives including solids handling and disposal options
- Identifying potential constituent and volumetric discharges to the sanitary sewer, including zero liquid discharge options

For each comparison, an alternative analysis summary presentation will be prepared to summarize the alternative that was investigated for the main process facilities. No AutoCAD drawings will be developed as part of the Alternatives Analyses. ENGINEER will use CPES™ during the course of the work to develop preliminary cost estimates and footprints at the concept comparison level. The CPES™ outputs will be used as an aid in making informed design decisions, for example as part of the evaluation of the number of process trains or units.

The engineering work completed during Alternatives Analyses will be presented to the OWNER through a series of workshops leading to decisions on equipment alternatives.

Level of Effort Basis: ENGINEER will conduct up to ten specific alternatives analyses. The work will be summarized in a series of six workshops. The sequential workshops will be held according to a pre-established schedule over approximately three months, and more than one comparison will typically be covered in each workshop. The intent will be that the team will consider the ENGINEER's recommendations, and preliminary decisions will be made at the end of each workshop. In the next workshop, each conclusion will be revisited to confirm the conclusion and "lock down" the decision. Each workshop will be attended by the ENGINEER's PM, Deputy PM, Staff Engineer, and two Lead Process Engineers.

Task 4 Deliverables

- Workshop Agenda, Materials, and Summary Notes for seven process alternatives analyses workshops
- Alternatives Analyses Summary Presentations for each workshop
- Updated decision log to capture decisions made through each workshop

Task 5 – Architectural Concept Development

ENGINEER will develop, in conjunction with Tasks 3 and 4 (ancillary facilities concept development and treatment process alternatives analysis), the architectural concepts for the 3KWTF. The preferred facility layout, massing, type of building construction, architectural theme, 3D viewsheds, concept site plan and

plat boundaries, and landscape concepts will be identified. A needs assessment for the Operations Building will be developed and programmed. Building efficiency, HVAC requirements and alternatives, and renewable energy alternatives will be examined.

Subtask 5.1 – Develop Architectural Concepts and Sketch Plans

ENGINEER and the Architectural Subcontractor will develop architectural sketch plans for the 3KWTF. Each plan will consist of a proposed facilities layout, site plan, site massing plan, and associated architectural renderings. The goal for each sketch plan will be to integrate treatment process and operational needs, site circulation and operability, building alternatives, and potential project phasing with the site to make an architectural “statement,” while preserving the functionality of the facility to meet water quality limits and goals in an operations-friendly manner.

The architectural concept for the 3KWTF must meet applicable Park City Land Management Codes. Three alternative design sketch plans will be developed with the intent of identifying a preferred PCMC Water staff option.

The ENGINEER intends to subcontract portions of the architectural sketch plan and concept work to an architecture specialty firm. Oversight and management of the subcontractors work will be performed by the ENGINEER.

Three architectural workshops will occur during Subtask 5.1. The first workshop will be a kickoff workshop to mutually discuss and establish the Project goals, potential concept approaches, site constraints, “hot button” items, and prior experiences of PCMC. The second workshop will be to initially show work-in-progress sketch plan concepts for input by PCMC Water staff and the Planning Department. The preferred sketch plan will be advanced to a regularly scheduled Work Session with both City Council and the Planning Commission for the purpose of soliciting input. Input from the Work Session will be integrated into the “Concept Plan” for further development during the Schematic Design Phase.

Level of Effort Basis: Up to three architectural sketch plans will be developed by ENGINEER, with up to four architectural renderings developed per sketch plan. For each workshop, the ENGINEER’s PM, Deputy PM, Design Manager or Architectural Lead, and Staff Engineer will attend, along with up to three members of the architectural subcontractor’s team.

Subtask 5.2 – Identify Preferred Type of Building Construction

ENGINEER will perform an analysis of options for building construction materials. ENGINEER will review options for steel-framed buildings, pre-cast concrete panel buildings, and/or the use of concrete masonry units (CMU) with an outer exterior to hide the CMU. Roof types, incorporating the ability to accommodate green roof concepts, will also be compared.

A workshop in Park City will be held to review concept design approaches. The review will include discussions regarding the compatibility of the design with the surrounding site/functions, visual aesthetics, cost implications, identification of implications for process/functionality, and review of pros and cons for each option. At the end of this workshop, the preferred approach will be selected.

Level of Effort Basis: The ENGINEER’s PM, Deputy PM, Staff Engineer, Design Manager, Lead Architect, and Lead Structural Engineer, along with two representatives from the Architecture Subcontractor, will attend a 3-hour workshop in Park City to review concept design approaches.

Subtask 5.3 – Develop Landscape Architecture Concepts

ENGINEER will develop landscape architectural concepts in conjunction with the Architectural sketch plans. Subtask 5.3 will commence after the second workshop for Subtask 5.1, and the landscape architecture concepts will be developed to support the architectural plans, integrate the concept themes with the site, and integrate the new facilities with the surrounding golf course improvements.

Level of Effort Basis: ENGINEER will develop concept plans and up to two renderings to support each of the three architectural sketch plans.

Subtask 5.4 – Develop Project Sustainability and Energy Performance Approach

The overall intent of the Project is to attain net-zero energy building operation on an annual basis and optimize the treatment process to effectively reduce the energy demands. The following subtasks will be completed.

Subtask 5.4.1 – Evaluate Potential Building Enhancements (Renewable Offsets)

ENGINEER will evaluate potential building enhancements such as building envelope improvements, HVAC systems, and operational efficiency systems to meet the PCMC net zero energy goal. ENGINEER's work will include:

- Compare the potential sustainable design components with Green Building Standards and Leadership in Energy and Environmental Design (LEED) and/or Envision™ certifications.
- Identify impacts of items such as structure location and orientation, materials of construction selection, environmental impacts, and water efficiency applicable to the main process facilities and the ancillary facilities.
- Identify cost/schedule impacts and feasibility of alternatives identified on a conceptual level.

Subtask 5.4.2 – Evaluate Renewable Energy Alternatives

ENGINEER will perform an analysis of micro-hydro power generation feasibility to:

- Analyze hydrology and hydraulics for hydropower generation. Identify special constraints (operations, level or flow limits, or pressure transient issues).
- Confirm design basis hydrology and hydraulics.
- Consult equipment manufacturers. Select conceptual generator equipment type and sizing.
- Estimate power output and annual energy production, considering typical operating scenarios, variations in head and flow, as well as operating limits of the selected equipment.
- Develop space needs and concept layout requirements.
- Prepare concept plan drawings to be used in space planning.

ENGINEER will also perform a conceptual analysis of other potential renewable energy sources necessary to achieve net-zero energy buildings including photovoltaic solar power, passive solar power, and another best available alternative or renewable energy technology.

Level of Effort Basis: The above elements will be incorporated into a summary presentation for the work completed for Subtask 5.4. The ENGINEER's PM, Deputy PM, Staff Engineer, Conveyance Task Lead, Architectural Sustainability Lead, and Micro-Hydro Lead will present the above information to the OWNER in a three-hour workshop. The conceptual analysis of other renewable energy sources will include three alternatives, with information summarized in the summary presentation. A summary technical memorandum will be prepared to document the work, including calculations and supporting data.

Subtask 5.5 – Operations Building Programming

ENGINEER will develop a program to define the space needs and components of the Operations Building. The ENGINEER's lead architect will lead this subtask, which will include identification of process laboratory requirements, control room concepts, maintenance shop requirements, office space, common areas, conference rooms, kitchen and lunchroom, restrooms and other building components.

ENGINEER will also work with OWNER to define the overall 3KWTF objectives with respect to potential facility tours. The impacts of potential tours on process building size and layouts will be discussed, and an overall concept plan for facility tours will be developed.

Level of Effort Basis: The ENGINEER's PM, Deputy PM, Staff Engineer, Design Manager, and Lead Architect, along with one representative from the Architecture Subcontractor, will attend a 3-hour workshop in Park City to review Operations Building programming approaches. This workshop will be held on the same day (or consecutive days) with another Task 5 workshop.

Subtask 5.6 – Parks and Golf Maintenance Facility Concept Phase Design

ENGINEER will provide facility programming, engineering and architectural concept plan development, golf course modification concept plan development, consistent with the tasks outlined in the scope of services, for a Parks and Golf Maintenance Facility located contiguous to the proposed 3KWTF. Facility programs and sketch plans will be developed and documented in a meeting presentation.

Level of Effort Basis: Subtask 5.6 will be performed as an allowance item with an assigned allowance of \$30,000.

Task 5 Deliverables

- Architectural site plan and renderings for each of three architectural sketch plans
- Workshop Agenda, Materials, and Summary Notes for Architecture Workshops
- Workshop Agenda, Materials, and Summary Notes for Building Construction Materials Workshop
- Landscape architecture plan and renderings
- Operations Building program summary
- Project Sustainability and Energy Performance Approach summary presentation and workshop agenda and summary notes
- Project Sustainability and Energy Performance Approach summary TM including summary of micro hydro power generation conceptual basis of design

Task 6 – Public Engagement Support

ENGINEER will provide support to OWNER for OWNER's planned activities for public engagement regarding the project and the new 3KWTF facility.

Subtask 6.1 – Consult on Public Engagement Framework

ENGINEER will convene with OWNER for a workshop to assist the OWNER in developing a plan for public engagement on the project. The objective will be to provide ENGINEER's specialist's input on the framework and plan for public engagement for the 3KWTF.

Level of Effort Basis: ENGINEER's Public Engagement Specialist will participate in the 3-hour workshop along with ENGINEER's PM and Deputy PM.

Subtask 6.2 – Update Materials on Public Project Website

ENGINEER will provide support materials, consisting of excerpts from work products developed for the other tasks described herein, for posting on the OWNER's planned public project website.

Level of Effort Basis: ENGINEER will provide an average of 2 hours of support per week for 28 weeks to post materials on the public project website throughout this phase of the project.

Task 7 – Concept Design Development and Basis of Design Report

ENGINEER will develop conceptual design and Basis of Design Report for the 3KWTF.

Subtask 7.1 – Concept Design Development

ENGINEER will develop the conceptual design to the approximate 10 percent level of completion for the 3KWTF as described in the following subtasks.

During Subtask 7.1, ENGINEER will convene two workshops with the OWNER to discuss the work in progress being developed by the ENGINEER.

Subtask 7.1.1 – Design Criteria Development

ENGINEER will develop the design criteria for each unit process and ancillary facilities associated with the 3KWTF.

Subtask 7.1.2 – Process Flow Diagram and Mass Balance

ENGINEER will develop a process flow diagram of the selected treatment approach. ENGINEER's Replica™ modeling software will be used for development of the process flow diagram and mass balance. ENGINEER will develop a plant-wide mass balance for up to three scenarios (combinations of flow and water quality conditions).

