



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
May 17, 2018**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, May 17, 2018.

CLOSED SESSION - 2:00 p.m.

WORK SESSION

4:35 p.m. - 2018-19 City Manager's Recommended Budget: Five-Year Capital Improvement Plan Review

5:35 p.m. - Noise Ordinance Update
[Noise Ordinance Update](#)

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council Questions and Comments

Staff Communications Reports

1. Rocky Mountain Power 2018 Update
[Rocky Mountain Power Staff Report](#)
[Park City - Rocky Mountain Power 2018 Update](#)
2. Update on Hillside Avenue and Old Town Access and Traffic Circulation Improvements
[Hillside Staff Report](#)

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

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 3, 2018
[May 3, 2018 Minutes](#)

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Professional Service Agreement with Alliance Engineering in the Amount of \$9,490.00 for the Lot 4 Intermountain Healthcare Park City Medical Campus/ USSA Headquarters and Training Facility Subdivision, in a Form Approved by the City Attorney
[IHC Staff Report](#)
2. Request to Approve the Settlement Amount of \$200,000.00 in the Coleman McClary v. Park City Municipal Corporation Personal Injury Litigation
[McClary Staff Report](#)
3. Request to Proceed With the Construction of a Single-Track Trail on the Old Ranch Hills Property (SS-61-B-2-X), Consistent With the Terms of the Old Ranch Hills Conservation Easement Held by Summit Land Conservancy
[Old Ranch Hills Trail Staff Report](#)

VI. OLD BUSINESS

1. Park City Youth Council Project Proposal Update
(A) Public Input
[Youth City Council Staff Report](#)
[Exhibit A - 2017 Survey Results](#)
[Exhibit B - Youth City Council 2017-18 Budget](#)
2. Bonanza Flat Planning Update and Review of the Draft Permitted and Prohibited Use Language
(A) Public Input
[Bonanza Flat Staff Report](#)
[Attachment I BF Permitted and Prohibited Uses](#)
[Attachment II DRAFT Trailhead and Trail Plans](#)
3. Consideration to Approve Nine Dates for the Big Stars Bright Nights Concert Series (7/2, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2), Which are to be Held at Quinn's Sports Complex, with the Exception of 7/13 Which Will be at City Park, Conditioned Upon a Staff Approved Operational Plan for Each Event/Venue
(A) Public Hearing (B) Action
[Big Stars Bright Nights Staff Report](#)
[Exhibit A - Big Stars Bright Nights Special Event Application and Map](#)
[Exhibit B - Big Stars Bright Nights Preliminary Analysis](#)

VII. NEW BUSINESS

1. Proposed Budget for Fiscal Year 2018-2019 for Park City Municipal Corporation and its related agencies
(A) Public Hearing (B) Continue to May 31, 2018
[2019 Budget Staff Report](#)

2. Consideration to Approve Resolution No. 11-2018, a Resolution Adopting the May 2018 City Property Disposition List
(A) Public Hearing (B) Action
[2018 Park City Disposition List and Resolution](#)
3. Consideration to Approve Ordinance No. 2018-21, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Master Planned Affordable Housing Development, Section 15-6-7; and Defined Terms, Section 15-15
(A) Public Hearing (B) Action
[Master Planned Affordable Housing Staff Report and Ordinance](#)
4. Consideration to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Nelson\Nygaard Consulting Associates, Inc., to Provide a 2050 Long Range Transportation Plan (LRTP) for Park City Municipal Corporation, in an Amount Not to Exceed \$561,190.00
(A) Public Input (B) Action
[Long Range Transportation Plan Staff Report](#)
[Exhibit A - Scope of Work](#)
5. Consideration to Approve Ordinance No. 2018-22, an Ordinance Approving an Extension of the January 5, 2017 Approval of the 152 Sandridge Avenue Subdivision Located at 152 Sandridge Avenue, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney
(A) Public Hearing (B) Action
[152 Sandridge Staff Report and Ordinance](#)
[152 Sandridge Exhibits](#)
6. Consideration to Approve Ordinance 2018-23, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapter 15-2.16 Recreation Commercial (RC) and Chapter 15-2.13 Residential Development (RD) Zoning Districts, Relating to Conditional Uses Within Those Zones
(A) Public Hearing (B) Action
[Staff Report and Ordinance](#)
7. Consideration to Approve Ordinance 2018-24, an Ordinance Amending the Land Management Code of Park City, Utah, Chapter 15-4-12, 15-7.1-3, 15-7.1-6, 15-12-15, 15-15-1 to Replace the Term Record of Survey with Condominium; Chapter 15-10-5 and 15-11-3 to Update the Board of Adjustment and Historic Preservation Board Voting Language; and Chapter 15-15-1 to Update the Definition of Floor Area
(A) Public Hearing (B) Action
[Staff Report and Ordinance](#)
8. Consideration to Approve the New Level Three Event, Latino Arts Festival, to be Held June 15-18, 2018, on Park City Library Field, based on Findings of Fact, Conditions of Approval and Conclusions of Law in a Form Approved by the City Attorney's Office
(A) Public Hearing (B) Action
[Latino Arts Festival Staff Report](#)

9. Consideration to Authorize the City Manager to Sign a Utah Department of Transportation (UDOT) Construction Agreement in a Form Approved by the City Attorney and for an Amount of \$1,968,776, Contingent on Final Approval of Funds Scheduled for Approval by Summit County Council (SCC) Scheduled for May 23, 2018
[UDOT Contruction Agreement Staff Report](#)
[Appendix A - Background](#)
[2018 Proposition 10 Funding Reallocation Request-Prospector Avenue](#)

VIII. ADJOURNMENT

IX. PARK CITY REDEVELOPMENT AGENCY MEETING

X. ROLL CALL

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

XII. NEW BUSINESS

1. Consideration to Authorize the Executive Director to Enter Into a Construction Agreement in a Form Approved by the City Attorney's Office with DRD Paving LLC., for the Main Street Bollard project in an amount Not to Exceed \$82,445
(A) Public Input (B) Action
[DRD Paving Award Staff Report](#)
2. Consideration to Grant a Non-Exclusive Utility Easement, in a Form Approved by the City Attorney, Across Parcel PC-563-X Owned by the Park City Redevelopment Agency (RDA) to Install Verizon Wireless Fiber Service to 250 Main Street
(A) Public Input (B) Action
[Utility Easement Staff Report](#)
[Attachment 1 - Notice of Planning Commission Action](#)
[Attachment 2 - Submitted Easement Agreement](#)

XIII. ADJOURNMENT

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

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

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Nate Rockwood

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section: WORK SESSION

Subject:

4:35 p.m. - 2018-19 City Manager's Recommended Budget: Five-Year Capital Improvement Plan Review

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Michelle Downard

Submitting Department: Building

Item Type: Staff Report

Agenda Section: WORK SESSION

Subject:

5:35 p.m. - Noise Ordinance Update

Suggested Action:

Staff is returning to City Council with an informational update of the Noise Ordinance 2017-53, Title 6 Chapter 3 of the Municipal Code, adopted November 16, 2017. (packet, pg 238) Enforcement staff has been working in cooperation with each other across departments to consistently enforce the new ordinance, which has proven effective. Staff recommends maintaining the current noise ordinance as adopted.

Attachments:

[Noise Ordinance Update](#)



City Council Staff Report

Subject: Noise Ordinance Update
Author: Michelle Downard, Deputy Chief Building Official
Sergeant Jay Randall, Public Safety
Tricia S. Lake, Assistant City Attorney/Prosecutor
Department: Building Department, Public Safety and City Attorney's Office
Date: May 17, 2018
Type of Item: Informational

Summary Recommendation:

Staff is returning to City Council with an informational update of the Noise [Ordinance 2017-53](#), Title 6 Chapter 3 of the Municipal Code, adopted November 16, 2017. ([packet, pg 238](#)) Enforcement staff has been working in cooperation with each other across departments to consistently enforce the new ordinance, which has proven effective. Staff recommends maintaining the current noise ordinance as adopted.

The Problem and Opportunity:

Noise is a common concern for local jurisdictions. Over the past few years there have been ongoing noise conflicts within Park City between residents and business owners, especially near the Main Street (commercial) and Park Avenue (residential) areas.

The previous noise ordinance was outdated and potentially subject to legal scrutiny.

Background:

The Noise Ordinance is in effect across all of Park City Municipal boundaries. Amendments throughout Title 6 Chapter 3 of the Municipal Code were intended to maintain the noise standards, while adding specificity for the commercial and residential use districts for day and evening noise parameters. In order to increase both enforcement and prosecutorial abilities, the ordinance was also amended to address potential constitutional issues within the current code, establish a standard to resolve disputes in different use districts and make minor changes for clarity, consistency and style.

Staff reviewed ordinances from other jurisdictions to understand what has been successfully implemented. Much of the verbiage within the ordinance is consistent with Salt Lake City, West Valley City, Ogden and Boulder, CO.

Staff discussed the amendments with the Planning Commission at a public hearing on [July 26, 2017](#). The amendments were further discussed with the City Council at public hearings on [August 17, 2017](#), [October 12, 2017](#), City Council field trip November 10, 2017 and ultimately adopted on [November 16, 2017](#).

Analysis:

Decibel Levels

Amendments throughout Title 6 Chapter 3 were intended to generally maintain the noise standards (65 dBA), while adding specificity for the commercial and residential use districts and day and evening. This is consistent with noise ordinances in Salt Lake City, West Valley City, Ogden and Boulder, CO.

<u>Use District</u>	10:00 P.M. – 6:00 A.M.	6:00 A.M. – 10:00 P.M.
Residential	50 dBA	55 dBA
Commercial	60 dBA	65 dBA

Additionally, in an effort to maintain current noise standards, the ordinance specifies that when a noise can be measured in more than one land use category (residential and commercial), the limits of the least restrictive use (commercial) shall apply.

Field observations have found that noise levels were reasonably able to maintain compliance with these standards due in large part to the similar noise standards and the natural dissipation of sound over distance.

Bass Noise

Previous public input expressed concern regarding the ordinance's A-weighted sound pressure level's ability to capture bass (low tones). The A-weighted sound pressure level is most commonly utilized within other jurisdictions and as an industry standard because it is the most clearly audible to the human ear. Staff's field observations and measurements (including measurements of varying frequencies) have found that the A-weighted sound pressure level (audio frequencies most sensitive to the human ear) adequately reflected the audible noise. However, staff has also observed instances during which noise is less audible (less measurable with an A-weighted sound pressure level) and more so observed through felt pulsations. At this time, staff will continue to monitor and collect field data in order to identify whether an additional layer of regulation using the C-weighted sound pressure level (lower audio frequencies) within the existing ordinance is warranted.

Enforceability

Enforcement is a crucial component of the noise ordinance. Staff conducted a joint enforcement pilot program, where Code Enforcement worked periodic shifts side by side with Public Safety to determine best practices in applying the code in the field and evaluating appropriate noise levels.

The noise ordinance was drafted to support both enforcement and prosecutorial abilities, which resulted in the addition of technical language. In order to ensure that enforcement staff is confident in their ability to enforce the noise ordinance, trainings were provided by both the sound meter vendor and between staffers. Additionally, a brief overview has been incorporated within Public Safety's monthly training.

Generally, the noise ordinance requires a 10 minute measurement period. This creates a

potential resource issue for enforcement staff, who receives the majority of the noise complaints at their busiest time of night. However, this 10 minute measurement period also provides more confidence in both enforcement and prosecutorial abilities and is typically only required after a first warning has been unsuccessful. Staff recommends maintaining the current ordinance standard and intends to continue monitoring the workload impacts.

Department Review:

The Building, Public Safety, Legal, Special Event, Planning and Executive Department have been provided an opportunity to review and provided input into this staff report.

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Luke Cartin

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Subject:

Rocky Mountain Power 2018 Update

Suggested Action:

Attachments:

[Rocky Mountain Power Staff Report](#)

[Park City - Rocky Mountain Power 2018 Update](#)



City Council Staff Communications Report

Subject: Rocky Mountain Power 2018 Update
Author: Luke Cartin
Department: Sustainability
Date: May 17, 2018
Type of Item: Informational

Executive Summary

On February 23, 2017, Park City and Rocky Mountain Power entered into a Joint Clean Energy Cooperative Statement to work together to source 100% renewable electricity for city operations and community-wide. Annual updates are required as a part of this agreement.

Background

- On September 24, 2015 City Council elevated Energy to a Critical Priority and set a goal of net zero carbon emissions for municipal operations by 2022 and citywide by 2032.
- On February 25, 2016 City Council requested that a resolution be drafted and presented to Council specific to our Energy Critical Priority, inviting other communities to join us in our goal.
- On March 24, 2016 City Council passed the aforementioned resolution.
- On September 22, 2016 City Council passed Resolution 23-2016 to set 100% renewable electricity goals by 2022 for municipal operations and 2032 community-wide.
- On February 23, 2017, Park City and Rocky Mountain Power entered into a Joint Clean Energy Cooperative Statement to work together to source 100% renewable electricity for city operations and community-wide.

Analysis

The annual update focuses on Park City as a customer (electricity needed for municipal functions) and as a community.

Municipal Functions highlights:

- Updates on engineering agreement to source 100% renewable electricity for city operations. This includes future electricity need forecasting, determining type and location of renewables, and regulatory approvals.
- Currently on-track to meet 2022 100% renewable electricity goal.