Subtask 7.1.3 – Modularity and Redundancy Analysis

ENGINEER will define the modularity and redundancy requirements for the facility and each unit process to assist in the development of design criteria and to determine overreaching goals and objectives. The following work will be performed in this task:

- Equipment redundancy considerations, such as N, N+1, and N+2 approaches, will be examined for the major equipment.

Subtask 7.1.4 – Structural Design Standards

ENGINEER will develop structural design standards to be implemented in the Schematic Design Phase. The structural design standards memorandum will include the following information:

- Define codes and standards applicable to the project.
- Define structural building system design concepts.
- Develop list for building and site concept materials of construction.
- Define foundation requirements.

Subtask 7.1.5 – Concept Facility Layouts

ENGINEER will develop conceptual facility layouts for the Rapid Mixing, Flocculation, Clarification, Filtration, Adsorption, Disinfection, Chemical, and Residuals Management facilities based on the results of the Treatment Process Alternatives Analyses completed in Task 4. The building dimensions, access needs, and preliminary layouts will be used in the Architectural Conceptual Design Development for Task 5. The facility layouts will be concept plans with approximate dimensions to support development of the site plan, buildings, and ancillary facilities. The concept layouts will include major interior equipment, concept-level large diameter piping routing, and key operational rooms.

Subtask 7.1.6 – Hydraulic Model

ENGINEER will develop a conceptual level hydraulic model to support the facility concept layout (including identified concept alternatives) for the 3KWTF:

- ENGINEER will develop and maintain the hydraulic grade line (HGL) model from the inlet for the tunnel waters at the 3KWTF through the 3KWTF clearwell (potable water) and to the point of discharge (stream discharge(s)).
- ENGINEER will develop the HGL model from the backwash supply storage through the filters, backwash recovery, and backwash clarifiers.

- ENGINEER will develop the HGL model from the residuals collection system through the thickening system to backwash clarifiers. The HGL will include recycled water returned to the raw water upstream of treatment.
- The hydraulic model will incorporate micro-hydro power generation.
- Hydraulic model runs will be completed for differing flow conditions.
- Consultant's Replica™ model software will be used to perform hydraulic and mass balance calculations for development of the hydraulic model and will be integrated with the Process Flow Diagram and Mass Balance.

Subtask 7.1.7 – Site Layout

ENGINEER will develop a site plan showing proposed and future structures including but not limited to: headworks, flocculation/sedimentation, filtration, adsorption, disinfection contact basin, chemical building, backwash waste equalization, backwash waste clarification, thickening, dewatering, ancillary facilities (e.g., pump stations), and Operations Building (including control room and laboratory). The site plan will address the following minimum requirements:

- Effective use of the site, meeting known constraints while minimizing footprint and conserving space for future facilities.
- Provides modularity and expandability for the unit processes for initial flow and future expansion, based on design flowrates established in Task 2. Modular design will accommodate future expansion and will allow PCMC to operate reliably at flows as low as 1,000 gpm without excessive solids deposition or maldistribution.
- Provides redundancy (where required) for the treatment processes and accommodates ease of operation, monitoring, maintenance and repair.
- Segregates and conveys off-specification water that may be produced during startup activities of unit processes or treatment trains.
- Integrates Architectural Concept Development approach and elements.

ENGINEER will evaluate and make recommendations for recycle, reuse, equalization storage, and/or discharge alternatives of off-specification water.

Subtask 7.1.8 – P&ID Development

ENGINEER will develop preliminary Process and Instrumentation Diagrams (P&IDs) as follows:

- P&IDs for the main unit process flow (from inlet to clearwell) and ancillary process streams.
- P&IDs will identify treatment chemicals and addition points.
- P&IDs will identify residuals, filter backwash water supply and backwash waste recycling, and settled solids from the clarification process.

Level of Effort Basis: Two project workshops will be held during Subtask 7.1, each 4-hours in duration. ENGINEER's attendees will include the PM, Deputy PM, Design Manager, Staff Engineer, and three other process or discipline leads. The hydraulic model will be run at three flowrates.

Subtask 7.2 – Basis of Design Report Development

ENGINEER will prepare a Basis of Design Report incorporating a short summary memorandum for each unit process and ancillary facility associated with the 3KWTF. Each Basis of Design Memorandum will contain the following sections:

- **Process Description:** Includes a process description as well as goals and objectives.

- **Design Criteria:** Summarizes the design criteria established, including redundancy and modularity considerations, design constraints, and materials of construction recommendations. ENGINEER will evaluate and make recommendations for Computational Fluid Dynamics (CFD) modeling to be performed in the next phase of work (Schematic Design), as may be appropriate to evaluate velocity gradients.
- **Operational Considerations:** Includes recommendations for isolation, and dewatering, the unit treatment processes. ENGINEER will evaluate and make recommendations for discharge or recycle of off-specification flows and drain water that may be produced during startup or maintenance activities.
- **Code Considerations:** Code considerations such as required egress, ventilation, alarms, firewalls, and safety will be identified.
- **Facility Layout:** Includes mechanical plan and section. Facility layout will be conceptual in nature; to be optimized during subsequent design stages.
- **Architectural Elements:** Includes architectural concept development considerations.

The Basis of Design Report will also include the following summary sections:

- **Electrical Design:** Includes development of preliminary single line diagram, identification of overall service loads required from power provider, identification of backup power requirements, and preliminary sizing for general space requirements.
- **HVAC Design:** Includes development of basic HVAC approaches including preliminary concepts for decisions that impact building space requirements.
- **Civil/Site Design:** Includes layout of site facilities, building location, concept grading, roadways and parking, walkways, sanitary sewer routing, required building setbacks, and concept plat requirements.
- **Updated Construction Cost Estimate:** ENGINEER will provide an approximate 10% level of completion estimate of construction cost, annual O&M cost, and total Project costs (including non-construction costs) for the 3KWTF Project.

Subtask 7.3 – Project Impacts Mitigation, Planning, and Scheduling

The purpose of this subtask is to develop strategies to address key Project related impacts and to develop a sound overall schedule for permitting, detailed design, construction, and commissioning that allows PCMC to meet the required milestones from the SCO.

Subtask 7.3.1 – Project Impacts Mitigation Approaches

ENGINEER will develop Project mitigation approaches. ENGINEER will work with OWNER to identify and develop approaches to address and/or mitigate impacts to the Project and by the Project related to the golf course and surrounding neighborhood. ENGINEER will summarize this work as part of the concept design and basis of design report described in Subtask 7.2.

Subtask 7.3.2 – Develop Preliminary Construction Schedule

ENGINEER will develop a preliminary project schedule for subsequent phases including permitting review, detailed design, construction, and startup/commissioning.

A workshop will be convened with the ENGINEER to discuss the preliminary schedule developed by the ENGINEER. The decisions made in the workshop will be used to inform establishing the detailed design schedule and construction milestones.

Level of Effort Basis: The ENGINEER's PM, Deputy PM, Design Manager, Staff Engineer, and Constructability Specialist will attend the 3-hour workshop.

Task 7 Deliverables

- Design Criteria

- Process Flow Diagram and Mass Balance
- Modularity and Redundancy Summary
- Structural Design Standards
- Preliminary Facility Layouts
- Hydraulic Profile drawings
- Site layout drawings showing existing, proposed and future structures, roads, and other major features developed.
- P&ID's for the major unit processes and ancillary unit processes.
- Workshop agenda, presentation materials, and summary for Subtask 7.1 workshops
- Basis of Design Report consisting of memoranda as follows:
 - Rapid Mixing/Flocculation/Clarification
 - Filtration and Adsorption
 - Disinfection
 - Chemical Systems
 - Residuals Management
 - Ancillary Facilities (Pump Stations)
 - Electrical Preliminary Design Summary
 - HVAC Preliminary Design Decisions
 - Civil/Site Preliminary Design
- Identification of utility needs
- Preliminary Design Submittal Package consisting of preliminary drawings summarizing the work completed for Task 7.
- Subtask 7.3.2 Preliminary Schedule
- Subtask 7.3.2 Workshop Agenda and Workshop Summary Notes

Task 8 – City Council and Planning Review Commission Presentation and Support

ENGINEER will develop a preferred concept plan for the 3KWTF Project for presentation to the PCMC City Council and Planning Commission for input. ENGINEER will complete other meetings and analyses to support the content of the presentation materials.

Subtask 8.1 – Work Sessions with Planning Commission

ENGINEER will participate in work session(s) with the Planning Commission to discuss the project, present architectural renderings, and seek input on issues related to project design development.

Level of Effort Basis: ENGINEER will participate in up to three work sessions with the Planning Commission. Work sessions will be attended by ENGINEER's PM, Deputy PM, and the architectural subcontractor. The timing of sessions and other project travel will be coordinated such that only one additional trip for ENGINEER's PM will be required.

Subtask 8.2 – Support at City Council Meetings

ENGINEER will participate in City Council meeting(s) during Phase 1 of the 3KWTF project. ENGINEER will develop presentation slide packages including architectural renderings as needed.

Level of Effort Basis: ENGINEER will participate in up to three City Council meetings to provide support to OWNERS staff. City Council meetings will be attended by ENGINEER's PM, Deputy PM, and the architectural subcontractor. The timing of sessions and other project travel will be coordinated such that only two additional trips for ENGINEER's PM will be required.

Subtask 8.3 – Meetings with Snyderville Basin Water Reclamation District, Rocky Mountain Power, and Other Stakeholders

ENGINEER will support OWNER by participating in meetings with key project stakeholders including Snyderville Basin Water Reclamation District (Snyderville), Rocky Mountain Power (RMP), and other identified stakeholders. ENGINEER will present information developed on other tasks, such as electrical service needs to RMP and wastewater quantity and quality of discharges to Snyderville.

Level of Effort Basis: ENGINEER will participate in up to four stakeholder meeting, each two hours in duration, to provide support to OWNERs staff. Meetings will be attended by ENGINEER's PM, Deputy PM, and up to two other members of ENGINEER's team. The timing of sessions and other project travel will be coordinated such that only one additional trip for ENGINEER's PM will be required.

Subtask 8.4 – Traffic Analysis

ENGINEER will perform a conceptual-stage traffic count. ENGINEER will use its CPES™ model to estimate truck traffic at average flow conditions in year 1 of facility operation. The traffic counts will include truck traffic for chemical deliveries and solids handling. OWNER will provide additional traffic count information for traffic by OWNER's operations and maintenance staff.

Task 8 Deliverables

- Meeting Materials and Summary Notes for work sessions with Planning Commission
- Meeting Materials for City Council meetings
- Meeting Agenda, Materials, and Summary Notes for stakeholder meetings
- Traffic counts from CPES™ model

Assumptions

The following assumptions were used in developing this Scope of Services and fee for ENGINEER's services. These assumptions are in addition to the scope and additional services set forth in the preceding scope of services:

- OWNER and/or ENGINEER will give prompt notice whenever it is observed or becomes apparent that a development may affect the scope, cost, or timing of the Project. OWNER and ENGINEER must mutually agree on adjustments to ENGINEER's cost and schedule based on changes to the Scope of Services or the provision of additional services.
- ENGINEER will rely upon the accuracy, timeliness, and completeness of the as-built information provided by OWNER and will not be responsible for conducting field surveys to identify conflicts between field conditions and as-built records. It is assumed that as-built information accurately represents field conditions. Any differing site conditions are the responsibility of the OWNER.
- To the extent available, existing Spiro WTP, Golf Maintenance Building, Parks Building, and Thiriot Spring drawings in hard-copy format will be provided by PCMC.
- The following ancillary elements of the Project shall be outside of the Scope of Services for this Concept Design Phase of the Project and completed separately by the Owner:
 - Surveying
 - Platting
 - Utility Locates
 - Geotechnical
 - Golf course architecture
 - Distribution system improvements
 - Transmission system improvements
 - Environmental permitting for demolition of existing facilities
 - Golf Maintenance Building design services

- Parks Maintenance Building design services
- The Concept Design Phase development does not include any project elements related to affordable housing at the 3KWTF site.
- Treatment Process Alternatives Analyses (Task 4) will compare options at a high level, and the cost estimates produced, and any resulting conclusions on project financial requirements, are prepared for guidance in project evaluation and implementation and use of the information available at the time of the estimate. The final costs of a project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. Therefore, the final project costs will vary from the estimate developed. Because of these factors, project feasibility, benefit/cost ratios, risks, and funding needs must be carefully reviewed, prior to making specific financial decisions or establishing project budgets, to help ensure proper project evaluation and adequate funding.
- The construction cost estimate developed for Task 8 will be consistent with Class 4 estimates as defined by the Estimate Classification system of the American Association of the Advancement of Cost Engineering International (AACE International). Class 4 estimates are normally expected to be accurate within minus 30 percent to plus 50 percent. This range implies that there is a high probability that the final project cost will fall within the range; however, the cost for the project will depend on actual labor and material costs, competitive market conditions, and other variables. As a result, the final project cost will vary from the estimate.
- PCMC staff to provide other additional design related information as needed.
- Workshops will be conducted with PCMC key personnel at OWNER's office or other facilities in Park City, or at ENGINEER's office in Taylorsville.
- OWNER will make its facilities accessible to ENGINEER, as required for ENGINEER's performance of its services.
- OWNER acknowledges and agrees that in the performance of the Services, ENGINEER may utilize its proprietary data, concepts, methods, techniques, processes, protocols, ideas, inventions, know-how, trade secrets, algorithm, software, works of authorship, software and hardware architecture, databases, tools, other background technologies and standards of judgment that ENGINEER developed or licensed from third parties prior to the Effective Date (the "Pre-Existing Technology"). Subject to the terms and conditions of the Agreement, ENGINEER hereby grants to OWNER a non-exclusive, non-transferable, royalty-free license under ENGINEER's Intellectual Property Rights to utilize the Pre-Existing Technology for the purpose of the OWNER's Project. OWNER shall not, and shall not allow any third party to: (i) modify or otherwise create derivative works of the Pre-Existing Technology; (ii) use the Pre-Existing Technology for any other purpose, other than the OWNER Project; (iii) make, have made, use, reproduce, license, display, perform, distribute, sell, offer for sale, service, support, or import any product that incorporates, embodies and/or is based upon the Pre-Existing Technology; (iv) sublicense, distribute or otherwise transfer to a third party any of the Pre-Existing Technology by itself or as incorporated into software or hardware; or (v) reverse engineer, disassemble, decompile or attempt to derive the source code or underlying ideas or algorithms of the Pre-Existing Technology. Any additional use of the Pre-Existing Technology shall require a separate written license agreement.

Schedule

The activities and deliverables associated with this Scope of Services will be completed in accordance with the following approximate schedule assuming a contract authorization by City Council on May 25, 2017, the Professional Services Agreement is signed and delivered to ENGINEER no later than June 2, 2017:

- Task 8 – Draft Basis of Design Report and Concept Design

EXHIBIT A – SCOPE OF SERVICES

- Deliver to OWNER – December 15, 2017
- All other tasks described herein
- Completed – January 26, 2018

Compensation

Compensation by OWNER to ENGINEER will be as follows and as described in Exhibit B.

Cost Reimbursable Per Diem (Time and Materials)

All items specifically included in this Scope of Services shall be on a Time and Materials basis in the amount not to exceed \$1,497,909. All Time and Materials work shall be at the Per Diem Rates referenced in Exhibit B-2, plus Direct Expenses, plus 10 percent of subcontracts and outside services.

Per Diem Rates

Per Diem Rates are those hourly rates that will be charged as described above on the Project by ENGINEER's employees of the indicated classifications. The Per Diem Rates for this Project are listed in Exhibit B-2. These rates are subject to revision for other projects and annual calendar year adjustments; include all allowances for salary, overheads and fees; but do not include allowances for Direct Expenses, subcontracts and outside services.

Direct Expenses

Direct Expenses are those necessary costs and charges incurred for the Project including, but not limited to: (1) the direct costs of transportation, meals and lodging, mail, and equipment and supplies; (2) ENGINEER's current standard rate charges for direct use of ENGINEER's vehicles, printing and reproduction services, and certain field equipment; and (3) ENGINEER's standard project charges for computing systems, special health and safety requirements of OSHA, and telecommunications services.

First Addendum

Exhibit B – Fee Summary

Exhibit B-1. Summary of Project Fee

Description	Fee
Time and Materials: Task 1 – Project Management	\$167,191
Time and Materials: Task 2 – Regulatory Assistance	\$82,704
Time and Materials: Task 3 – Ancillary Facilities Concept Development	\$86,004
Time and Materials: Task 4 – Treatment Process Alternatives Analyses	\$303,812
Time and Materials: Task 5 – Architectural Concept Development	\$284,814
Time and Materials: Task 6 – Public Engagement Support	\$15,214
Time and Materials: Task 7 – Conceptual Design Development and Basis of Design Report	\$479,444
Time and Materials: Task 8 – City Council and Planning Review Commission Presentation(s) and Support	\$78,276
<i>Total Consultant (including sub consultants) Labor, including mark-ups</i>	\$1,404,134
<i>Total Direct Costs, including mark-ups</i>	\$93,775
TOTAL FEE	\$ 1,497,909

Note: Time and Materials based on EXHIBIT B-2.

Exhibit B-2. Per Diem Rate Schedule and Direct Expenses

Functional Category	Personnel	Hourly Rate
Senior Program Manager		\$ 298
Program Manager		\$ 290
Principal Project Manager/Technology Fellow	Paul Swaim, Russell Ford, Jim Thompson, Scott Ingvoldstad	\$ 285
Principal Project Manager/Principal Technologist	Hal Davis, Adam Murdock, Mike Brewer, Bill Misslin, Jay Hardison, Jim Landman, Ed Meyer, Tony O'Neill, Pat Nelson	\$ 255
Sr. Project Manager/Sr. Technologist	Joseph Zalla, Mark Merklein, Patrick Rausch, Jeff DenBleyker	\$ 240
Project Manager/Engineer Specialist	Matt Ridens, Jason Assouline, Geoff Kirsten, Robert Townsend, Brad Hartman, Steve Payne, Ed Pieterick, Sonya Reiser, Dennis Thomas	\$ 195
Associate Project Manager/Project Engineer	Tim Petty, Jonathan James, Michael Hwang, Harry Elliott, Erik Neperud, Jade Paul	\$ 175
Associate Engineer/Architect	Scott Hoffman, Adam Nielsen, Ben Bunn	\$ 140
Staff Engineer 2	Jeff Pitts	\$ 123
Staff Engineer 1	Erinn Kunik	\$ 113
Engineering/Environmental Tech 5	Chris Hoggard	\$ 140
Engineering/Environmental Tech 4	Tenille Stimpson	\$ 133
Engineering/Environmental Tech 3		\$ 118
Engineering/Environmental Tech 2		\$ 97
Specifications Processor	Ranae Decker	\$120
Senior Office Administration	Sandy Schut	\$ 105
Office/Clerical/Accounting	Amy Stapley	\$ 92

Per Diem rates include allowances for salary, payroll taxes, fringe benefits, overhead, and profit, but do not include allowances for Direct Expenses. These rates are effective through December 31, 2017, and are subject to annual calendar year adjustments. A premium of 25 percent shall be added to the above rates for Expert Witness and Testimony services.

Standard Expenses

Expense Type	Rate
Health and Safety Assessment*	\$1.75 / hr.
Auto Mileage	Current IRS Rate
Auto Rental	Actual
Other Travel	Actual
Equipment Rental	Actual
Postage/Freight	Actual
Subcontractors and Outside Services	Actual + 10%

* Assessment applies to all Health and Safety trained individuals. Standard Expenses are charges directly incurred on the project as well as CH2M's current standard rate charges for services such as photocopies, special health and safety requirements of OSHA, etc.



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

The proposed 166 Main Street Plat Amendment seeks to combine the two existing lots located at 166 Main Street into one lot of record. The site consists of a majority of Lot 3 and all of Lot 4 of Block 20 of the Park City Survey.

The Planning Commission reviewed the Plat Amendment on April 26, 2017 and forwarded a **positive recommendation** to the City Council with a unanimous vote 5-0 in favor of this item.

Respectfully:

Tippe Morlan, Planner

City Council Staff Report



Subject: 166 Main Street Plat Amendment
Author: Tippe Morlan, Planner II
Date: May 25, 2017
Type of Item: Legislative – Plat Amendment

Project Number:	PL-17-03499
Applicant:	Robert A. Dixon
Location:	166 Main Street
Zoning:	Historic Residential (HR-2B) Sub-Zone B
Adjacent Land Uses:	Single family dwellings
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Executive Summary

The proposed 166 Main Street Plat Amendment seeks to combine the two existing lots located at 166 Main Street into one lot of record. The site consists of a majority of Lot 3 and all of Lot 4 of Block 20 of the Park City Survey.

The Planning Commission reviewed the Plat Amendment on April 26, 2017 and forwarded a **positive recommendation** to the City Council with a unanimous vote 5-0 in favor of this item.

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider **approving** the 166 Main Street Plat Amendment located at 166 Main Street based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Background

August 30, 1993 – The Historic District Commission approved the design of this single family residence deeming the design in compliance with the Historic District Design Guidelines. The home itself was constructed in 1997 on a vacant lot at this location.

August 5, 2016 – The applicant submitted a Historic District Design Review (HDDR) Pre-Application with a request to raise the house two feet to level out the driveway. The applicant will need to submit a full HDDR application in order to do this.

March 17, 2017 – The City received a Plat Amendment application for the 166 Main Street Plat Amendment; the application was deemed complete on March 28, 2017.