Community highlights:

- Update on legislation that will enable communities and Rocky Mountain Power to source 100% renewable electricity. Conceptual document is being completed by Rocky Mountain Power for our feedback.
- Update on the community-wide energy efficiency plan called wattsmart communities. Program has been launched and next workshop is May 18th. The workshop is open to businesses and residents. Interested parties can reach out to the Sustainability Department for details.

Department Review

Sustainability, Legal and Executive

Attachment

Rocky Mountain Power 2018 Update



April 30, 2018

Park City Municipal and Rocky Mountain Power Joint Clean Cooperation Statement Annual Update

Goals

- 100% Net Renewable Energy Municipal Functions 2022
- 100% Net Renewable Energy Community as a whole 2032

Municipal Functions Update

- A. Contracting- In November 2017, an Engineering and Professional Services Agreement (EPSA) was executed and put into place. The EPSA has a term of 550 days. After approximately 150 days the following work has been completed and or organized to be completed on schedule.
- B. Load Forecasting- A load forecast has been developed for the amount of renewable energy to be obtained and usable by January 1, 2022. Approximately 13,277 megawatt hours of energy will be utilized in the forthcoming request for proposal. This figure is based on the 2017 energy values for the city, less Subscriber Solar and Blue Sky purchases
- C. Determination of Renewable Energy Resources- As determined by Park City, Salt Lake City and Summit County ("the communities") Utah- based solar, wind and geothermal resources will be given preference in the request for proposal. Wyoming wind will be priced for comparison purposes.
- D. Request for Proposal- The concept term sheet has been developed by Rocky Mountain Power and the communities for the request for proposal. It is currently¹ anticipated that the request for proposal will be filed with the Utah Public Service Commission in May 2018 for a July 2018 approval. The current plan is for the request for proposal to be let to the market in late summer early fall 2018 with approximately a 30 day turnaround. On that timeline, bids will be reviewed by Rocky Mountain Power and Park City in fall 2018, with an award date by year-end. The current plan is to have the resource online by the first quarter of 2020.
- E. Regulatory Approvals- Rocky Mountain Power is 80% complete with the design of a Government Operations Renewable Energy electric rate schedule. This new rate schedule should be filed with the Utah Public Service Commission in August/September 2018, with an anticipated approval by end of year 2018. This rate schedule will be supplied to the communities for review in the coming weeks.
- F. Retail Service Agreement- This agreement will administer the actual pricing of the project and terms. This agreement will be supplied by end of year 2018 for review and execution.

Community as a Whole

- A. Legislation- Rocky Mountain Power along with "the communities" are working together to put forth legislation to enable communities and the utility to source 100% renewable electricity. Currently a concept document is being finalized by Rocky Mountain Power for review by the communities.

¹ Estimates are subject to change

- B. Tactical Steps- Park City and Rocky Mountain Power have rolled out the wattsmart community program, which is focusing on key community sectors and developing an actionable 3 year plan to help the community address energy efficiency goals and steps.

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Matthew Hartnett

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Subject:

Update on Hillside Avenue and Old Town Access and Traffic Circulation Improvements

Suggested Action:

Attachments:

[Hillside Staff Report](#)



City Council Staff Communications Report

Subject: Update on Hillside Avenue and Old Town Access and Traffic Circulation Improvements
Author: Alfred Knotts, Transportation Planning
Co-Author: Corey Legge, Engineering
Date: May 17th, 2018
Type of Item: Informational

Acronyms

HPCA Historic Park City Alliance
NTMP Neighborhood Traffic Mitigation Program
PCLA Park City Lodging Association

Executive Summary:

This staff communications report is intended to serve as an informational follow up related to direction provided to staff as part of the March 29, 2018 City Council meeting <http://parkcityut.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=2363&Inline=True>.

Since that time, staff from the Transportation Planning, Sustainability, and Engineering departments have met with residents of Hillside Avenue. Additionally, staff met with representatives from Deer Valley Lodges as well as Park City Lodging to discuss shuttle operations. Staff would like to stress that the recent stakeholder meetings have been to collect input and additional meetings are necessary and will be critical to the timely implementation and effectiveness of recommended improvements and operational modifications. Prior to returning staff will meet with internal departments and appropriate external stakeholders to review recommended actions as well as seek and consider input.

Background:

- Hillside Avenue was re-constructed in the summer of 2009. At the narrowest section of the re-constructed road, the width is 20 feet, which includes 2.5 feet of rolled curb and gutter, 15.5 feet of asphalt and a 2 foot wide concrete shoulder. This road width meets the minimum Fire Code requirements.
- On December 1, 2014, a request came to the NTMP to evaluate the traffic volumes on Hillside Avenue,
- On December 29, 2014, staff prepared an internal report addressing this Hillside traffic volume concern and outlining a plan of attack,
- On December 4, 2017, Parametrix completed a DRAFT report analyzing the traffic circulation in the Main Street, Swede Alley and Hillside Avenue area.
- On March 29, 2018, staff held a work session with City Council. Council suggested creating a stakeholder group while favoring regulatory action.
- On April 9, 2018, staff contracted with Horrocks Engineers to evaluate suggested alternatives.

- On April 17, 2018, Staff met with Grassli Group and Alliance Engineering to discuss constructing a bulb-out at the southwest corner of Main Street and Swede Alley intersection.

Council Update:

Staff expeditiously procured the engineering services of Horrocks Engineers to develop a scope of work to jointly develop a range of mitigation measures on Hillside Avenue and the adjacent street network.

A draft report and associated engineering plans are scheduled for receipt and review by staff the week of May 14th after which time staff will conduct internal follow-up meetings with various departments and meet with the following external stakeholders, including but not limited to:

- HPCA
- PCLA
- Hillside Avenue Residents
- Various Lodging Properties

Following this important next round of discussion with stakeholders, staff will return to Council on May 31st with a final formal recommendation and Council direction following stakeholder input and internal analysis.

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section: CONSIDERATION OF MINUTES

Subject:

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

Suggested Action:

Attachments:

[May 3, 2018 Minutes](#)



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

May 3, 2018

The Council of Park City, Summit County, Utah, met in open meeting on May 3, 2018, at 2:00 p.m. in the City Council Chambers.

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

RESULT: APPROVED

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:30 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

WORK SESSION

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

Jed Briggs and Nate Rockwood, Budget Department, presented this item. Briggs indicated the tentative budget would be adopted in tonight's regular meeting, and over the next few meetings the budget would be reviewed and changes could be made before adopting the final budget on June 21st.

Briggs stated the goal was to align the budget with the Council's priorities. This was a two-year budget process and several committees worked together to bring the budget recommendations to Council.

Rockwood explained the financial projections for the General Fund and Capital Fund. The trend showed a 4.5% increase continuing, but he noted that this trend was not sustainable. He stated he was conservative in estimating revenues and so far the actual numbers exceeded the estimated numbers. He recommended continuing to look at the long term trends and when the revenues tapered off, a discussion could take place on

alternatives. He also indicated sales tax revenue had been growing. Council Member Joyce asked about the timeframe for receiving the sales tax numbers after the end of each quarter. Rockwood stated there was a two month lag time in receiving the data.

Rockwood indicated the City had one of the most balanced sources of revenue in the State, but noted the City was getting more dependent on sales tax revenue as it continued to grow.

Briggs stated some operating budget costs included increases in employee life insurance, the employee pay plan, utilities, fleet costs, and contingency funding. Rockwood stated next week they would cover the capital budget and would discuss how to fund Treasure Hill. Transportation and affordable housing projects would also be discussed. The budget would address the critical priorities but some projects would have to be delayed in order to get the bond down to \$50-\$55 million. He anticipated that the public could attend and weigh in on the Treasure Hill funding at that time.

Council Member Joyce asked if the County would be charging a .25% transit tax increase. Rockwood did not know. Council Member Joyce asked if there were budget reductions on the five or six priorities that were removed from the top priority list. Foster stated she understood that the funding to those items would not be cut, but no additional resources would be allocated. Mayor Beerman agreed that staff was continuing to work on those items but they were no longer the focus. Council Member Joyce did not like the idea that things could only continue to grow and gave examples of top priorities like open space and the arts that were still growing.

Council Member Worel asked if the cities that were compared to Park City were similar in population or budget. Rockwood stated the budget sizes were compared and noted the budget was built around the permanent population as well as the guest population.

Council Member Gerber asserted the arts was elevated to a top priority so emphasis should be given to that area. Rockwood stated that the projects were prioritized based on what was decided at the Council retreat.

Customer Engagement Update:

Amanda Angevine, Tate Shaw, and Malena Stevens presented this item. Shaw indicated he didn't like to use the word customer service, because if it was poor, it was still service. Customer engagement became the new phrase that would help the City build relationships with the community with the thought that good service would follow good relationships. He knew Council had received complaints from the community on the City's service.

Angevine stated department managers wanted to focus on customer engagement. Some goals were set, including clearly defining customer engagement, setting Citywide standards and expectations, setting specific department standards, and training staff to

those standards. Stevens reviewed the process the committee went through for defining customer engagement and setting the standards for this goal. A value statement was created. The Management team was consulted and they gave positive feedback. A timeline was then set to accomplish this goal. It was indicated that having quality interaction, delivering innovative solutions and building trust were key and therefore incorporated into the value statement. Detective Jeremy Eaton, Ruth Barclay, Brenda Wilde and Bill Connell gave examples of how they used customer engagement to bring residents a satisfying experience in their interactions with City staff.

Mayor Beerman gave a shout out to these staff members who made the City look good through their efforts. Foster indicated Angevine took this assignment seriously and had made wonderful progress in this area.

Discuss Special Events - Level of Service:

Jonathan Weidenhamer and Jenny Diersen, Special Events Manager, presented this item. Diersen reviewed the history of special events and indicated they had increased dramatically over the years. The Special Event Advisory Committee (SEAC) was created to get community feedback on having these events. Event mitigation was also prioritized. She asked if Council supported the current special event calendar, supported the current level of service to mitigate events, who these costs should be placed on - the applicants or the City, if the Council wanted to explore changing their authority on Special events, and how soon would any changes made would be implemented.

Council Member Worel thought the survey results should be presented before Council answered these questions. Council Member Gerber appreciated SEAC and felt the members were representative of the community. She also stated Council had advised staff to take the foot off the gas, and now SEAC thought the City might even want to tap the brakes as far as events were concerned. She noted Council had a hard time saying no, so it would be helpful to hear the feedback from SEAC and the residents on events.

Council Member Ware Peek asked how many potential events were fielded versus the events that got approved. Diersen stated there was a long list of event requesters, but many times the calendar was filled when they wanted it, or they were looking at many cities. There could be 10-20 events that staff talked with that never submitted an application. Some events didn't come back year after year. One recommendation was to streamline the application process. Council Member Ware Peek thought there were competing interests in the community. Some wanted local events, but those wouldn't appeal to the lodging industry. This was a struggle for Council because the community was divided.

Council Member Joyce stated this was a balancing act. He didn't think the City could remain status quo. The summer events kept growing. He supported staff looking at the events at the same time instead of coming to Council one event at a time.

1
2 Council Member Henney didn't think Council should make the detailed decisions.
3 Policies were created and improvements had been made. SEAC was created and he
4 felt they should be making recommendations. He also agreed that the survey should be
5 completed before he offered his opinion.

6
7 Council Member Worel asked if the first amendment events could be streamlined.
8 Diersen stated they were in a different category but there was a cap on those events.
9

10 Mayor Beerman stated progress had been made on events in the City and noted the
11 costs and mitigation were great. He thought SEAC should be strengthened. Events
12 were a huge part of the economy, but hindered the quality of life of some residents, so
13 they needed to be evaluated. He didn't want Council to lose authority. He also
14 suggested grandfathering some of the annual events that the City had contracts with,
15 such as Sundance.

16
17 Council Member Gerber agreed and suggested amending the code to include specific
18 requirements for events. Diersen stated Special Events fell under the Licensing Title of
19 the Code. She indicated in looking at the event application process for other cities,
20 some had department heads review the applications, with other cities, the Council
21 approved all events, and with other cities, staff would approve events and Council would
22 hear appeals to the applications that had been denied. Diersen was willing to study the
23 benefits of forming a commission and stated technical expertise would be needed on
24 the commission as well as community members that could weigh in.

25
26 Council Member Worel asked if forming an event commission would lighten the load of
27 the Special Events Department. Weidenhamer asked for time to review this proposal
28 with Legal and some stakeholders.
29

30 Council Member Ware Peek was concerned that adding a commission would add
31 another layer of bureaucracy. She thought there could be another solution and asked if
32 a bigger staff was needed. Weidenhamer stated Council helped facilitate things staff
33 wanted, but he never thought that Council could be directly involved precluding things
34 staff did not want. Foster stated staff had strict criteria with approval/denial authority
35 with appeal to the City Council. She hoped to come back to Council on options for staff
36 time and customer engagement. Mayor Beerman stated this was not about efficiency
37 but about process. He felt it had grown beyond Council's workload and indicated an
38 event commission was a good step forward.
39

40 Council Member Gerber stated staff could handle events, but a commission would be a
41 better value for determining the impact on the community. Council Member Joyce
42 thought Council should provide clear direction on volume and balance for events.
43

Bob Kollar stated deferring the decision to SEAC was a mistake and creating a commission would be a mistake. Ninety percent of events were persuaded not to apply. Staff had the ability to say no and Council should trust them to do that.