Purpose

The purpose of the HR-2 District is to:

- A. allow for adaptive reuse of Historic Structures by allowing commercial and office Uses in Historic Structures in the following Areas:
 - a. Upper Main Street;
 - b. Upper Swede Alley; and
 - c. Grant Avenue,
- B. encourage and provide incentives for the preservation and renovation of Historic Structures,
- C. establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A,
- D. encourage the preservation of Historic Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height, and
- F. provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Structures on Upper Main Street, Swede Alley, and Grant Avenue,
- G. ensure improved livability of residential areas around the historic commercial core,
- H. encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the historic character of the surrounding residential neighborhood,
- I. encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives,
- J. minimize visual impacts of the automobile and parking by encouraging alternative parking solutions,
- K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

Properties within the HR-2 District located east of Main Street, including properties fronting on Main Street, Swede Alley, and Grant Avenue along with properties west of Main Street within Both 13 and fronting on Main Street fall under Sub-Zone B. This includes the subject property. Special requirements for Sub-Zone B of the HR-2 District apply only to Commercial Uses and historic structures, and this property is neither commercial nor historic.

Analysis

The property owner requests to combine these two existing substandard lots into one (1) standard lot of record. There is an existing house, built in 1997, that straddles the

property line between both lots. Lot 3 consists of 1,409 square feet and Lot 4 consists of 1,687 square feet; the total lot size is 3,096 square feet.

The purpose of the plat amendment is to remove the interior lot line between the two substandard subject lots to create one lot of record for an existing single family dwelling. The existing building currently straddles the lot line and sits on both lots, and this amendment would both resolve the situation so that the building does not sit on top of any lot lines and create one standard lot.

At the time of the house's construction in 1997, the building complied with all requirements of the 1997 Land Management Code and a building permit was issued for the existing house. There have been no modifications to the home itself since the original construction. This plat amendment does not change any of the requirements of the zone including minimum lot size, building height, and setback requirements. The HR-2B zone will remain in place. Additionally, a duplex would not be allowed on the new lot since it does not meet the minimum lot area of 3,750 square feet for that use.

This plat amendment only includes a majority portion of Lot 3 on the north side of this property. This is due to the existence of a remnant parcel which has been deeded over to the property north (170 Main Street) in order to accommodate the historic home with a Landmark designation which sits on the original property line between Lots 2 and 3. The property owners of that lot will need to do a plat amendment in the future to officially incorporate the remnant parcel into their lot.

Encroachments

There are several existing encroachments along the boundaries of this property. On the south side of this property, there is a cinder block retaining wall which encroaches onto the lot to the south (158 Main Street). This adjacent lot was a part of the Saldarini Plat Amendment in 1997 which did not include an encroachment agreement for the retaining wall. An encroachment agreement will be required for this wall with this approval if it is to stay in place.

On the east side of this property, there are several encroachment issues which need to be resolved before this plat amendment can be recorded. Along the rear property line, the existing deck and hot tub encroach onto City property by a few feet. Based on records of the original building permits, it appears that the deck was approved to be situated up to one foot behind the property line. The applicant will need to make the required adjustments to bring the deck and hot tub back onto their private property before the plat amendment may be recorded. The existing house on this lot is not historic, and these encroachments onto City property must be removed. An encroachment agreement will not be entertained by the City.

Additionally, to the rear of the house, there is a stone patio which sits mostly on Park City property and an additional wooden deck which sits entirely on Park City property. There is also a wood steel fence which appears to sit on Park City property to the east,

170 Main Street property to the north, and 158 Main Street property to the south. These must also be removed before the plat amendment may be recorded.

Good Cause

Staff finds good cause for this plat amendment as the existing encroachments will be resolved with this plat. The plat amendment will also create one standard lot of record from two existing substandard lots. This amendment will clean up the property located at 166 Main Street and resolves any issues created by the lot line running through the middle of the property and through the house. This amendment will allow the property owner to make improvements and changes to the existing house as allowed by the LMC.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On April 12, 2017, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on April 5, 2017, according to requirements of the Land Management Code. The property was also reposted and renoticed on April 25, 2017 when the City Council date changed from May 23, 2017 to May 25, 2017.

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may approve the 166 Main Street Plat Amendment as conditioned or amended; or
- The City Council may deny the 166 Main Street Plat Amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the 166 Main Street Plat Amendment.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

The consequences of not taking the Planning Department's recommendation are that the encroachments would not be resolved with the plat and the site would continue to have a lot line running through the middle of the existing house.

Summary Recommendation

Staff recommends the City Council hold a public hearing for the 166 Main Street Plat Amendment and consider **approval** of the 166 Main Street Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Existing Conditions (Survey)

Exhibit C – Aerial Photographs with 500' Radius

Exhibit D – County Plat Maps

Exhibit E – Site Photographs

Ordinance No. 2017-24

AN ORDINANCE APPROVING THE 166 MAIN STREET PLAT AMENDMENT
LOCATED AT 166 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 166 Main Street has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on April 12, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 5, 2017, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on April 26, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on April 26, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 25, 2017, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 166 Main Street Plat Amendment located at 166 Main Street.

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

SECTION 1. APPROVAL. The 166 Main Street Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 166 Main Street.
2. The property consists of most of Lot 3 and all of Lot 4 of Block 20 of the Park City Survey.
3. Lot 3 consists of 1,409 square feet and Lot 4 consists of 1,687 square feet; the total lot size is 3,096 square feet.
4. The property is in the Historic Residential (HR-2) District Sub-Zone B.
5. This site is not listed on Park City's Historic Sites Inventory (HSI).

6. The Plat Amendment removes one interior lot line which bisects the existing home.
7. The proposed Plat Amendment combines the property into one (1) lot measuring 3,096 square feet.
8. A single-family dwelling is an allowed use in the District.
9. The house on this lot was constructed in 1997 on a vacant lot at this location.
10. At the time of construction, the house complied with all requirements of the Land Management Code.
11. The proposed amendment also complies with the existing Land Management Code.
12. The minimum lot area for a single-family dwelling is 1,875 square feet in the HR-2 zone. The proposed lots meet the minimum lot area for single-family dwellings. The proposed lot would not accommodate a duplex dwelling as it would be less than 3,750 square feet in area.
13. The proposed lot width is approximately 50 feet along Main Street.
14. The minimum lot width required is twenty-five feet (25'). The proposed lot meets the minimum lot width requirement.
15. The setback requirements in this zone are as follows: front and rear yards – 10 feet; side yards – 5 feet.
16. At the time of approval, setback requirements in the HR-1 zone which applied to this property were as follows: front and rear yards – 10 feet; side yards – 3 feet.
17. The proposed lot has front and rear yard setbacks of 10 feet and side yard setbacks of 5 feet and 4.5 feet.
18. The proposed lot meets the setback requirements of the HR-1 zone which applied to this property at the time the house was constructed. No changes to setbacks from front, side, and rear lot lines are proposed.
19. House size has consistently been interpreted to mean the Gross Residential Floor Area as defined by the Land Management Code. No changes to house size are proposed with this application.
20. The deck at the rear of the house and a portion of the hot tub encroaches into Park City property to the east by approximately 1.5 feet.
21. The cinder block retaining wall at the south of this property encroaches into the neighboring property at 158 Main Street by approximately 3 feet.
22. The wood deck and stone patio to the rear of the home encroaches onto City property.
23. The wood steel fence to the rear of the property encroaches on to City property.
24. A remnant parcel exists at the north of Lot 3 which belongs to 170 Main Street which accommodates the Landmark Historic home which sits on the original lot line between Lots 2 and 3 of Block 20 of the Park City Survey.
25. The remnant parcel on the north side of Lot 3 of Block 20 of the Park City Survey is a part of 170 Main Street and shall be incorporated into that lot with a plat amendment if the property owners of 170 Main Street choose to alter the lot or the historic home in any way.
26. A portion of this property sits in FEMA Flood Zone A.
27. This plat amendment does not change any exterior lot lines of this parcel.
28. This plat amendment does not change any setback, lot size, or other requirements for this zone as applied to this parcel and the existing single family dwelling.

29. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The encroachment of the cider block retaining wall must be resolved with the neighbor at 158 Main Street as the retaining wall encroaches over the south property line into their property.
4. The property owner shall resolve the encroachment of the deck with the hot tub over the east property line into the adjacent City owned property to the rear of the house by removing the portion of the deck which encroaches on the City property.
5. The property owner shall resolve the encroachment of the additional detached deck and the stone patio which encroaches over the east property line into the adjacent City owned property by removing the encroaching structures.
6. The property owner shall resolve the encroachment of the wood steel fence which encroaches onto the properties to the north into 170 Main Street, south into 158 Main Street, and east into City owned property by removing the fence.
7. A Hydraulic and Hydrology study is required before the applicant may submit for a building permit because the property is in FEMA Flood Zone A. If the flood zone changes by more than 1 foot, a Letter of Map Revision (LOMR) will also be required to be submitted to FEMA.

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

PASSED AND ADOPTED this 25th day of May, 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