Mayor Beerman opened the meeting for public input.

Sarah Klingenstein indicated she was a member of SEAC but was speaking for herself. She thought the goals for events had changed in the last 20 years and the rules and policies should relate to that. She thought a commission would not be different than SEAC unless there were specific policies to work from. SEAC was most helpful in evaluating mitigation, but not as helpful in evaluating the bigger issues of events. She supported limiting additional events to locally appealing events in the shoulder season and liked the idea of the quarterly application process. She also hoped to distinguish nonprofits that were created to handle events and those that were established to help the community.

Rob Sletton, Park City Area Lodging Association (PCALA), supported communicating with stakeholders, and indicated it was the goal of businesses to keep their employees year round.

Rhonda Sideris, owner of Park City Lodging, was confused because staff said they would like to consider the process, but they didn't say they were overworked. She supported events that promoted Social Equity. She noted events had to be advertised in Salt Lake City in order to receive the RAP Tax revenue, so that should be looked at.

Cheryl Fox was a member of SEAC. Staff did a tremendous job in mitigating event impacts. She recognized that denying events was not easy. She asked what the role of events was. She didn't think the community was different and the role used to be different but had changed as the City grew. It would be beneficial to consider who was being served, the applicant or the resident. She also agreed that nonprofits should be evaluated.

Mayor Beerman closed the public input portion of the meeting.

Council Member Worel wanted to look at the survey first before acting on changing the special event calendar. Weidenhamer stated he didn't know the timeline for getting the results. Council Member Worel supported the current level of service to mitigate events. She supported decreasing help as events matured, and would like to explore the possibility of a commission but wanted to know how that would affect staff time.

Council Member Henney wanted to wait for survey results as well before weighing in on the calendar. He was very happy with the mitigation efforts. He felt deciding who should bear the cost of events would be easier if the City was able to break out the economic impact for each event. He knew the Police fees couldn't be cut. He didn't know what

happened to SEAC's recommendations and wanted to know what the recommendations were. He also indicated he didn't have the information to make an informed decision on a timeline.

Council Member Joyce agreed with Council Member Worel on getting more information from the survey, but he was convinced the City was on a pathway to a breaking point. He felt the City had to do something fundamental soon and would like to start moving on something now because the whole town was getting busier. He thought staff did a good job on cutting back on fee waivers and wanted to see a line drawn between sport nonprofits and community nonprofits. He supported staff coming back with alternatives for event decision making and hoped staff could act soon so Council could give them direction.

Council Member Ware Peek thought the community was more passionate about events than anything else and supported waiting for the survey results before acting. She thought the community would say that reducing the impact of events was the goal. She indicated staff did great job with level of service and stated there was a lot that could be done to limit costs. She hesitated with creating a commission but thought Council could help set policy.

Council Member Gerber wanted to cut events. Staff did a great job on event mitigation but there were always opportunities to do more. She thought the applicants should cover more of the costs, and suggested the City might help out for a year or two, but should then decrease its assistance. Specific criteria should be set and recommendations given and Council should say no. She stated this process would take time so she had no expectation on a timeline.

Mayor Beerman stated the survey need to get done and agreed with Council Member Joyce that the City was heading towards a breaking point. He felt the level of service was good and supported the idea to taper costs. He did not want to give up authority, but thought SEAC needed a reboot and asserted Council needed to give them criteria. He knew the events staff was working hard and understood the reluctance to create more work for them, but felt they could work smarter and stressed restructure was required. He was in favor of staff continuing to implement changes as they were made.

Council Member Joyce stated staff should continue filtering events before SEAC saw them.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Gerber Council Member Henney Council Member Joyce Council Member Ware Peek Council Member Worel	Present
None	Absent

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. Food Truck Update
2. Summer Event Mitigation Planning
3. Q3 Budget Report FY2018

Council Questions and Comments:

Council Member Gerber attended the SEAC meeting and announced she had a baby.

Council Member Ware Peek attended the Utah League of Cities and Towns (ULCT) Conference in St. George and thought it was nice to see collaboration between cities and the State on what cities needed to maintain local control. She attended Communities the Care Awards for youth and noted they were involved in events surrounding Mental Health month.

Council Member Joyce attended the SEAC meetings, and spoke with some Chamber and lodging members on their event concerns. He also went to the Bioregional Planning Studio.

Council Member Henney attended meetings with the Summit Land Conservancy and Fire Board, and attended the ULCT Conference where he observed the City was meeting and exceeding the standards for cities. He attended the Dare to Dream (DACA) event, and noted the Children's Justice Center (CJC) gave a presentation on what was happening to kids in the community. He also attended the Communities that Care event and the Ask Me Anything event at the Santy Auditorium.

Council Member Worel attended the Bioregional Planning Studio, the Communities that Care event and the Historical Society meeting.

Mayor Beerman spoke to the Park City Chamber Board and the Prospector Square HOA. He attended the ULCT Conference as well as several Mental Health events, the Communities that Care awards, and Ask Me Anything session. Regarding Mental Health, he noted depression and substance abuse had been present for years and they

had never been addressed until now. He requested that staff limit their reports to three pages.

II) APPOINTMENTS

Consideration to Appoint Troy Daley, Street/Streetscapes Manager, to the Summit County Mosquito Abatement Board for a Four Year Term Beginning June 12, 2018:

Council Member Henney moved to appoint Troy Daley, Street/Streetscapes Manager, to the Summit County Mosquito Abatement Board for a four year term beginning June 12, 2018. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

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

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

Penny Kinsy, SEAC member, noted Council Members Gerber and Henney said a decision on special events needed to be made. There were problems that needed to be resolved. She felt SEAC couldn't say no to an event because the applicant would come to Council appealing the decision. SEAC needed to have a policy because nobody wanted to be the bad guy to say no to events.

Katie Wang, Executive Director of the Park City Film Series, updated Council on this organization. She stated audience members varied and gave examples of those who attended the film events. She indicated there was a new closed captioning system that allowed the hearing impaired to participate. She thanked the City for its continued support.

Anne Laurent introduced the new City Engineer, Nestor Gallo, to the Council. Gallo stated he was born in Argentina and came to the U.S. in 1988. He worked for Draper, American Fork and Summit County before being hired by Park City. He was looking forward to working with Council and staff.

Mayor Beerman closed the public input portion of the meeting.

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from March 29, 2018, and April 5, 19, and 24, 2018:

Council Member Henney moved to approve the City Council Meeting minutes from March 29, 2018, and April 5, 19, and 24, 2018. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

ABSTAINED FROM APRIL 5, 2018 MINUTES: Council Members Gerber and Joyce

ABSTAINED FROM APRIL 19, 2018 MINUTES: Council Members Gerber and Worel

VI) CONSENT AGENDA

1. Request to Approve Resolution No. 08-2018, a Resolution Proclaiming May 12, 2018, As Arbor Day and Celebrating Park City's 25th Anniversary as a Tree City USA Community:

Maria Barndt, asked that Council proclaim May 12th as Arbor Day. On this day throughout the years, trees were planted throughout the City. Foster indicated Barndt had worked for the City 35 years. Barndt stated the project this year was tree planting at Prospector Park.

Council Member Ware Peek moved to approve Resolution No. 08-2018, a resolution proclaiming May 12, 2018, as Arbor Day and celebrating Park City's 25th Anniversary as a Tree City USA Community. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Request to Approve Resolution No. 09-2018, a Resolution Proclaiming the Month of May as 'Bike Month' in Park City:

3. Request to Approve Resolution 10-2018, a Resolution Recognizing May 2018 as Historic Preservation Month in Park City.

4. Request to Authorize the City Manager to Execute Professional Services Agreement, in a Form Approved by the City Attorney, with Horrocks Engineers, to Provide Engineering Design Services for Improvement and Extension of Munchkin Road, in an Amount Not to Exceed \$169,197.00:

Council Member Worel moved to approve Items 2-4 of the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

VII) OLD BUSINESS

1. Consideration to Approve Ordinance No. 2018-16, an Ordinance Amending Title 4, Licensing, Chapter 2, Business Licensing in General, Section 15 Vibrant Commercial Storefront in HCB and HRC, of the Municipal Code of Park City, Utah:

Beth Bynan and Mindy Finlinson presented this item. Bynan reviewed the changes for dark storefronts, including proving to the Finance Department that the business was not dark. She reviewed that the hours posted amendment in the ordinance had been in place for almost a year. The Finance Department sent 75 dark storefronts notices and received a lot of feedback. Staff felt there was a better way to monitor dark storefronts without having the hours posted.

Council Member Worel asked how staff would monitor the vibrant storefronts. Bynan stated there would be quarterly inspections.

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

Council Member Ware Peek asked how enforcement would work. Bynan stated when the inspections took place, she would receive a list of dark stores and would then send a letter to those businesses.

Council Member Gerber moved to approve Ordinance No. 2018-16, an ordinance amending Title 4, Licensing, Chapter 2, Business Licensing in General, Section 15 Vibrant Commercial Storefront in HCB and HRC, of the Municipal Code of Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VIII) NEW BUSINESS

1. Consideration to Approve Ordinance 2018-17, an Ordinance Adopting a Tentative Revised Budget for Fiscal Year 2018 and a Tentative Budget for Fiscal Year 2019 for Park City Municipal Corporation and Its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate:

Jed Briggs stated the final budget would be adopted in seven weeks but this tentative budget marked the beginning of the process.

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

Council Member Worel moved to approve Ordinance 2018-17, an ordinance adopting a Tentative Revised Budget for Fiscal Year 2018 and a Tentative Budget for Fiscal Year 2019 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance No. 2018-18, an Ordinance Approving the Stag Lodge Phase II Unit 49, Fourth Amended Plat, Located at 8200 Royal Street Unit 49, Park City, Utah:

Tippe Morlan, Planner II, presented this item. She indicated the applicant requested unexcavated private ownership common area to be converted to private ownership area. It was noted that several other units had converted this space as well.

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

Council Member Gerber moved to approve Ordinance No. 2018-18, an ordinance approving the Stag Lodge Phase II Unit 49, Fourth Amended Plat, located at 8200 Royal Street Unit 49, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

3. Consideration to Continue an Ordinance Approving the Twisted Branch Road Subdivision Plat Located at Guardsman Pass and Twisted Branch Roads within the Flagstaff Annexation Area :

Kirsten Whetstone, Senior Planner, presented this item and requested that this item be continued to June 7th.

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

Council Member Worel moved to continue an ordinance approving the Twisted Branch Road Subdivision Plat located at Guardsman Pass and Twisted Branch Roads within the Flagstaff Annexation Area to June 7, 2018. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO JUNE 7, 2018

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

4. Consideration to Continue a Proposed New Location for the Big Stars Bright Nights Concert Series:

Jenny Diersen, Jonathan Weidenhamer, along with Terri Orr and Moe Hickey with Park City Institute presented this item. Diersen explained staff received direction to explore different areas for potential venues for this event. Quinn's Junction was being explored and although there were concerns, staff was confident the impacts could be mitigated. She indicated there could be up to \$60,000 in City costs for nine concert dates. She requested that Council give direction to explore this site for the events.

Orr stated she was grateful to Rory Murphy for approaching the Gillmore Trust and got permission to explore Quinn's Junction. Hickey thanked SEAC for their consensus on this event. He knew that the Institute gave so much to the community and indicated the revenue from this concert series enabled them to sponsor the other events held the rest of the year.

Council Member Ware Peek asked if the cost would be less if parking was controlled. Diersen stated staff was always trying to get the cost down.

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

Renai Bodley Miller stated she supported Park City Institute and thought it would be great to continue the summer concerts.

Susan Fredston-Hermann, Sundance Institute Managing Board, stated it was important for this event to continue. She read a prepared statement from Sundance Institute supporting this event.

Hadley Dynak, Executive Director of Summit County Park City Arts Council, advocated that Quinn's Junction be used for the concert series. She reviewed the benefits the arts brought to people and also estimated the economic benefit to the community. She read a prepared statement about the arts.

1 Ann MacQuoid congratulated Orr, Hickey and the board for being creative and finding
2 an alternative location for this concert series. She stated this was a sports and arts
3 community. She encouraged Council to support this effort.
4

5 Phyllis Robinson thanked Council and staff for helping resolve this location issue for the
6 summer concert series. It was great to see the amazing music offered by this series.
7 She hoped Council would support the Quinn's location for this year.
8

9 Mayor Beerman closed the public hearing.
10

11 Council Member Ware Peek thought Quinn's Junction would be a great fix for this
12 season. She asked what staff was requesting. Diersen requested that Council approve
13 staff continuing to work on mitigation for the Quinn's area for the concerts. Council
14 Member Ware Peek stated she was willing to make this accommodation.
15

16 Council Member Gerber indicated the community supported the Park City Institute and
17 she hoped they could make this event work.
18

19 Council Member Joyce noted SEAC was very supportive of the location. He hoped Park
20 City Institute could be flexible to make this happen, and indicated parking and traffic
21 would be a challenge.
22

23 Council Member Henney hoped a resolution could be reached that would benefit Park
24 City Institute and the community. He looked forward to seeing what staff would bring
25 back for Council approval.
26

27 Council Member Worel praised Park City Institute for being an amazing community
28 partner. She knew staff would work to mitigate the impacts. She supported the location
29 as well as the event dates.
30

31 Mayor Beerman indicated there was much support for this proposal and he was excited
32 to make the event successful.
33

34 Council Member Gerber moved to continue discussion on a proposed new location for
35 the Big Stars Bright Nights Concert Series to a date uncertain. Council Member Worel
36 seconded the motion.