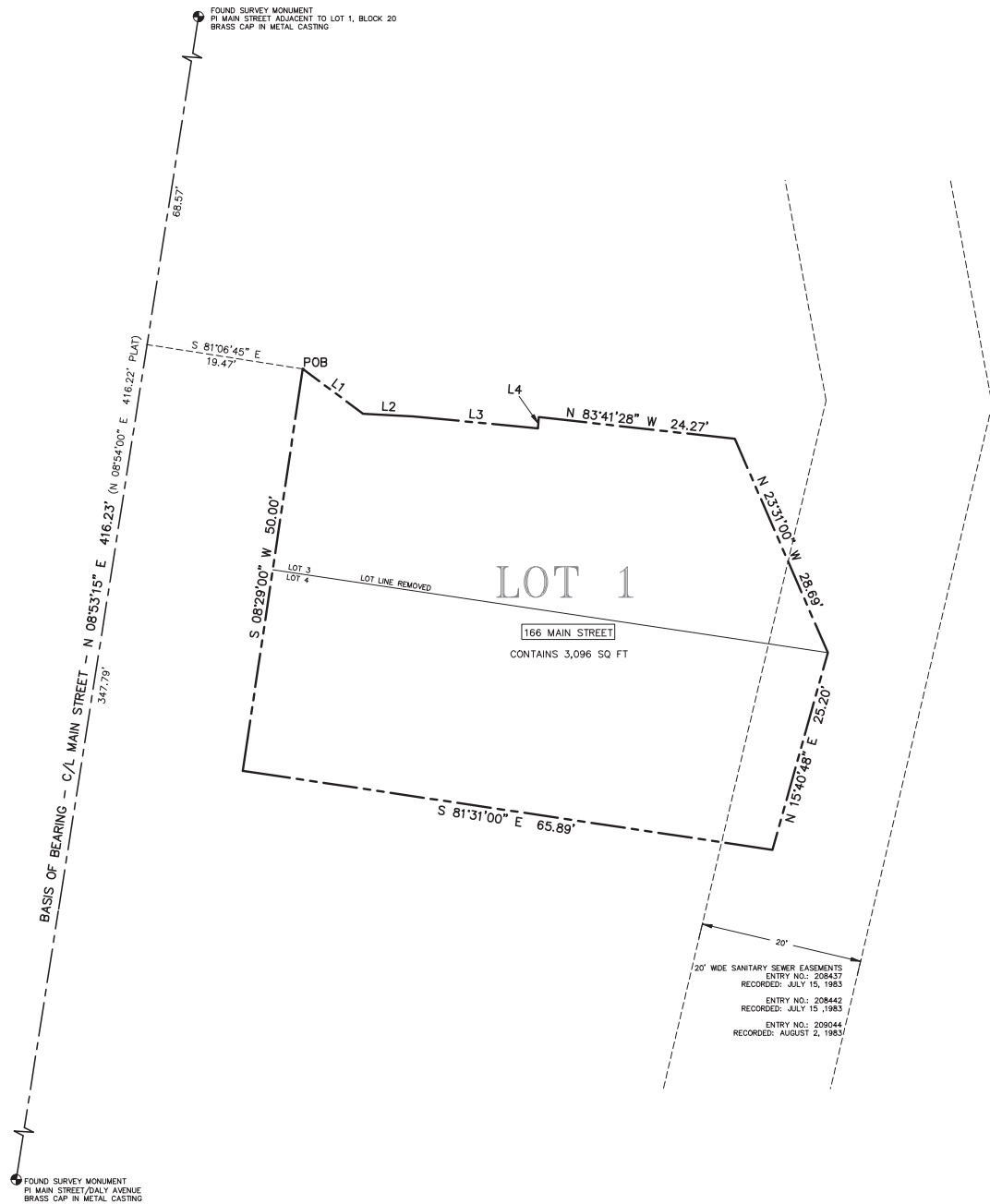
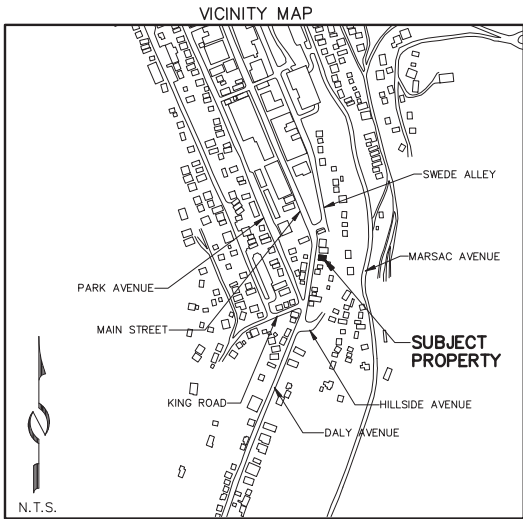
ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land into a lot, hereafter to be known as 166 MAIN STREET PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

LOTS 3 and 4, Block 20, Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Less and excepting:

A parcel of land located in Lot 3, Block 20, Park City Survey, according to the official plat thereof on file and of record in the office of the Recorder of Summit County, Utah:

Beginning at the northwest corner of Lot 3, Block 20, Park City Survey, according to the official plat thereof on file and of record in the Office of the Recorder of Summit County, Utah; and running thence along the northerly line of Lot 3 South 81°31'00" East 53.43 feet to the northeast corner of lot 3; thence along the easterly line of Lot 3, South 23°31'00" East 0.79 feet; thence North 83°41'28" West 24.27 feet; thence South 03°53'35" West 1.39 feet; thence North 84°31'00" West 15.44 feet; thence North 86°54'42" West 6.16 feet; thence North 53°24'13" West 9.25 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Robert A. Dixon, trustee of Robert A. Dixon Trust, dated December 20, 2006, as amended and restated October 21, 2010, and March 14, 2014, hereby certifies that he has caused a survey to be made and this Plat Amendment to be prepared and hereby consents to the recordation of this Plat Amendment.

In witness whereof, the undersigned set his hand this ____ day of _____, 2017.

By: _____
Robert A. Dixon, Trustee

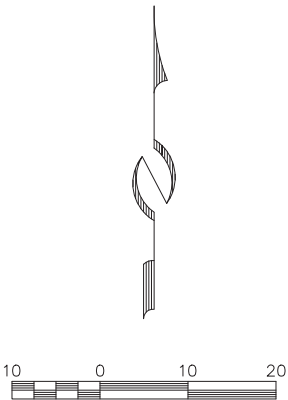
ACKNOWLEDGMENT

State of _____:
ss:
County of _____:

On this ____ day of _____, 2017, Robert A. Dixon, trustee, personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Robert A. Dixon acknowledged to me that he is the person whose name is subscribed to this instrument, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public _____
Printed Name _____
Residing in: _____
My commission expires: _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°24'13" W	9.25
L2	N 86°54'42" W	6.16
L3	N 84°31'00" W	15.44
L4	S 03°53'35" W	1.39



A COMBINATION OF LOTS 3 & 4 IN BLOCK 20, PARK CITY SURVEY

166 MAIN STREET PLAT AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664		SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2017 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2017 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2017 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2017 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2017 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2017 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ RECORDER _____ FEE _____
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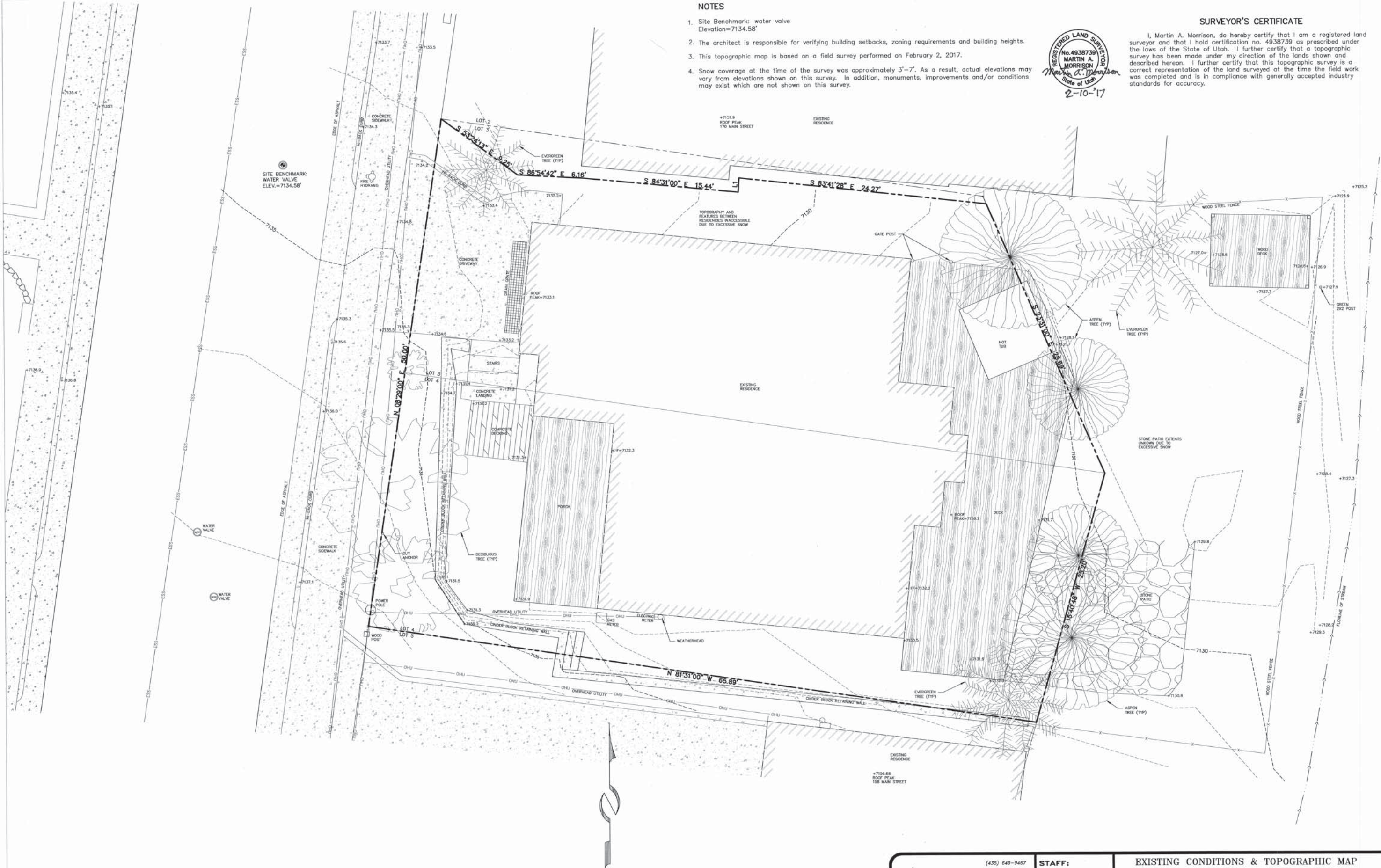
NOTES

- 1. Site Benchmark: water valve
Elevation=7134.58'
- 2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- 3. This topographic map is based on a field survey performed on February 2, 2017.
- 4. Snow coverage at the time of the survey was approximately 3'-7". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°53'35" W	1.39'

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

STAFF:
MARSHALL KING
MARTY MORRISON
TANDIN CHAPMAN
DATE: 2/10/17

EXISTING CONDITIONS & TOPOGRAPHIC MAP
166 MAIN STREET
BLOCK 20, PARK CITY SURVEY
FOR: WASATCH ENGINEERING CONTRACTORS, INC.
JOB NO.: 7-11-16
FILE: X:\ParkCitySurvey\dwg\srvt\topo2016\071116.dwg

SHEET
1
OF
1



SUBJECT
PROPERTY



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING RYAN BETZ DATE: 2/13/17	AERIAL PHOTOGRAPH 166 MAIN STREET BLOCK 20, PARK CITY SURVEY FOR: WASATCH ENGINEERING CONTRACTORS INC. JOB NO.: 7-11-16 FILE: X:\ParkCitySurvey\dwg\Exhibits\166 main-ortho.dwg	SHEET 1 OF 1
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NOTE # REFERS TO STREET ADDRESS

SUMMIT COUNTY UTAH

PARK CITY — BLOCKS 1,13,20,32, SECTION 16, T2S R4E, S.L.B. & M.