37 **RESULT: CONTINUED TO A DATE UNCERTAIN**

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

39 **5. Consideration to Approve Ordinance No. 2018-19, an Ordinance**
40 **Approving the Park City Heights Phase 2 Subdivision Located off Calamity Road**
41 **South off Richardson Flat Road and West of US Highway 40, Park City, Utah:**
42

1 Kirsten Whetstone and Brad Mackey from Ivory Development presented this item.
2 Whetstone indicated this plat would accommodate 39 lots. She noted a future water
3 tank was planned in this plat. She also noted Condition of Approval Seven should say
4 retaining wall.

5
6 Mackey stated the water tank was required in Phase II and so they were building a road
7 to the future water tank site. He also reviewed the progress on this development's
8 affordable and attainable housing that were completed and also the ones in the process
9 of being built.

10
11 Council Member Gerber asked if all the affordable homes were in Phase One.
12 Whetstone stated 68 out of 79 were located in Phase One. The remaining 11 affordable
13 units would be built in Phases Four and Five.

14
15 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
16 closed the public hearing.

17
18 Council Member Gerber moved to approve Ordinance No. 2018-19, an ordinance
19 approving the Park City Heights Phase 2 Subdivision located off Calamity Road south
20 off Richardson Flat Road and west of US Highway 40, Park City, Utah. Council Member
21 Henney seconded the motion.

22 **RESULT: APPROVED**

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

24
25 **6. Consideration to Extend the Street Dining on Main Program for**
26 **Another Term and Authorize the Mayor to Sign Updated City Property/ Right-Of-**
27 **Way (ROW) Leases with Seven (7) Main Street Restaurants, in a Form Approved**
28 **by the City Attorney:**

29 Francisco Astorga, Liz Jackson and Graham Bunt, Planning, presented this item. Bunt
30 stated this program started in 2010 and he requested it be continued again this year. He
31 indicated the fee structure was reevaluated and staff recommended Option B, which
32 indicated that fees would be assessed with the parking fees that were recently updated.

33
34 Jackson stated the initial installation for the dining decks would begin May 8, after road
35 resurfacing. She also noted that Fletchers was not on Main Street but was being
36 charged as if it was on Main Street.

37
38 Council Member Ware Peek asked what restaurant wasn't participating. It was noted
39 that Bandits became Altitude and thereafter shut down so would not be participating.

40
41 Mayor Beerman opened the meeting for public input. No comments were given. Mayor
42 Beerman closed the public input portion of the meeting.

Council agreed to Option B for assessing fees. Council Member Joyce stated that this program was no longer an experiment and recommended this should be an administrative item from here on out. Mark Harrington stated the leases couldn't be changed because of the way they were drafted, but they could be changed for next year with a code amendment that would allow staff to grant them.

Council Member Ware Peek asked how many merchants were planning on the incremental increases through 2019. Astorga stated they knew about the increases since 2016.

Council Member Ware Peek moved to approve the extension of the Street Dining on Main Program for another term and authorize the Mayor to sign updated city property/ right-of-way (row) leases with seven (7) Main Street Restaurants, in a form approved by the City Attorney and using Option B for fees. Council Member Worel seconded the motion.

RESULT: APPROVED

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

7. Consideration to Approve Ordinance No. 2018-20, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapter 15-11-10(D)(2), Removing 819 Park Avenue From the Park City Historic Sites Inventory:

Anya Grahn, Planner II, stated the Historic Preservation Board (HPB) determined this home no longer met the requirements to be a historic site. She recommended removing it from the list and the Land Management Code (LMC).

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

Mayor Beerman asked if the Historical Society knew about this. Council Member Worel stated the Historical Society discussed this and had concern that these buildings were going away, but they understood the criteria needed to be followed in making these determinations.

Council Member Joyce moved to approve Ordinance No. 2018-20, an ordinance amending the Land Management Code of Park City, Utah, amending Chapter 15-11-10(D)(2), removing 819 Park Avenue from the Park City Historic Sites Inventory. Council Member Henney seconded the motion.

RESULT: APPROVED

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

8. Consideration to Provide a Final Fee Adjustment Determination Regarding a \$10,325.62 Request from the Prospector Square Property Owners Association (PSPOA):

Michelle Downard and Dave Thacker, Building Department, presented this item. Craig Dennis and Dean Barrett, HOA representatives, were also present. Thacker stated the total project would cost about \$500,000. Downard stated that as this project got underway, the City would also be reconstructing Prospector Avenue, so this would be a unique opportunity to work together. Although it was against City policy to grant fee waivers to HOAs, she wanted to present this request to Council because of the unique nature of the request. It would be unfortunate to have sewer repairs and road cuts right after the road was repaved. She also noted the HOA project included parking, right-of-way, and landscaping improvements that would be a public benefit. Downard explained the consequences of approving the fee waiver, and indicated the fee would have to come out of the General Fund or be taken from another source if it was approved.

Barrett indicated staff was concerned approving the request would set a precedent with other HOAs that regularly requested waivers for their projects. He noted the code did not distinguish between nonprofits requesting waivers. He indicated his project would include widened sidewalks, increased trash cans, benches, bike racks, etc. He outlined the public benefit from the HOA project.

Council Member Henney stated the total project would be \$6 million and over time the HOA could request up to \$100,000, and asked if they were planning on requesting \$90,000 more in waivers, to which Barrett responded in the affirmative. Council Member Henney stated this project included infrastructure and would be a great benefit since this district would become increasingly important in the future. He asked what the public benefit would be for the \$10,000 waiver. Downard stated the specifics were not discussed and stated it would not be fair to make this a requirement.

Council Member Joyce stated he was the liaison for the HOA. He saw this request as a precedent and was not in favor of granting the request. He was in favor of improving the partnership but not by giving a fee waiver.

Anne Laurent stated they would be back on May 17 with more details on the project. The City would be moving fire hydrants. The intention of the Prospector landscaping element of the project would be that they would take over the landscaping maintenance.

Council Member Worel stated there was no guarantee that the road construction and road cuts would be coordinated to which Downard confirmed. Mayor Beerman asked if

Barrett would accept the condition that the road had to be coordinated. Barrett stated he already postponed the project from last year to this year, and the owners were getting anxious to get the project started this year.

Council Member Ware Peek thought for years Prospector Square was a great idea but it didn't function as a walkable community. She couldn't find a concrete reason of public benefit for this request. Barrett thought this HOA was unique because of the commercial entities within this area. Council Member Gerber agreed with Council Member Henney and felt this was unique with businesses and residential, affordable housing, etc. She thought it would be an interesting opportunity. She didn't know about future waiver requests, but \$10,000 for what the City was getting was a good deal.

Council Member Ware Peek asked what the timeline was for the total project. Barrett stated each year some part of the project would be completed. Council Member Worel liked the idea of a public/private partnership and thought it had great public benefit. She supported this waiver.

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

Council Member Ware Peek stated it was helpful to listen to the other Council members and she supported the request.

Council Member Ware Peek moved to approve a Final Fee Adjustment of \$10,325.62 as requested from the Prospector Square Property Owners Association (PSPOA). Council Member Worel seconded the motion.

RESULT: APPROVED

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

NAYS: Council Member Joyce

9. Consideration to Approve a New Level Three Event, Park City Farmers Market, to be Held on Seventeen (17) Wednesdays, June 13 – October 10, 2018 from 12:00 p.m. to 5:00 p.m. Based on Findings of Fact, Conclusions of law, and Conditions of Approval in a form Approved by the City Attorney's Office:

Tommy Youngblood, Special Events Coordinator, presented this item. He stated this event was being moved to Vail for one year.

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

It was indicated that the public was excited to have this event in the City limits. Council Member Ware Peek asked if beer would be sold. Youngblood stated a license would have to be issued to sell beer.

Council Member Joyce moved to approve a New Level Three Event, Park City Farmers Market, to be held on seventeen (17) Wednesdays, June 13 – October 10, 2018 from 12:00 p.m. to 5:00 p.m. based on findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney's Office. Council Member Henney seconded the motion.

RESULT: APPROVED

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

10. Consideration to Approve the Supplemental Plan for the 2018 Park Silly Sunday Market (PSSM):

Tommy Youngblood, and Kate Boyd and Michelle McDonald with PSSM presented this item. Youngblood stated the market would run 14 dates this summer. The applicant requested \$79,000 in City service fees for the event. Council Member Worel asked about the reevaluation of the group makeup and the criteria for the working group. Youngblood stated the Historic Park City Alliance (HPCA) looked for information to give to the merchants to see what was benefitting them and not benefitting them during the market times but had little success. They decided to look for other alternatives that might glean that interaction. Diersen felt the relationship of HPCA supporting the market as well as the market supporting Main Street was an important one.

Council Member Joyce asked about parking. Diersen stated \$20 was charged for parking on Miner's Day weekend. She recommended a \$5 per hour parking rate to help alleviate traffic. Council Member Joyce expressed concern about lowering the rate. Diersen stated parking was discussed at the April HPCA meeting and it was decided that \$5 would be charged, but it would be monitored and could be increased.

Mayor Beerman requested HPCA continue to be included in the group meetings. It was indicated that Barille always attended but merchants weren't there. Diersen wanted to facilitate the relationship and noted all perspectives were represented.

Council Member Ware Peek commented that she liked the "no event weekend" in the City, and suggested moving that date to July. Diersen indicated that date was the last weekend before school started so it was a very local weekend.

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

Council Member Gerber moved to approve the Supplemental Plan for the 2018 Park Silly Sunday Market (PSSM). Council Member Henney seconded the motion.

RESULT: APPROVED

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

It was determined that Council liaisons for PSSM were Council Members Ware Peek and Worel.

11. Consideration to Approve Significant Changes to the Level Three Event, Wasatch Back Ragnar Relay, Held June 2, 2018, Including a Course Change and Parking Removals, Based on Findings of Fact, Conditions of Approval and Conclusions of the law in a Form Approved by the City Attorney's Office:

Jenny Diersen and Chris Phinney, Special Events, presented this item. Phinney stated there was a course change this year so the route would not come into the City, which would mitigate residential impacts. Ragnar lowered participation to 450 teams and requested lower public safety personnel as well.

Council Member Gerber asked if this was an event that would benefit from a quarterly application process. Diersen indicated there was a lot of coordination with the County, but the quarterly application would help. She noted they paid all their City services fees and they contributed to the Park City Education Foundation, both monetarily and through volunteerism.

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

Council Member Henney moved to approve significant changes to the Level Three Event, Wasatch Back Ragnar Relay, held June 2, 2018, including a course change and parking removals, based on findings of fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office. Council Member Worel seconded the motion.

RESULT: APPROVED

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

IX) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

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

Suggested Action:

Attachments:

[IHC Staff Report](#)

City Council Staff Report



**Subject: Intermountain Health Care Lot 4 Subdivision-
Award of Contract-Professional Service Agreement
Alliance Engineering**

Author: Heinrich Deters

Department: Sustainability

Date: May 17, 2018

Type of Item: Administrative

Summary Recommendation

Staff recommends City Council authorize the City Manager to enter into a Professional Service Agreement with Alliance Engineering in the amount of Nine Thousand Four Hundred and Ninety Dollars (\$9,490.00) for survey, engineering, and subdivision plat services for the Lot 4 Intermountain Healthcare Park City Medical Campus/ USSA Headquarters and Training Facility Subdivision.

Executive Summary

Staff recommends City Council should consider authorizing to enter into a Professional Service Agreement with Alliance Engineering in the amount of Nine Thousand Four Hundred and Ninety Dollars (\$9,490.00) for survey, engineering, and subdivision plat services for the Lot 4 Intermountain Healthcare Park City Medical Campus/ USSA Headquarters and Training Facility Subdivision.

Acronyms

PCMC Park City Municipal Corporation
RFP Request for Proposals
PCFD Board Park City Fire District

Date

February 15, 2018

Item

[City Council Packet- IHC Lot 4 Disposition page 107](#)
[February 15, 2018 Meeting Minutes Page 11](#)

Background

The City is the owner of Lot 4, a five (5) acre platted lot located within the Intermountain Healthcare (IHC) Master Planned Development (MPD). The lot is located at 675 Round Valley Drive, south of the IHC Hospital and Medical Campus and east of the Summit County Health Department and future Peace House. (Exhibit A). On August 26, 2015, the Planning Commission briefly discussed this issue during review of the pre-MPD application for amendments to the IHC MPD regarding the Peace House. The Commission indicated that a fire station is an appropriate use within the CT zone. The 5 acres of Lot 4 are not included in the 80% open space requirement for the IHC MPD and there are no known recorded deed restrictions or conservation easements on Lot 4.

The PCFD Board and Park City Council agreed to the following terms, as approved by the Council on February 15, 2018:

- To purchase the northerly 2.5 acres of the parcel for one million dollars (\$1,000,000); and
- The City retains a right of first refusal on the parcel.