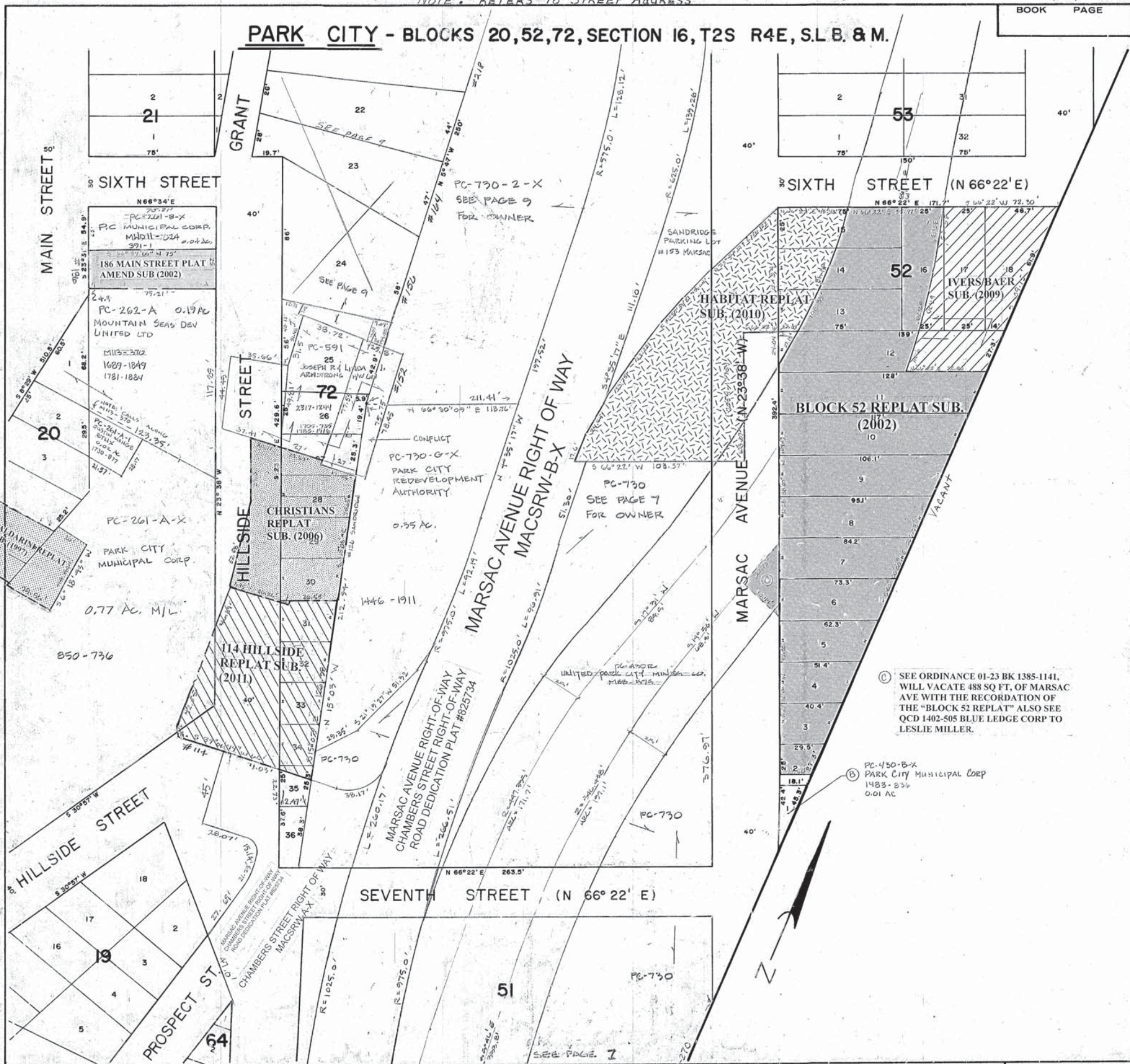


SUBJECT
PROPERTY

NOTE: # REFERS TO STREET ADDRESS

PARK CITY - BLOCKS 20, 52, 72, SECTION 16, T2S R4E, S.L.B. & M.

BOOK PAGE



SEE ORDINANCE 01-23 BK 1385-1141, WILL VACATE 488 SQ. FT. OF MARSAC AVE WITH THE RECORDED OF THE "BLOCK 52 REPLAT" ALSO SEE QCD 1402-505 BLUE LEDGE CORP TO LESLIE MILLER.

PC-430-B-X PARK CITY MUNICIPAL CORP 1483-836 0.01 AC

Approved		REVISIONS - DATE AND INITIAL		(In Pencil)	
Utah State Tax Comm		5/15/14 RDB			
Date	By				

Engineering Associates Inc.

SUMMIT COUNTY, UTAH

SCALE
ONE INCH = 40 FEET
BOOK PAGE

1781-1884

NOTE: CALLS ALONG
MIB-370 123.35
PC-261-A-1
JUSTIN MONGE
ETUX
0.0

PC-261-A-1
JUSTIN MANGE
ETLX
0102 AC
1730-877

21,37

PC-261-A-X

PARK CITY
MUNICIPAL CORP

0.77 AC. M/L

STREET

HILLSIDE

**CHRISTIANS
REPLAT
SUB. (2006)**

Packet Pg. 330



166 Main Street – looking westerly



166 Main Street – looking southwesterly



166 Main Street – looking easterly



166 Main Street – looking northeasterly



DATE: May 25, 2017

TO HONORABLE MAYOR AND COUNCIL

On March 9, 2017 Economic Development Program Manager, Jason Glidden and Special Events staff provided a debrief on Sundance Film Festival activities and operations as well as “lessons learned.” One primary area of focus was that related to transportation including Old Town residential impacts associated with traffic and congestion. As part of that discussion Council clearly articulated their collective desire for staff to develop a more aggressive plan to address residential impacts associated with events.

To address these concerns in a timely manner, the Transportation Planning team proposed establishing a stakeholder group to meet once a month that would include representatives from the following City departments Engineering, Parking, Police and Emergency Services, Transit, and Special Events as well as representatives from Sundance Operations. Additionally, Transportation Planning staff also laid out the following tentative schedule including key milestones and deliverables for this stakeholder group is identified below:

- **March 2017:** Stakeholder Meeting #1: Review relevant data for the 2017 and past Festivals and identify opportunities
- **April 2017:** Stakeholder Meeting #2: Draft potential scenarios
- **May 2017:** Stakeholder Meeting #3: Finalize scenarios
- **June 2017:** Report to Council seek direction on preferred scenario
- **June/July 2017:** Stakeholder Meeting #4: Refine operational details and develop a detailed implementation plan
- **July/August 2017:** Report to Council with a finalized transportation plan

While the focus was primarily on Sundance, staff stressed to Council that it is the goal of Transportation Planning and Events staff to develop Standard Operating Procedures to address transportation related impacts during peak times, including high profile. This approach is consistent with the City’s approach to addressing peak traffic and congestion through transportation demand management and transportation system management. Prior to developing a formal transportation plan for Sundance, staff proposed an iterative process in which certain strategies and mitigation measures would be implemented and monitored during the following peak summer events:

- 4th of July
- Kimball Artsfest
- Miner's Day
- Halloween

This staff report is intended to provide Council as well as the community with an update proposed strategies and mitigation measures specific to the 4th of July celebration.

Respectfully:

Alfred Knotts, Transportation Planning Manager



City Council Staff Report

Subject: Event Traffic Management Plan Update and Direction on 4th of July Traffic Management

Author: Alfred Knotts, Transportation Planning Manager and Matthew Hartnett, Associate Transportation Planner

Department: Community Development – Transportation Planning

Date: March 25, 2017

Type of Item: Administrative

Summary Recommendations:

Staff recommends Council consider approving the outlined event traffic management strategies proposed for 4th of July festivities.

Executive Summary:

On March 9, 2017 Economic Development Program Manager, Jason Glidden and Special Events staff provided a debrief on Sundance Film Festival activities and operations as well as “lessons learned.” One primary area of focus was that related to transportation including Old Town residential impacts associated with traffic and congestion. As part of that discussion Council clearly articulated their collective desire for staff to develop a more aggressive plan to address residential impacts associated with events.

To address these concerns in a timely manner, the Transportation Planning team proposed establishing a stakeholder group to meet once a month that would include representatives from the following City departments Engineering, Parking, Police and Emergency Services, Transit, and Special Events as well as representatives from Sundance Operations. Additionally, Transportation Planning staff also laid out the following tentative schedule including key milestones and deliverables for this stakeholder group is identified below:

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and congestion through transportation demand management and transportation system management. Prior to developing a formal transportation plan for Sundance, staff proposed an iterative process in which certain strategies and mitigation measures would be implemented and monitored during the following peak summer events:

- 4th of July
- Park Silly Sunday Market
- Kimball Artsfest
- Miner's Day
- Halloween

This staff report is intended to provide Council as well as the community with an update proposed strategies and mitigation measures specific to the 4th of July celebration.

The Problem:

Park City has established itself as a highly desirable and attractive destination drawing visitors from local, regional, national, and international travel markets. While Council and the community place a high importance on events, arts, and culture promoting and hosting the events that contribute positively to Park City's economy and quality of life. However, high profile events can sometimes place other Council strategic goals and critical priorities in direct conflict with each other. As the economy continues to strengthen and population growth in and around Park City continues it can be expected that the area's high profile events will only continue gain in popularity. Given the anticipated ongoing draw of these events it is imperative the City take additional proactive measures to ensure Park City events are accessible, sustainable, and contribute rather than detract from resident's quality of life as well as the visitor experience.

Background:

City Council Reports:

March 9, 2017 Sundance Debrief

<http://parkcityut.igq2.com/Citizens/FileOpen.aspx?Type=1&ID=2238&Inline=True>

Analysis:

In advance of recommending and implementing wholesale traffic mitigation strategies during Sundance, staff proposes making incremental changes to event traffic management during major summer events including Park Silly Sunday Market. Making incremental changes during summer events will allow the community to adjust travel habits, including how they access large events, and allow staff to evaluate the effectiveness of specific mitigation measures and make the necessary modifications to increase effectiveness while balancing the overall needs of the community.

As such, staff proposes the following mitigation measures be implemented as part of the annual 4th of July event:

Mitigation Measure Description

Dedicated Transit Lane:

Description: Implement dedicated transit lane on southbound Deer Valley Drive from Shortline Road to the Old Town Transit Center from 7:00 a.m. until 12:00 p.m.

Level of Effort to Implement: Medium

Anticipated Effectiveness: High

Effectiveness Indicator: Transit Ridership and on-time performance

Estimated Cost: \$1000

Bike Valet:

Description: Dedicate space at lower Main Street Trolley turnaround/Coalition Park and Mawhinney Lot for complimentary bike valet

Level of Effort to Implement: Low

Anticipated Effectiveness: Medium

Effectiveness Indicator: Establish baseline usage and monitor year over year

Estimated Cost: \$500

Offsite Parking:

Description: Establish and promote offsite parking at Park City High School and Canyons Cabriolet Lot

Level of Effort to Implement: Low

Anticipated Effectiveness: High

Effectiveness Indicator: Establish baseline parking counts and transit boarding and alighting counts at adjacent stops

Estimated Cost: N/A

Paid Parking:

Description: Charge a minimum of \$10 from 7:00 a.m. – 1:00 p.m. for parking in China Bridge similar to other high volume events.