With anticipated build-out of Park City Heights, IHC Medical Campus and Park City Studios, along with additional development in Summit County on the east side of US 40, the PCFD finds that there is a need for a fire station in this area. According to the Fire District, ideal sites are located with direct access onto Round Valley Drive which provides a controlled intersection access to SR 248 and is as a critical to providing a high Insurance Service Office (ISO) rating.

Analysis:

Staff advertised a Request for Proposals (RFP) form qualified survey/engineering firms to prepare survey, engineering, and subdivision plat for the Lot 4 parcel. The RFP was advertised in two consecutive editions of the Park Record, as well as, noticed on the City's website and Utahlegals.com Submittals were due on April 12, 2018.

Two firms submitted for the project and the fee estimates for the project are provided below:

Alliance Engineering	\$9,490.00
Talisman Civil Engineering	\$8,041.00

A selection committee reviewed the two proposals and selected Alliance Engineering as the most qualified for the project.

Staff anticipates subdividing the 5 acre parcel into two separate 2.5 acre lots this summer and returning to Council with a real estate purchase contract for the northerly 2.5 acres to be approved in a regular session. Once PCFD attains ownership of the property, the District will need to acquire all planning and building permits to construct the station.

Department Review:

This report was reviewed by the City Attorney's Office, the Budget Department and the Executive Department.

Exhibit A- IHC Lot 4 Map

Lot 4 PCMC Property



Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Tricia Lake

Submitting Department: Legal

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

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

Suggested Action:

Attachments:

[McClary Staff Report](#)



CITY ATTORNEY'S OFFICE

**City Council
Staff Report**

Subject: Coleman McClary v. PCMC – Personal Injury Litigation
Author: Tricia S. Lake, Assistant City Attorney/Prosecutor
Department: City Attorney's Office
Date: May 17, 2018
Type of Item: Litigation

Summary Recommendation

Staff recommends approving the settlement in the amount of \$200,000.00.

Executive Summary

This case involves a pedestrian accident at the Park City Transit Center. On January 28, 2015 during the Sundance Film Festival, Plaintiff was standing in the north end of the Transit Center facing Swede Alley after having just gotten off of a bus. A Park City Transit Department supervisor was operating a Park City Transit vehicle and was backing up in this same area to park his vehicle prior to his shift responsibilities. As our employee was backing up, he impacted Plaintiff with the Park City transit vehicle. Plaintiff was subsequently transported to the Park City Medical Center. Plaintiff is uninsured and has incurred medical expenses in the State of California that are now lien.

On February 8, 2018, the parties participated in mediation in an effort to resolve the matter short of jury trial. The proposed settlement was reached subsequent to the mediation subject to City Council approval.

The Problem

Under the Governmental Immunity Act of Utah (GIAU), immunity from suit is waived by governmental entities as to any injury proximately caused by a negligent act or omission of an employee committed within the scope of employment.

In the present case, Plaintiff argues that the transit employee (Park City) owed Plaintiff a duty to use reasonable care while operating a motor vehicle and breached this duty by impacting Plaintiff while on the sidewalk. Plaintiff argues that as a result of Park City's conduct, he suffered aggravation of a pre-existing back injury requiring inter alia emergency medical care, chiropractic care, pain management, multiple epidural injections and ultimately requires spinal surgery to include lumbar discectomy and lumbar fusion. During mediation, the use of the City's own expert testimony greatly reduced the proportional harm caused by the City as claimed by the Plaintiff.

Background

- On December 9, 2015, Plaintiff filed a Notice of Claim alleging that Park City was negligent as a result of a city employee failing to operate his vehicle in a safe and reasonable manner thereby causing Plaintiff's injuries.
- On March 8, 2016, Plaintiff filed a formal Complaint in the Third District Court alleging: 1) that Park City owed Plaintiff a duty use reasonable care while operating a motor vehicle; 2) that Park City breached this duty by failing to maintain a proper lookout, failing to yield to pedestrians, failing to operate a vehicle in a safe manner and crashing into Plaintiff while on the sidewalk; 3) that Park City's conduct was the proximate cause of the injuries sustained by Plaintiff; and 4) that Plaintiff suffered damages as a result.
- Discovery was completed in September 2017.
- On February 8, 2018, the parties participated in mediation in an effort to resolve the matter short of jury trial. The City made a final offer during mediation which was initially rejected and then accepted pursuant to an Offer of Judgment when the City rejected subsequent requests for further mediation prior to trial. The Offer of Judgment enables the City to recover our costs associated with trial and to avoid paying Plaintiff's costs associated with trial if the jury verdict is less than the offered settlement. The proposed settlement was reached subject to City Council approval.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Approve the settlement in the amount of \$200,000.00.

Pros

If the settlement is approved, this matter will be resolved with finality. Proceeding to jury trial is a last resort, as it is the most risky and provides the most unpredictable outcome which is subject to appeal.

2. **Null Alternative:** Do not approve the settlement.

Cons

If the settlement is not approved, this matter will proceed to jury trial, wherein Park City is looking at an estimated exposure in excess of double the settlement amount, not including attorney's fees, costs, or the costs associated with an appeal. Park City will incur expert witness fees, lay witness fees and outside counsel fees estimated in excess of \$70,000.00. Utah jury verdicts for similar cases range from verdicts as low as \$25,000.00 to as high as \$715,000.00.

Department Review

The City Attorney's Office and the City Manager have reviewed this proposed settlement.

Funding Source

Settlement funds would be drawn from Park City's Risk Management Fund. The Transit Fund contributes to the Risk Management Fund.

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

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

Suggested Action:

Attachments:

[Old Ranch Hills Trail Staff Report](#)

City Council Staff Report



Subject: Old Ranch Hills Trail Project

Author: Heinrich Deters

Department: Sustainability

Date: May 17, 2018

Type of Item: Consent

Summary

Recommendations

Council should direct staff to proceed with the construction of a single-track trail on the Old Ranch Hills property (SS-61-B-2-X), consistent with the terms of the Old Ranch Hills Conservation Easement held by Summit Land Conservancy.

Executive

Summary

Staff recommends Council approve the construction of a single-track trail on the Old Ranch Hills property (SS-61-B-2-X), consistent with the terms of the Old Ranch Hills Conservation Easement held by Summit Land Conservancy.

Background

In June of 2017, Summit County transferred 50 acres, commonly referred to as the 'Old Ranch Hills' property to Park City Municipal Corporation. On December 7, 2017, City Council approved granting a conservation easement on the property.

Date

[December 7, 2017](#)

Item

[Council Packet Old Ranch Hills Conservation Easement- page 317](#)
[City Council Meeting Minutes- Page 9](#)

Alternative: Review and approve the trail project.

Pros

- a. Provides for directional and user specific trails in the area, which will help mitigate trail user issues in Round Valley. This is also the City's tentative 2018 National Trails Day project.

Cons

- a. None

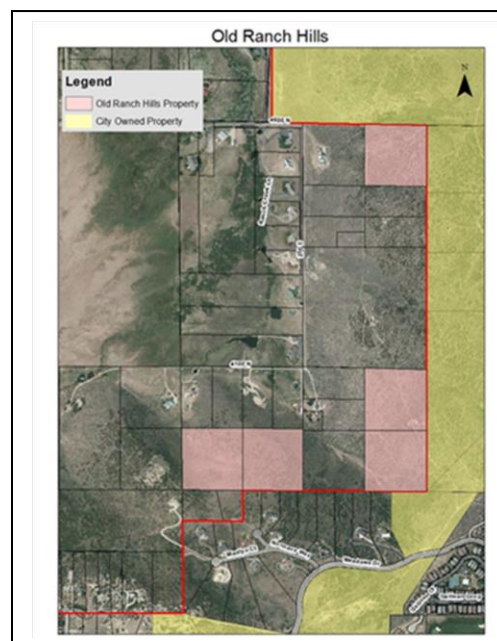
Null Alternative: Do not approve the project.

Pros

- a. None

Cons

- a. Will not address some user conflicts in the area.



Analysis:

The Old Ranch Road Trailhead services the western aspect of the Round Valley open space. The trailhead sees numerous hikers and equestrians from the Old Ranch Road community. Finally, it is the western terminus of the 'Rambler' Trail, constructed in the late 1990s. Over the past five years, City staff and the Mountain Trails Foundation have wanted to create more user specific and directional trails to help mitigate conflicts between hikers, equestrians and bikers. With the acquisition of the Stoneridge Parcel (2014) and now the Old Ranch Hills property (2017) there is the ability to make the Rambler trail hiking and uphill bikes only, should a downhill directional option be created (this is the proposed trail).

The Old Ranch Hills Conservation easement specifies that recreational trails are an allowed use under the easement; however, due to the visible nature of the hillside and the future reservation of creating a paved type trail on an existing jeep road, Park City agreed to place language within the document which requires any 'new' trail considered on the property to receive City Council approval in an open and public meeting. Staff has provided language from the easement below:

TRAILS. Owner shall construct and manage trails in a manner consistent with the Conservation Values and with jurisdictional planning and permitting requirements. Owner may construct new trails or make substantial improvements to the existing trails upon the approval of the Park City Council, pursuant to public notice and a public meeting or pursuant to similar public processes that exist from time-to-time.

Summit Land Conservancy has reviewed the trail alignment and is supportive of the project.

Department Review:

This report has been reviewed by the Sustainability, Legal and Executive Departments.

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Minda Stockdale

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

Park City Youth Council Project Proposal Update

(A) Public Input

Suggested Action:

The Park City Youth Council is seeking City Council approval for their project proposal idea to be implemented by YCC during the 2018 – 2019 school year.

Attachments:

[Youth City Council Staff Report](#)

[Exhibit A - 2017 Survey Results](#)

[Exhibit B - Youth City Council 2017-18 Budget](#)



City Council Staff Report

Subject: Park City Youth Council Project Proposal Update

Author: Minda Stockdale, Administrative support

Department: Executive

Date: May 17, 2018

Type of Item: Old Business

Summary Recommendation

The Park City Youth Council (YCC) is presenting an overview of their work this year and recommendation for a project proposal idea to be implemented by YCC during the 2018 – 2019 school year.

Executive Summary

YCC has made strides in the 2017 – 2018 school year on research, data collection and planning regarding the concept of a teen center(s) project assigned by City Council in fall 2017. They have developed a high level project proposal for implementation by YCC during the upcoming 2018 – 2019 school year.

In response to results from the 2017 survey, YCC recommends a collated teen activity calendar as a solution for communicating teen activities offered by local organizations and businesses. Survey results indicated the need for activities, safe space(s) for teens NOT called 'teen center(s)', relevant and centralized communication, and affordability. Rather than a physical teen center(s), a calendar will reference teen activities and spaces City and County-wide.

Importantly, the calendar would include alternative transportation options, with links to transit schedules. The calendar would additionally include a link to an affiliated social media account created and administrated by YCC. The calendar would include affordable activities offered by local organizations (<\$15); additionally, the YCC would like to solicit local businesses to offer one-time events for this demographic within this price range (discounted bowling, skating, movie nights, e.g.). A host site for the calendar will be determined in fall 2018. YCC's advisor and staff administrator will monitor site and social media content.

The Opportunity

A collated teen activity calendar will be an effective tool for communicating teen-friendly spaces and events.

Background

In 2016 Park City Youth Council convened. Students attended the City Council retreat and got direction that the City Council wanted to have their input on the concept of a "Teen Center" and had follow up discussion at the February 16, 2017 council meeting where the Library and PCMARC staff presented some ideas on the subject.

In fall 2017 the students followed up with the project and sent a survey out to the students at PCHS and the Winter School. Results supported the need for free, informal teen gathering spaces and activities NOT called a "teen center" in multiple/dispersed locations with minimal

supervision, which YCC presented to Council in January 2018. Messaging and transportation were also key. The Council suggested the YCC develop a strategic plan with input from students, the LGBT and Latinos in Action (LIA) groups to present to the Council.

YCC set the intention to look further into the survey results they received come back to Council with a more in depth explanation of the findings from the survey and provide more examples. They aimed to present project proposal ideas by the end of the 2018 school year.

PCYCC members 2017-2018

Mayor: Maya Levine

Mayor Pro-temp: Wyatt Hudgens

Recorder: Olivia Downes

Treasurer: Valentin Astie

Photographers: Kirsten Keblish and Annie Sheinberg

Social Media Liaison: Alex Sletta

Web page administrator: Alec Paden

General Members:

Kali Watkins, Grace Moore, Lauren Stemler, Laisa Pena, Sadie Ortiz, Louisa Keating

Advisors: Meg Ryan and Becca Gerber

Staff Admin: Minda Stockdale

<u>Date</u>	<u>Item</u>
February 16, 2017	Work Session (page 20)
February 16, 2017	Meeting Minutes (page 3)
June 8, 2017	Public Input YCC Update (page 6)
January 11, 2018	Old Business YCC Update (page 95)
January 11, 2018	Meeting Minutes (page 6)

Department Review

Executive, Special Events, Community Engagement, Legal, Information Technology

Funding Source

YCC funding comes from the General Fund. No additional funding or resources are requested at this time.