Level of Effort to Implement: Medium

Anticipated Effectiveness: High

Effectiveness Indicator: Establish baseline parking counts and monitor Blynscs counts year over year

Estimated Cost: TBD (dependent on rate structure)

Public Outreach/Intelligent Transportation Systems:

Description: Develop and disseminate transportation related information to the general public, Chamber, local media, and regional media in advance of event. Program and activate VMS signs in advance of event promoting trip planning, offsite parking, carpooling, and alternative modes of transportation. Notify public of parking lot capacity and direct travelers to offsite parking lots

Level of Effort to Implement: Low

Anticipated Effectiveness: Medium

Effectiveness Indicator: Conduct follow- up TDM surveys during and following events

Estimated Cost: \$1500

Residential Access Control:

Description: Implement residential access control and strategic locations through “Residential Access Only” signage, human control, and VMS signs at southbound Park Avenue in front of Fresh Market and at “Box of Rocks” deterring residential access for non-residents. Access control is proposed to take place from 6 a.m. until 2 p.m. at the following locations:

- Sullivan Rd at Sullivan Rd and Deer Valley Dr
- 15th St at 15th St and Sullivan Rd
- 14th St at 14th St and Park Ave
- Calhoun St at Calhoun St and Park Ave
- 12th St at 12th St and Park Ave

- 11th St at 11th St and Park Ave
- 10th St at 10th St and Park Ave
- Main St at Main St and Deer Valley Dr
- 7th St between Park Ave and Main St
- Heber Ave between Park Ave and Main St
- Heber Ave at Heber Ave and Swede Aly
- 5th Street between Park Ave and Main St
- 4th Street between Park Ave and Main St
- Main St just north of Main St and King Rd

Level of Effort to Implement: High

Anticipated Effectiveness: Medium/High

Effectiveness Indicator: Conduct follow- up TDM surveys during and following events. Additional resident surveys following event are also recommended.

Estimated Cost: \$15,000 - \$23,500

Consistency with the 2011 Traffic Transportation Master Plan and 2014 General Plan:

2014 General Plan:

Objective 10b of the “Sense of Community” element of the General Plan states Park City will “Balance tourism events with preservation of small town character and quality of life. Locate larger tourist activities close to resorts and/or existing facilities. Locate community facilities close to primary residential areas.”

2011TTMP:

GOAL 10. Park City will use system management and demand management techniques to minimize the financial burden and environmental impact of local transportation facilities.

Strategic Objectives:

- a. Park City's festivals and special events will feature coordinated transportation strategies that minimize impacts of vehicular traffic while fostering growth in economic benefits.
- b. Park City will be viewed as an innovator in offering effective travel demand management incentives through both public and private programs.

These two goals/objectives demonstrate that world class cultural events are consistent with the General Plan and TTMP however the City is also directed to ensure these

events are adequately planned and managed to achieve the Park City's transportation related goals.

Alternatives for City Council to Consider

Recommended Alternative:

1. Direct staff to move forward with the transportation plan for the 4th of July celebration summarized in this report and return to Council with an evaluation of the effectiveness of the implemented mitigation measures specified in the plan in order to inform future special events planning. In addition to those mitigation measures implemented for the 4th of July celebration in 2016, this plan specifies the following:
 - a. Increased police presence at access points to Old Town residential areas
 - b. Improved wayfinding to both (1) route event-goers directly to appropriate locations to parking locations or park and ride while remaining clear of residential areas and (2) clearly indicate paths of egress from Old Town residential areas
 - c. Increased and more dynamic use of VMS (1) in advance of the 4th, to advise potential visitors to expect significant traffic delays and limited parking availability in town and to recommend they carefully plan their trip, (2) on the 4th, to route event-goers directly to appropriate locations to park or park and ride where there are still stalls available while remaining clear of residential areas and (3) to notify the public of locations of paid parking (i.e. China Bridge) vs. free parking (i.e. PCHS)

Charge a minimum of \$10:00 for parking in China Bridge parking garage from 7 AM to 1PM to incentivize event-goers access the event by means of more sustainable modes (including carpooling, utilizing any of the many park and ride locations or biking and walking directly from residential areas)

Pros

- Aligns with Council direction, by reducing impacts to Old Town residential areas by means of a holistic approach involving increased police presence at access points to Old Town residential areas, improved wayfinding and real-time information on parking availability and access and consistent parking enforcement in residential areas
- Paid parking in China Bridge will incentivize event-goers to travel more efficiently and moves City toward utilizing paid parking as a TDM strategy during peak times
- Significant improvements in traveler information will encourage locals and visitors, alike, to travel more efficiently – through promotion of more efficient modes (carpooling, transit, biking and walking), advice to outside of the peak times when arriving at and departing from the event and identification of the most direct routes to event parking locations with stalls still available
- Improved emergency ingress and egress by reducing congestion on Old Town streets

Cons

- High level cost estimates related to all of these additional mitigation measures could increase cost by an estimated \$26,500. However, should Council choose to direct staff to charge for parking at China Bridge, parking revenues could offset a portion of these increased costs
- Deterring residential access will have an impact on visitor attempting to access residential friends and family. Could potentially also impact short term rental access, ride share pick-ups and drop-offs, and other lodging properties.
- Eliminating residential access has the potential to create additional delays on the rest of the road network if people do not park remotely, use mass transit or other alternative modes, and/or do not respond to day of event traveler information

2. Null Alternative: Status Quo – not make any large changes to the current mitigation plans or Municipal Code.

Pros

- Costs should remain somewhat consistent with years past
- Significant additional human resources would not be required
- Risk of overloading the remaining road network is reduced

Cons –

- level of mitigation efforts will not change
- Data and observations of new event traffic management strategies will not be realized
- Progress toward implementing TDM strategies and Transportation System Management during peak times will be delayed

Staff will provide a detailed overview of the event traffic mitigation plan as part of the May 25, 2017 Council meeting

Department Review: This report has been reviewed by the Sustainability, Budget, Transportation Planning, Transit, Parking Services, Streets, Legal, and Executive Departments.

Funding Source:

Funding for these mitigation efforts will be funded with the Economic Development, Transit and Parking funds.

EXHIBITS:

Figure 1 – Event Locations

Figure 2A/B – Road Closures and Access Control

Figure 3A/B/C – Parking Restrictions

Figure 4 – Remote Parking and Park-n-Ride Transit Services

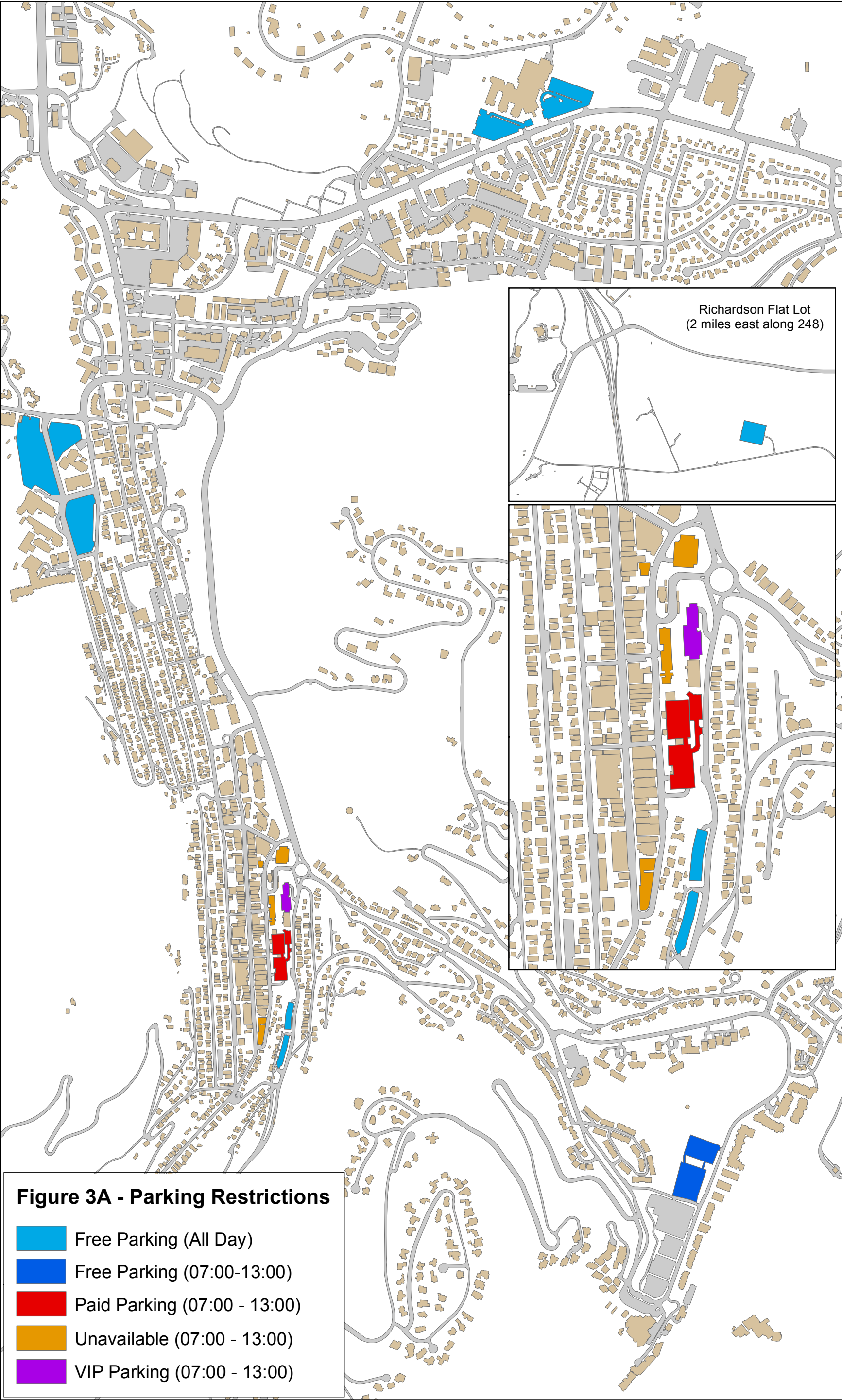
Figure 5 – Bike and Pedestrian Facilities and Amenities

Figure 6 – VMS and Wayfinding











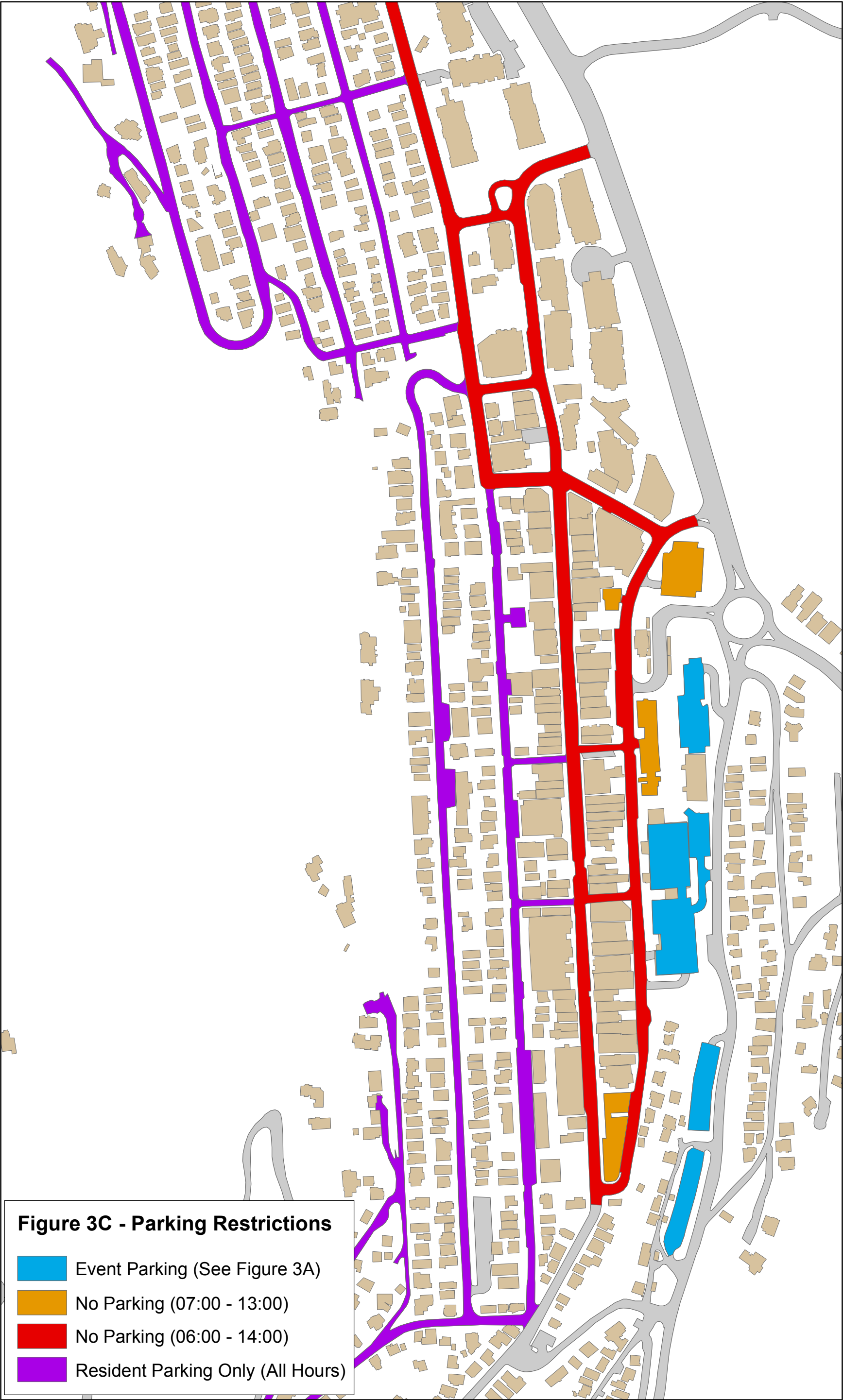
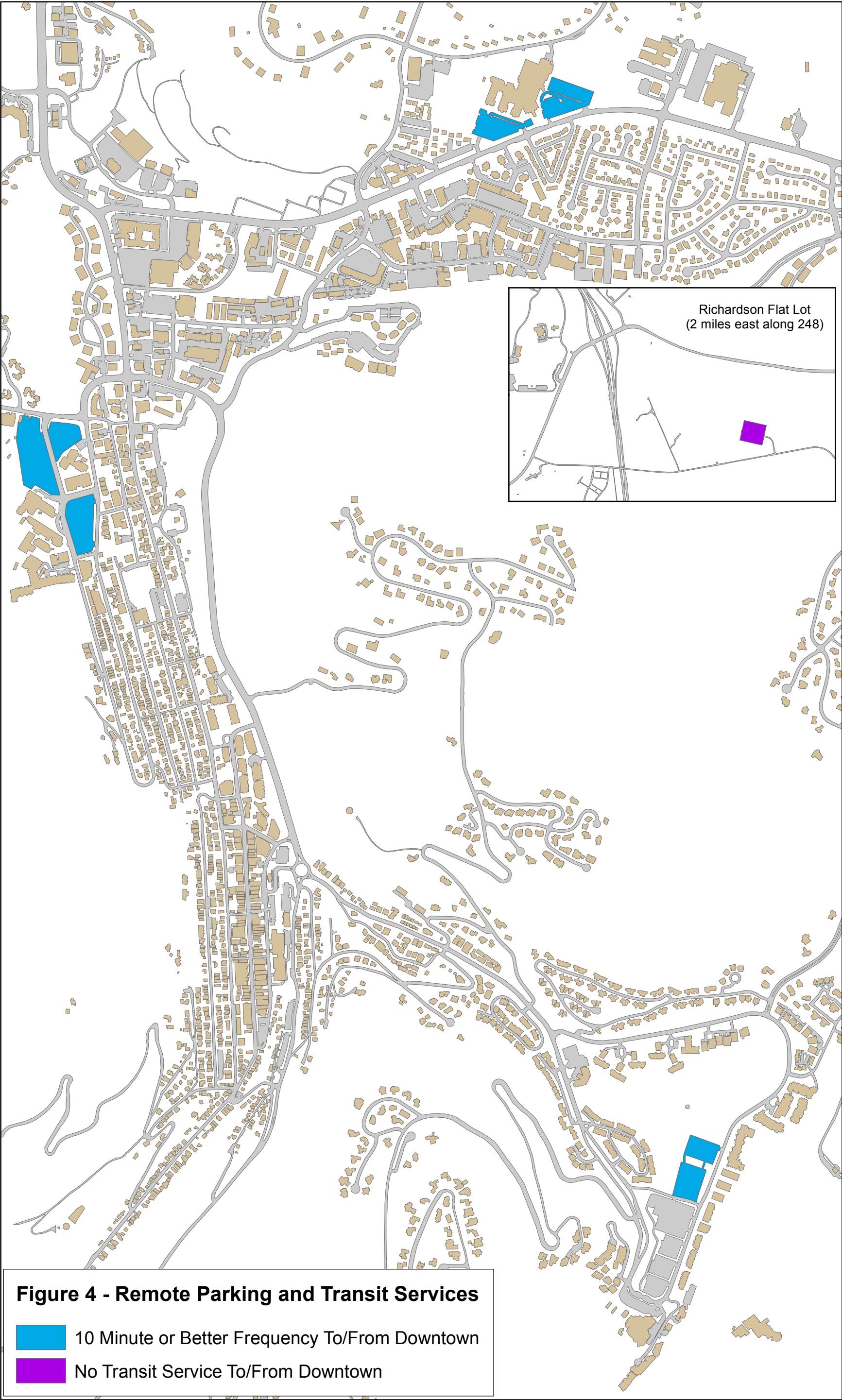


Figure 3C - Parking Restrictions

-  Event Parking (See Figure 3A)
-  No Parking (07:00 - 13:00)
-  No Parking (06:00 - 14:00)
-  Resident Parking Only (All Hours)



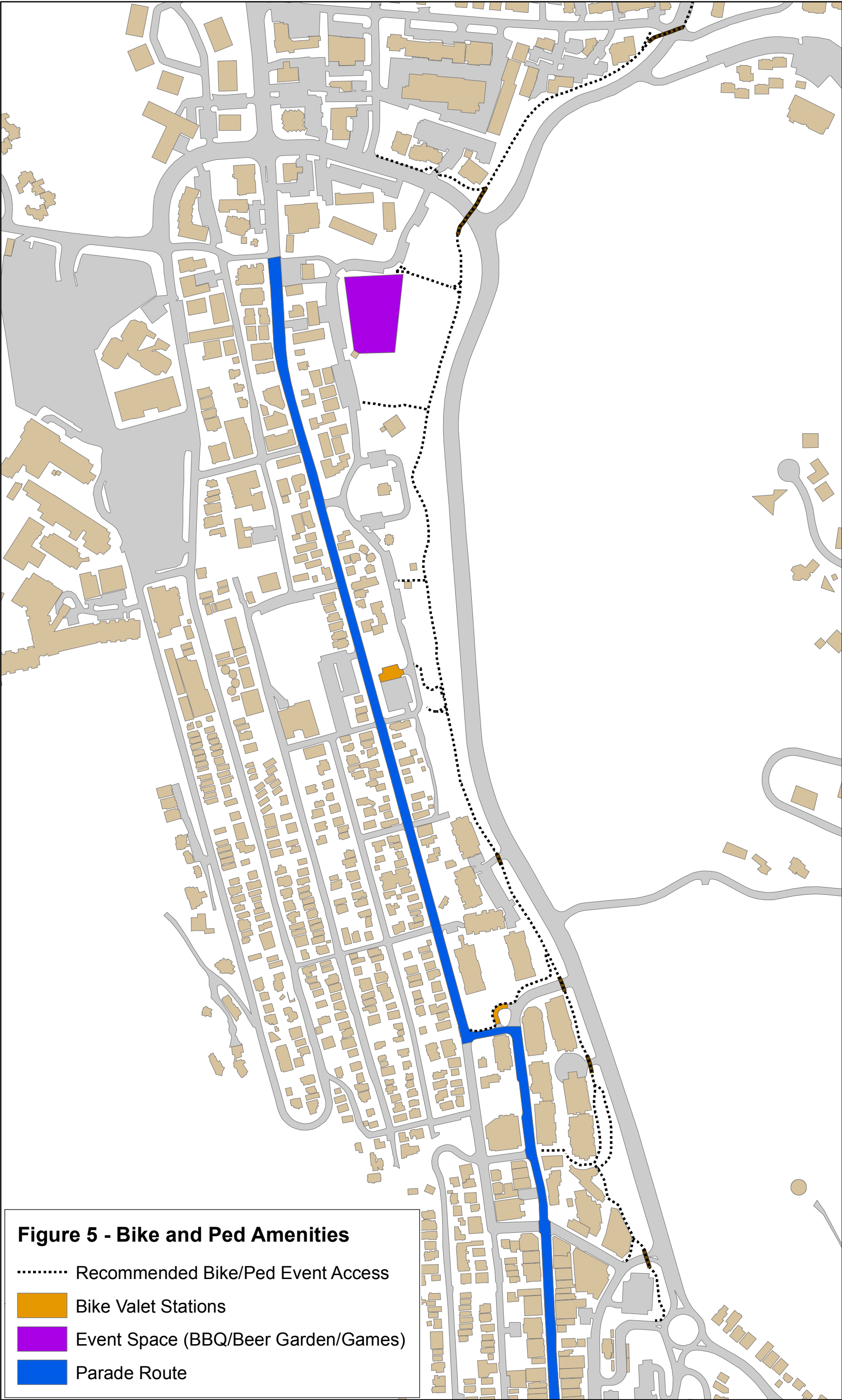




Figure 6 - VMS and Wayfinding

- Portable VMS
- Permanent VMS
- Event Parking Wayfinding
- Resident Egress Wayfinding