Attachments

- A 2017 Survey Results - PCHS and the Winter School
- B 2017-2018 Budget

Would you consider Park City to be "teen friendly"?	Would you rather change existing resources to better meet teens' needs or create an entirely new place for teenagers to spend time (a "teen center")?	Which (if any) of the listed resources do you regularly frequent?	With regard to teenage entertainment, what do you feel Park City is lacking?	What resources would make Park City more appealing to teenagers ("teen-friendly")?	Would you spend time at a central place designed specifically for teens (a "teen center")?	Other comments regarding a "teen center"?
Yes	Alter current resources to better fit teens' needs	Library, Basin Rec	information	Winter time- non-sport related activities	Yes	
No	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Ice Skating Rink, Movie Theater	Everything	Nothing	No	Make it individual pods so we don't have to talk to each other LGBTQ+ support would make many teens so much more supported and safe in PC, overall, the teen center is a really great idea that I would really enjoy! Great idea, but please don't call it the Teen Center
No	Create one location that is specifically designed for teenagers	Redstone	N/A	LGBTQ+ programs open to people outside PCHS More areas like Redstone (walkable distances, food, and entertainment in one place) perhaps?	Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Ice Skating Rink, Movie Theater The MARC, Skate Park/City Park, Basin Rec, Redstone, Ice Skating Rink, Bowling Alley, The police station	PC does a great job in this area.		Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Basin Rec, Redstone, Ice Skating Rink	Gangs	If the crips and bloods established themselves here reducing the number of conflicting officers who instigate problems	No	Paintball
No	Alter current resources to better fit teens' needs		a creative space for music & art		No	sounds like a cheesy trap
Yes	Alter current resources to better fit teens' needs	Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	Safe zone / monitoring of above areas	Not sure	No	I think keepint safe would be the big issue. It could just be a magnet for unwanted transactions.
No	Alter current resources to better fit teens' needs	The MARC, Library, Redstone, Outlet Mall, Ice Skating Theater, Starbucks	Activities for teens where they can hang out with friends and have fun	Dances, a rec center, organized activities (brought up that way!)	Yes	Yes - if it was "cool" and had things to do that I liked. Hard to say really... Sounds cool, never going to happen
No	Create one location that is specifically designed for teenagers	Library, Redstone, Movie Theater	Indoor recreational activities	Indoor recreational activities. (Arcade, paintball, etc)	Yes	
No	Alter current resources to better fit teens' needs	Library	Good cops	Normal police	No	
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	A place where kids can hang out (like a kids cafe/arcade)	A place where kids can just talk and hang out comfortably	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	N/A	Mental Health/ Teen Support group center	Yes	
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Redstone, Outlet Mall, Ice Skating Rink, NAC, Movie Theater, Bowling Alley	Just an open space for teenagers to feel welcome and have places to study. Also somewhere alcohol free to go out and dance would be super fun	More teenager centered places with newer and better updated technology.	Yes	
No	Create one location that is specifically designed for teenagers	Skate Park/City Park, Redstone, Movie Theater, Bowling Alley	Arcade Center	More stuff inside designed for teens	Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	More hangout places	More stores	Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Redstone, Movie Theater	Somewhere to go when there's nothing to do.	Something to do that's fun and cheap and open late.	Yes	
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Redstone, Outlet Mall, Movie Theater	More activities for teens to do	More things for teens to do	Yes	
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	Nothing much I think there should be awareness for it	Teen help centers	Yes	
Yes	Alter current resources to better fit teens' needs	Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	I don't know	I don't know	Yes	
Yes	Alter current resources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Student discounts	Student discounts	No	I would hang out at an actual center but only if there wasn't intense supervision and we didn't have to do kid things like arts in crafts or something
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Basin Rec	nothing	nothing	No	
Yes	Alter current resources to better fit teens' needs	Library, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	A coffee shop that is comfortable, affordable and easy to go to.	More parking spots.	No	
No	Alter current resources to better fit teens' needs	Library, Redstone, Outlet Mall, Movie Theater	A record store, a better teen section in the library, a roller rink	mental health services for teens and a thrift store and record store	No	They're usually exceptionally cheesy. It'd be better to create resources teens like than a random center.
Yes	Create one location that is specifically designed for teenagers	Basin Rec, Outlet Mall, Movie Theater	A place to hang out that isn't a restaurant or gym.	A bigger space.	Yes	
Yes	Alter current resources to better fit teens' needs	Library, Redstone, Movie Theater, Not the PC Library, Kimball	Personally, I think that Park City is good as it is. If you want to add something or somewhere for teens, actually have a school library. It's a great place to study, get books, meet with people, etc. The fact that WE DON'T have one anymore is freaking annoying.	High School library.	No	Why?
No	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater, Bowling Alley	idk	idk	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater, Bowling Alley	Rolling blading	Phone chargers	Yes	
Yes	Alter current resources to better fit teens' needs	Redstone	Idk	Idk	No	
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater, Bowling Alley	Kindness	I don't know.	No	
Yes	Create one location that is specifically designed for teenagers	Library, Outlet Mall, Movie Theater	activity area...skating/other activities	less expensive activities	Yes	
No	Alter current resources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	roller skating rink!	more fun indoor activities to do in the winter	No	
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	A fun activity for teens open after 9	Fun things to do, free ski passes, hiking, stuff to do in the winter	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone	more teen friendly places	more places to go like malls, or anything like that	Yes	
Yes	Create one location that is specifically designed for teenagers	Basin Rec, Redstone, Movie Theater, Main street and ski resorts	A cool place geared towards teens for homework and other projects	more geared towards teen passion projects and schoolwork	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater	A building with a lot of places for teens to hang out and talk and order food. (no adults or younger kids)	More places to do teen friendly things	Yes	
No	Alter current resources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater, Main Street	Inexpensive activities that stay open later.	More inexpensive activities that stay open later.	Yes	Surround it with places that food can be purchased.
No	Alter current resources to better fit teens' needs	The MARC, Basin Rec	A good spot to drive your car up to and look out over town	Allowing us to have hats a school	No	I don't think people would use a dedicated space
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Redstone	I feel like Park City is lacking that university style environment where there are multiple easy going activities to go to that aren't directly sponsored by the school.	Have locations near the high school that appeal to college students instead of tourists. A lot of high school students are drawn in by the same appeals as college students.	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Movie Theater	A safe place for teenagers to be out after dark.	More options for doing things after school and in our free time.	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater	not sure	not sure	Yes	
No	Create one location that is specifically designed for teenagers	Movie Theater	A place that is fun for teenage age kids, that is AFFORDABLE. For example, jupiter bowl is anything but affordable.	Making a new public 'fun' place more affordable, not having as strict of rules on teens (regarding legal things of course)	Yes	Places like Classic Fun Center are super fun because they don't have super strict rules (like many nice 'fun' places in PC), it isn't expensive, etc.
Yes	Create one location that is specifically designed for teenagers	The MARC, Ice Skating Rink, Movie Theater	Nothing	Fun stuff	Yes	
Yes	Alter current resources to better fit teens' needs	none	Nothing I just don't go out	Nothing	Yes	
No	Create one location that is specifically designed for teenagers	Library, NAC, Movie Theater, Bowling Alley	A specific area just for teens	Easy access, good environment, lower prices	Yes	If a specific location was made, putting it near the schools would make it more accessible

Yes	Create one location that is specifically designed for teenagers	N/A	More Jazz concerts	Increase number of public music events	No	
No	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Movie Theater, Bowling Alley, Park City Aquatic Center	Hang out areas.	Affordable recreation activities.	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	none	none	Yes	none
Yes	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	-	-	Yes	
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater, Java Cow, Denny's	everything.	meh	No	no one would go
Yes	Create one location that is specifically designed for teenagers	Basin Rec, Redstone	More hangout places that have restaurants and one seating	More coffee shops and stores	Yes	
Yes	Alter current reasources to better fit teens' needs	Library	i love salt lake vibes; pc needs those	no idea	No	
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater	That's the million dollar question now isn't it?	ldk	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Library, Basin Rec, Redstone, Outlet Mall, NAC, Movie Theater, Bowling Alley	I am not sure. Just many things in town are expensive	Cheaper entertainment	No	No one would go because it would be cheesy
Yes	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone	We need laser tag desperately.	Laser Tag. This is the only solution.	No	The only way I would participate in a teen center is if it involved laser tag. Otherwise that is just complete cringe.
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater	something	im not sure	Yes	
No	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall	cheap places that are fun	diner/arcade? like pops from riverdale	No	
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, NAC, Movie Theater, Bowling Alley	a trampoline park	ldk	No	
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater	Target, Chick-fil-a, In-N-Out	Target, Chick-fil-a, In-N-Out, teen friendly shopping	Yes	charging ports?
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	It would be really cool to have a drive-in-movie somewhere in PC. I don't feel like Park City is lacking teenage entertainment, but I do feel that it is lacking children's entertainment.	I think Park City is teen friendly, with the mall, UOP, and recreational places like the Marc or Basin.	No	
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	More shopping areas	More shopping areas and restaurants in the places in Kimball Junction that aren't being used for anything.	No	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Movie Theater, UOP	rollerblading	I don't know	Yes	
Yes	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Movie Theater, Bowling Alley, The trail system, Main Street, and Walmart	Cheaper places on main street to hang out with friends	???	No	Not all teenagers fit into the same category. I would just like it if there were some places on Main Street to get a cheap coffee.
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park, ski, pinebrook park, glenwild park, church	costco	costco	No	pc needs costco asap
No	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater	Most of the places are made for tourists.	Have more things for teens to do rather than see a movie or bowling	Yes	The above question would be a maybe depending on what was in the center
No	Create one location that is specifically designed for teenagers	Basin Rec, Movie Theater, Bowling Alley	Things to do on Friday/Saturday nights or during summer that aren't skiing, biking, or hiking and don't cost a lot of money.	More things to do that aren't expensive	Yes	None
No	Alter current reasources to better fit teens' needs	Library, Basin Rec, Main Street	You have to pay for everything so it'd be nice to have more free things during the winter and summer	ldk	Yes	depends on what the teen center is like and the ages if I personally would go
Yes	Alter current reasources to better fit teens' needs	Library	WE NEED VOLLEYBALL COURTS AROUND THE AREA (INDOOR). I call the Marc all the time to see if I could come in and set up the courts and play volleyball and they never let me. WHAT ELSE IS THERE TO DO ON A FRIDAY OR A DAY OFF THAT IS TOO COLD? They should be able to have a court on hand. It isn't too hard to set up.	more events that can be attended by students	No	good idea I don't interact with other teens very much but I'm sure everyone else would love it.
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Teen camps (especially summer camps)	More camps for teens	No	
Yes	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Movie Theater, Bowling Alley	Nothing	Thats not ultimately my decision	Yes	None
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater	ldk what pc is lacking.	I really enjoy being fit but it is sometimes awkward trying to workout in front of adults.	Yes	no If you call it a teen center kids will absolutely not go to it.
No	Alter current reasources to better fit teens' needs	The MARC, Library, Basin Rec, Outlet Mall, Movie Theater	A place where tourists aren't An inexpensive cafe, that teens can afford, that caters to the specific needs of students. Mainly a place that teens can study and complete schoolwork that isn't as boring as a library.	The police not focusing so much on teens.	No	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Outlet Mall, Movie Theater	more fun activities for teens. We need laser tag or go karts	Easily accessible study area	Yes	No other comments
Yes	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	a simple place to let us chill and hang out with resources	more fun activities for teens. We need laser tag or go karts	Yes	nope
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall	Park City lacks something to do for teenagers during the winter. It is extremely hard to find something to do at night during winter if it is cold outside.	I am not sure	Yes	no
No	Create one location that is specifically designed for teenagers	Library, Skate Park/City Park, Redstone, Outlet Mall, Bowling Alley, Hotel pools	Cheap/free places that teens can hangout and just have fun. Everywhere costs something it seems.	If there was a place to go or activities to do that are local. This would reduce the amount of underage drinking and partying every weekend.	Yes	PLEASE MAKE ONE. :) Make multiple teen centers because there would be too many people at just one.
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater	Make common attractions cheaper or free.		Yes	
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater, Bowling Alley	Before I was able to drive I took the bus everywhere, and as a 13-15 year old, Having a bus driver's cigarette smoke come blowing into the bus isn't the most pleasant experience. This happened on multiple routes with multiple drivers over multiple years and it's very gross. I know this isn't entertainment related but come on have some standards. Also I'd like to say the PC library and every librarian in it is a blessing.	I just want the Kimble Arts Center back, I loved that place. I've been awake for 28 hrs so this doesn't make sense I'm sorry.	Yes	If there's free wifi and got comfortable seats I'd go.
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Movie Theater	More hangout places	More places to hang out and do fun stuff at any time of the day	Yes	Make it affordable
No	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Movie Theater	things to do	activities	No	n/a
Yes	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	activities that are inexpensive and accessible to everyone	?	No	no
Yes	Alter current reasources to better fit teens' needs	The MARC, Library, Basin Rec, Redstone, Movie Theater	N/A	N/A	No	N/A
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Basin Rec	n	m,	No	non
Yes	Create one location that is specifically designed for teenagers	Library, Outlet Mall	An indoor place for teenagers to hang out	Cheaper cafes	No	It is a good idea
No	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater	Somewhere to drive go-karts.	Go-karts	Yes	no
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Basin Rec, Redstone, Movie Theater	ldk drive in movies, diners?	more things to do	Yes	yes In my opinion this idea would be a waste of resources
Yes	Alter current reasources to better fit teens' needs	Redstone	nothing	nothing	No	

No	Alter current reasources to better fit teens' needs	Alley	teen activities	more fun places like the bowling alley	Yes	
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater, The Mine	A real mall	No idea	Yes	none
No	Alter current reasources to better fit teens' needs	Library, Basin Rec	More indoor activitys	More fun stuff	No	NA
Yes	Alter current reasources to better fit teens' needs	The MARC, Library, Redstone, Ice Skating Rink, NAC, Movie Theater	I feel happy A cheap place to be loud and be ourselves	More nice people charging station, a group place to just get together	Yes	What do teens do to help?
Yes	Alter current reasources to better fit teens' needs	Library, Outlet Mall		trendy food places, original and not chains/franchises	Yes	safe space
Yes	Alter current reasources to better fit teens' needs	The MARC, Redstone, Outlet Mall, Movie Theater, Promontory	rollerblading/laser tag		No	
Yes	Create one location that is specifically designed for teenagers	Redstone	idk	idk	Yes	
Yes	Alter current reasources to better fit teens' needs	Redstone, Ice Skating Rink, Movie Theater	student input	dances	Yes	n/a
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	creativity	more "teen" activities or more exciting sports. renovate the school and make it more appealing to the eyes. The school building is too boring.	Yes	
Yes	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	creativity and fun		Yes	
No	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	A place everyone can hang out at. Entertainment that doesn't cost an arm and a leg.	?	Yes	
No	Alter current reasources to better fit teens' needs	Library, Redstone		Cheaper entertainment.	Yes	
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Movie Theater, Main Street/Atticus	Affordability	cheap	No	
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Movie Theater, Bowling Alley	Amusement Park	Food places	No	
No	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Movie Theater, trail system	a good place to hangout and get decent food	a woodward	Yes	
No	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Cheap	Cheap	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Movie Theater	Nice people	Nice people	No	Teenagers don't get along with each other
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	Everything	A place to hanf	Yes	make it good
Yes	Create one location that is specifically designed for teenagers	Library, Skate Park/City Park, Redstone	Thrft stores	Trader Joe's, in-n-out burger, chick-fil-a	Yes	
No	Create one location that is specifically designed for teenagers	Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Appealing restaurants, stress free areas, noise free areas, and recreational places.	an arcade, teen stores, summer recreations, more access to the olympic center, and less expensive ice cream	Yes	Make sure there is bean bags and a soda bar.
Yes	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	A place where teenagers can go on a Friday/ Saturday night.	More Activitès ex. roller blading	Yes	Great idea
Yes	Alter current reasources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Redstone, Movie Theater	I think places for teen entertainment need to be advertised better	Not too much	Yes	
No	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater, Bowling Alley	Possibly more appealing fast-foods or resuturants.	Possibly more teen stores in the area such as Forever21, H&M, ect... An arcade, Laser tag, Bands, stunt shows, celebrity apperances.	Yes	
No	Create one location that is specifically designed for teenagers	Basin Rec, Redstone, Outlet Mall, Movie Theater	a fun hangout place, a place for teens to go and hang out & eat food like at a restaurant	more restaurants within high school student's budgets	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Interactive stuff	Games	Yes	I like the Lassonde
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park	WOODWARD	WOODWARD	No	Entrepreneur Studio at the University of Utah.
Yes	Alter current reasources to better fit teens' needs	Skate Park/City Park, Basin Rec, Outlet Mall	Under 21 clubs	idk	Yes	Woodward Park City.
I don't think that we need such a thing in our town. This place is such a friendly environment already that we can go have fun around town and contact other teens if we need to socialize or do some sort of activity. I don't see the benefit of having a center for teens when a lot of the teens and teens in this town are free to go do their own thing with their peers. Then again that could just be me... Maybe other teenagers see a great benefit of this center and their views should be weighted greater than mine because I don't put a huge emphasis on socializing in my life.						
Yes	Create one location that is specifically designed for teenagers	Houses and Mountains	Nothing. Teenagers are not entitled to some sort of special entertainment that doesn't apply to other people.	I don't know... I love the place I live and find that it has a plentiful amount of opportunities for me.	No	
No	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	Fun center	Cheaper, however still good resurants	No	
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec	laser taq	I don't know	Yes	
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec	A place where teens go to hangout and meet up with people.	Places for teens to hangout when there is nothing to do outside because it is maybe too cold or too dark.	Yes	It would have to not be rule oriented because people would think it was not "cool" enough to hangout there.
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	laser taq/ Hanqout place	no cops	Yes	
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater, Bowling Alley	Honestly nothing really. I can't think of anything, and I like everything we have!	Busess, Redstone, Recreation places such as the UOP	No	
Yes	Create one location that is specifically designed for teenagers	Skate Park/City Park, Basin Rec, Redstone	A place where teens can meet out.	Video games and wifi.	Yes	
I think a teen center could be hit or miss. If it featured an interdisciplinary environment where people could drink coffee and talk, play music, decide how the space was decorated, read, and attend events for dancing/shows/art exhibits, I think that would be great. Still, a lot of kids have too much on their plates already, so I think that the teen center shouldn't put too much pressure on kids to participate in planning and decisions unless they really had the time and wanted to. We are already avoiding lots of the places that want extra commitments from us.						
No	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone	Park City's art and music scene exist mostly for adults. There are no venues where young people can play their music or go to shows, and art here is only shown if it advances Park City's rustic aesthetic and can be sold for a lot of money. As a young person, SLC's UMCCA, and all of that city's small music venues, record shops, and coffee shops feel much more welcoming and affordable for a teenager.	Music and art that we can participate in! Coffee shops where we can do homework! An 18+ night club that plays 80s music! (I know that one is specific. But it would make me so happy.)	Yes	
Yes	Create one location that is specifically designed for teenagers	Basin Rec	N/A	N/A	Yes	
Yes	Alter current reasources to better fit teens' needs	The MARC, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	Spencer McLaughlin	no homework	No	its stupid
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Movie Theater	Roller rink? IDK things get boring fast, just maybe more town events	cheaper prices	No	Lower prices on bowling

Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater, Bowling Alley	They don't have a fun place to have kids hanqout after school	Cheap food that is very good and also entertainment like movies or just a place to quoff off	No	Just make the current places better its a waste of resources just like the tillamook library in oregon they have 5 master librarians but no people ever go it it. Your target audience would probably have to be younger teens, like from 13-16 or so. I don't know if older kids would be as interested.
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	Places to go at night.	Student tickets at the places above.	Yes	
No	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Always an underlying theme of "Oh, you're not supposed to do that" of it's more of an adult place. Like the library I have been told multiple times to "Be quiet!" despite just talking to my friend about an assignment. We're never the priority.	Somewhere where teenagers are the priority instead of adults or younger children more teen friendly hours at restaurants and stores (open later).	Yes	don't call it a "teen center" because that will make me never want to go there
Yes	Alter current reasources to better fit teens' needs	Library, Outlet Mall, Movie Theater, Bowling Alley	more indoor activities, stuff to do		Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	more indoor things to do	creative food places	Yes	
No	Create one location that is specifically designed for teenagers	Skate Park/City Park, Redstone, Outlet Mall, Trailside bike park	A quality skate park in which all forms of riding are accepted (BMX, Scooters, inline skaters)	Permitting people with all sorts of transportation to the skate park, and higher security on skate parks in terms of substance abuse and the general attitude amongst riders.	Yes	
No	Create one location that is specifically designed for teenagers	Library, Skate Park/City Park, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Alot	More fun things to do	Yes	
No	Alter current reasources to better fit teens' needs	Redstone, Main Street and Whole Foods	Park City is lacking inexpensive things to do	Cheap, accessible, and fun places/activities get a beach	No	
Yes	Alter current reasources to better fit teens' needs	Skate Park/City Park, Redstone, Movie Theater	being in california	Not making certain restaurants restrictive to teens just because alcohol is served at the establishment. I want to be able to eat a burger at a brew pub, and the restaurant can check my ID if they see me ordering/consuming alcohol.	No	
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater, Bowling Alley	A dedicated arcade/comic store/game shop would be amazing.		No	
Yes	Alter current reasources to better fit teens' needs	Skate Park/City Park, Redstone, Outlet Mall, Movie Theater	Places where teenagers can do stuff.	More hangout spots.	Yes	Put in a skate park.
Yes	Alter current reasources to better fit teens' needs	The MARC, Redstone, Movie Theater	idk cant think of anything the city is laking	a chick-fil-a	No	
Yes	Alter current reasources to better fit teens' needs	NAC, the market at park city		I duo	No	I don't particularly care if there is a
Yes	Create one location that is specifically designed for teenagers	Ice Skating Rink	stuff	stuff	Yes	
Yes	Alter current reasources to better fit teens' needs	The MARC, Skate Park/City Park, Redstone, Outlet Mall, Movie Theater, Ski Resort	i don't know	more buses becasue the buses get too crowded	No	
Yes	Create one location that is specifically designed for teenagers	The MARC, Redstone, Ice Skating Rink	transportation	more bus stops	Yes	
Yes	Alter current reasources to better fit teens' needs	Library	Book reading	None. Friendliness is a mindset, not an arrangement of resources.	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec, Redstone, Bowling Alley, pcmr	classic fun zone in pc bc some people cant drive down the canyon	more stuff to do	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Library	school unity and pride for school	something to unite school	No	its sounds a little generic
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Easy public places that cater to all different teens needs.	Not sure	Yes	

**PARK CITY YOUTH COUNCIL
Proposed Budget Requests
2017- 2018**

<u>Description:</u>	<u>Estimated Cost:</u>
Upkeep of Web page on Park City Municipal Site	In kind by City
Materials for special events if detailed by Council	\$250.00
Registration for Utah League of Cities and Towns	
Local Officials Day January 2018 (\$65 each)	\$600.00 estimated
Transportation to event in January	In kind by City
Leadership 101 February 2018	In kind by City
Total Request:	\$850.00

2017 Expenditures – Year 1

T-shirts	\$382.95
ULCT Local Officials Day 2017	\$

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

Bonanza Flat Planning Update and Review of the Draft Permitted and Prohibited Use Language
(A) Public Input

Suggested Action:

Attachments:

[Bonanza Flat Staff Report](#)

[Attachment I BF Permitted and Prohibited Uses](#)

[Attachment II DRAFT Trailhead and Trail Plans](#)



City Council Staff Report

**Subject: Bonanza Flat Open Space Planning-
DRAFT Conservation Easement Language and Phase I of the Trailhead and Trail
Plan**

Author: Heinrich Deters Trails and Open Space Manager

Department: Sustainability

Date: May 17, 2018

Type of Item: Administrative

Summary Recommendation

Staff recommends City Council review and provide comment on the DRAFT language for the Bonanza Flat Permitted and Prohibited Uses and Phase I of the Trailhead and Trail plan, in addition to, direct staff to meet with the Jurisdictional Stakeholder Group and Technical Resource Committee.

Executive Summary

City Council should review and provide comment on the DRAFT language for the Bonanza Flat Permitted and Prohibited Uses and Phase I of the Trailhead and Trail plan, in addition to, direct staff to meet with the Jurisdictional Stakeholder Group and Technical Resource Committee.

Acronyms

PCMC	Park City Municipal Corporation
UOL	Utah Open Lands

Background

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

Date Item

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

Analysis

Issues associated with drafting the Bonanza Flat Conservation Easement and Management Plan necessitate determining a course of action regarding how to deal with enforcing the eventual permitted and prohibited uses associated with the protection of Bonanza Flat for the benefit of the public. Achieving sustainable public recreation opportunities, protecting the conservation values and furthering the public mandate established by the bond utilized to purchase the property, requires defining the purpose and appropriate uses within the conservation easement to deal with potential unknown future opportunities as well as define protocols to ensure the conservation easement adequately protects the public trust.

March 15, 2018 City Council Direction

City Council reviewed the DRAFT Conservation Intent and Use report and Winter Resource Inventory as provided. Council was supportive of the document as presented. Council also noted the desire to focus solely on the City-owned property but with the commitment to work with both Wasatch County and the Utah Department of Transportation on the management of roadways that traverse the property with particular emphasis on the seasonal uses. Finally, Council approved staff moving forward with the Advisory meetings and a public open house.

Summary March 23, 2018 Jurisdictional Stakeholder and Technical Resource Committee

As directed by Council, staff met with the Jurisdictional Stakeholders and Technical Resource Committee. The discussion focused mainly on the recommendations (permitted/prohibited uses and subsequent management) provided in the Conservation Intention and Use Report.

Staff has provided links to the meeting notes located within the City Sustainability Department Document Central File Folder:

- [March 23 Jurisdictional Stakeholder Meeting Notes](#)
- [March 23 Technical Resource Meeting Notes](#)

April 2, 2018 Public Open House

As directed by Council, staff held a public open house in City Council chambers. Approximately 65 people attended the event. The Conservation Easement Intent and Use Report, Winter Resource Survey, conceptual trail and trailhead goals were presented. Additionally, participants were asked to complete a survey, which was also posted on the Utah Open Lands website over the next several weeks. To date, 273 people completed the survey. Staff has provided a link to the survey results and open comments. [April 2018 Bonanza Flat Survey and Results](#)

As a reminder to Council, staff has provided a link to a previous survey, which garnered almost 1500 participants, which was compiled by Utah Open Lands from January 2017. [January 2017 Bonanza Flat Survey and Results](#)

Bonanza Flat Conservation Easement DRAFT Language (Attachment I)

Utah Open Lands has provided pertinent sections of the Conservation Easement for Council's review and input for review by stakeholders and final conservation easement

adoption in June. The conservation easement sets the general provisions for the property which the Grantor, in this case Park City Municipal Corporation, then encumbers the property in perpetuity.

Conservation Easement language for Bonanza Flat Adaptive Management and Stewardship Plan

Utah Open Lands has provided an overview of the property's Adaptive Management Plan. The 'Management Plan', is a living document, to be updated every five years in conjunction with applicable stakeholders, which allows flexibility to make decisions in accordance with best management practices, so long as they are consistent with the Conservation Easement. The 'Management Plan' is referenced numerous times within the Conservation Easement. This flexibility provides for unforeseen changes or situations on the property which absolute measures are incapable of addressing.

Phase I Trailhead and Trails Plan

City and UOL staff, in conjunction with input from the Jurisdictional Stakeholder and Technical Resource advisors, has drafted a Phase I trailhead and trail plan for the Bonanza Flat property. The projects identified in the first phase are consistent with the bond language and resource inventory, with the focus on providing a balance of preserving the natural resources identified and implementing appropriate recreational infrastructure and access. Staff has provided exhibits associated with the Phase I plan (Attachment II) Should Council support the Phase I plan provided, staff will finalize plans, begin the procurement process and commence construction as soon as weather permits. Staff would intend to complete the Phase I plan this summer. Additionally, staff will continue to monitor the property, improvements and access within the Management Plan.

Next Steps

Staff has proposed the following timeline for the Bonanza Flat Conservation Area Planning and Granting of the Conservation Easement and Adaptive Management Plan.

- May 17, 2018- DRAFT Conservation Easement Permitted and Prohibited Use language
- May 21st and 22nd, 2018- Jurisdictional Stakeholder and Technical Resource Meetings
- May 29, 2018- COSAC Review
- June 21, 2018- ADOPTION of Conservation Easement and Bonanza Flat Adaptive Management and Stewardship Plan

Funding Required

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

Department Review

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

Attachment I- DRAFT Conservation Easement Language Purpose Statement & Permitted and Prohibited Uses

-Bonanza Flat Conservation Area Deed of Conservation Easement

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Exhibits

Exhibit A: Legal Description

Exhibit B: Property Map

Exhibit C: Baseline Documentation

Exhibit D: Girl Scouts of Utah Lease

Exhibit E: Talisker Club Lease and Map

Attachment 1: Bonanza Flat Adaptive Management and Stewardship Plan

Attachment 2: Bonanza Flat Conservation Area Trails

Attachment 3: Trailhead Location Map

Section I Conservation Purpose

The purpose of this Easement is to enable the Property to remain forever open space by prohibiting, any use of the Property that may materially impair or interfere with its Conservation Values aforementioned and as further documented in the Baseline

Documentation, thereby protecting the Conservation Values of the Property in perpetuity (the "Conservation Purpose"). The Conservation Values are not likely to be adversely affected to any substantial extent by the continued use of the Property as authorized in Section IV to this Easement. Grantor intends that this Conservation Easement will confine the use of the Property to activities that are consistent with the Conservation Purpose. If one or more of the Conservation Purposes can no longer be accomplished, such failure of purpose shall not be deemed sufficient cause to terminate this Easement as long as any other Conservation Purpose may be accomplished.

Section III – Management Plan and Baseline Documentation

- A. Bonanza Flat Adaptive Management and Stewardship Plan. At the time of the signing of this agreement, Grantor and Grantee have developed a Bonanza Flat Adaptive Management and Stewardship Plan (BFAMS Plan). The BFAMS Plan provides direction on best management practices for consideration in the protection of the Conservation Values. The BFAMS Plan identifies monitoring protocols for certain Conservation Values unique to this property and further identifies Primitive, Back Country and Front Country Areas to guide management practices. The BFAMS Plan may be updated periodically by Grantor and Grantee and shall be reviewed by Grantor, Grantee and stakeholders identified in the BFAMS Plan every five years.
- B. Baseline Documentation. A Baseline Documentation inventory completed prior to the signing of the Easement provides a collection of baseline data, including the Bonanza Flat Conservation Area Resource Inventory depicting an accurate representation of the Property's condition and natural resources as of the date of the execution of this Easement in accordance with Treas. Reg. § 1.170A-14(g)(5)(I). The Parties agree that subsequent updates to the Baseline Documentation inventory will be signed by both Grantee and Grantor and attached to the Baseline Documentation, of this Easement. The Parties acknowledge that the Baseline Documentation relating to the Property has been completed by competent professionals familiar with the Property. Copies of the Baseline Documentation inventory and subsequent updates to the Baseline Documentation inventory are on file in Grantees' offices.

Notwithstanding the foregoing, should a future controversy arise over the biological and/or physical condition of the Property, the Parties may use all relevant documents, surveys, reports and other information to assist in resolving the controversy.

SECTION IV - PERMITTED USES AND PRACTICES

The uses and practices described in this section shall not be precluded or prevented by this Easement, except when the uses and practices in this section occur in a manner, or to a degree that causes harm to the Conservation Values, or requires Grantee's prior approval of an activity as provided in Section VI of this Easement, or when a use threatens to compromise the further defined Primitive, Backcountry, or Front Country Areas as identified in the BFAMS Plan on file at the office of Grantor and Grantee and made a part hereof as Attachment 1.

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

- A. Maintenance and Restoration of the Native Ecosystem. Grantor may use techniques and methods recognized as effective in restoring and maintaining the native biological diversity of the Property including but not limited to invasive weed suppression, restoring existing mining and manmade disturbances, erosion, and restoration of forests and other passive restoration provided restoration is done in conjunction with best practices outlined in the BFAMS Plan.
- B. Water Resources. The right to enhance water quality and wetland features on the Property recognized as necessary to protect the watershed value, or beneficial to wildlife, or carbon sequestration, in particular the protection of the water resources, springs, wetlands and streams appurtenant to the property and the enhancement of ecological or habitat in conjunction therewith, provided such enhancements are consistent with the terms of this Easement and the Conservation Values protected herein, and comply with all applicable laws and regulations.
- C. Public Access. The right to define regional access connections and to construct a total of four (4) trailheads in the Front Country and Back Country Areas with related trailhead facilities including: restroom facilities, benches, picnic areas, scenic overlooks, trash management and other trailhead related facilities provided that these trailheads and access points comply with the Attachment 3 and any subsequent updates formally approved by Grantor and Grantee under the approval provisions in Section VI.
- D. Trail Related Structures. The right to construct bridging, boardwalks, culverts, separated street crossings, gates, or other trail related improvements identified in BFAMS Plan as deemed necessary to support the overall trail system.
- E. Problem or Diseased Animals. Grantor may use legal methods to control diseased and problem animals as permitted by state and federal laws.

- F. Fire Suppression. Grantor may remove brush and vegetation necessary to minimize the risk of wildfire on the Property. Fire management shall not increase fire potential by creating open and exposed areas with deadfall and dry undergrowth, which could lead to increased fire risk due to increased fuel loads. All fire management shall be done in accordance with the BFAMS Plan. Potential means to reduce or remove high-risk fuel loads should include requiring removal of deadfall and slash created during the maintenance of trails or the clearing of the existing emergency road. Removal methods shall limit the affect on the native biological diversity and may include, but would not be limited to: hand removal, mechanized methods, and biological methods such as short-duration grazing.
- G. Noxious Weed Control. Chemicals considered necessary to control noxious weeds shall be used in a diminimous way to ensure protection of the riparian value of the Property and to minimize possible harm to the native biological diversity of the Property. Grantor may use agrichemicals as necessary to control noxious weeds or insects. Pesticide application is prohibited within a minimum of 25 feet of all wetland edges. Chemical controls may only be used in accordance with all applicable laws, and in those amounts and with that frequency of application constituting the minimum necessary to accomplish reasonable noxious weed objectives. The use of such agents shall be conducted in a manner to minimize any adverse effect on the natural values of the Property and to avoid any impairment of the natural ecosystems and their processes.
- H. Dogs. Dogs are prohibited in the Primitive Area and are limited to designated trails. With the exception of regional trail connections as identified in the BFAMS Plan, Dogs shall be limited to no more than two designated trails located in the Front Country and Back Country zones and no dogs shall be on trails that extend into the Primitive Area. Grantor and Grantee may at their sole and mutual discretion close the area to dogs. All dog use shall comply with Grantor Rules and Regulations regarding dog use.
- I. Property Inclusion. Adjacent lands or land within the Properties boundaries that improve the overall conservation value and public benefit intent may be incorporated into this Easement through the appropriate maps, legal descriptions and additional current Baseline Documentation done at the time of inclusion and shall be subject to all terms and conditions of the this Easement, shall result in a net increase of land protected under this conservation easement and shall be recorded in the records of Wasatch County.
- J. Utilities. Existing utilities may be maintained or relocated including maintenance of the existing pond impoundments and new connections

deemed necessary and appropriate by Grantor and pursuant to a permitted use under this Section, shall first be approved by Grantee, such approval shall not unreasonably be withheld and any disturbance to the property shall be restored, as much as is practical to the original undisturbed nature of the Property.

- K. Signs. The right to place a limited number of signs for regulatory purposes stating the rules and regulations, safety or hazardous conditions, to identify trails or interpretive sites on the Property and to state the conservation purposes of the property and restoration areas.
- L. Events, Special Use and Related Temporary Structures. Temporary structures associated with an event or special use approved by Grantor's existing event and special use permit regulations and compliant with all applicable local and State laws are permitted provided that their location minimizes impacts to the natural environment, are approved by Grantee which such approval shall not unreasonably with held and the staging and event itself is located to the extent possible in areas where adequate infrastructure already exists such as at trailheads. No new trails, or other infrastructure shall be allowed even if temporary in nature to accommodate an event.\
- M. Primitive Area. The uses shall maximize watershed and wildlife value protections and preclude activities when those activities threaten these values. Recreational activities should maximize education, and include wildlife viewing, hiking and passive winter human powered activities such as back country skiing and snow shoeing.
- a. Trails. The right to relocate, construct and maintain a limited number of trails for hiking and winter human powered activities only as per Attachment 2, provided that:
- i. All relocated trails are constructed in accordance with the BFAMS Plan;
 - ii. All trails remain pervious to the soil using natural materials;
 - iii. Trails once constructed shall be incorporated periodically into baseline documentation updates;
 - iv. Trails are designated as hiking and winter recreation use only;
 - v. All efforts to enforce designated trail use and prevent informal trail development shall be sought.
 - vi. Any trail development shall ensure sensitivity to the ecological integrity of the Property and in particular avoid sensitive water resources.
 - vii. Grantee and Grantor may mutually determine that inappropriate trail use, or trail use at certain times of the year, conflict with the preservation of the Conservation Values, and may temporarily

- close the property to general trail use.
- viii. The Grantor retains the right, in accordance with the BFAMS Plan, to close, reroute, restore and relocate existing trails as may be necessary to ensure safe recreational use, avoid or eliminate erosion provided, Any proposed modifications to the trails are noticed to Grantee as provided for in Section VI and any trail relocation shall be approved by Grantee in accordance with Section VI of this Easement.

N. Back Country Area

The purpose is to allow for a connection with nature with minimal facilities or services, allowing for ecological processes to dominate and uses that encourage a sense of remoteness. Recreational activities include single track multiple use trails, user specific trails for equestrian, hiking and biking, directional trails, limited Nordic skiing provided there is limited grooming involved and passive human powered winter activities such as back country skiing and snow shoeing.

- i. Trails. The right to construct new trails and maintain developed trails as per Attachment 2, provided that:
- a. All new trail construction is in accordance with the BFAMS Plan
 - b. All trails remain pervious to the soil in the material used;
 - c. New developed trails shall be incorporated periodically into baseline documentation updates;
 - d. Trails are designated as multiple use;
 - e. Only one trail at a time is designated for dog use and complies with existing City and County codes;
 - f. Trails are single track in nature with a constructed width no larger than 8';
 - g. Any future trail relocation not identified in Attachment 2 shall be approved by Grantee in accordance with Section VI of this Easement.
 - h. All efforts to enforce designated trail use and prevent informal trail development shall be sought.
 - i. Any trail development shall ensure sensitivity to the ecological integrity of the Property and in particular avoid sensitive water resources.
 - j. Grantee and Grantor may mutually determine that inappropriate trail use, or trail use at certain times of the year, conflict with the preservation of the Conservation Values, and may temporarily close the property to general trail use.
 - k. The Grantor retains the right, in accordance with the BFAMS Plan, to close, reroute, restore and relocate existing trails as may be necessary to ensure safe recreational use, avoid or eliminate erosion provided, Any proposed modifications to the trails are noticed to Grantee as provided for in Section VI and any trail relocation shall be approved by Grantee in accordance with Section VI of this Easement.

- ii. Girl Scouts of Utah Lease. In accordance with the terms and conditions

set forth in Exhibit D attached hereto and by this reference made a part hereof, the Girl Scouts of Utah shall have the right to use the land described therein and may request additional security provisions for the surrounding area as described in the BFAMS Plan.

iii. Existing Yurt Area. The existing yurt area identified in the Baseline Documentation may be maintained and replaced provided any replacement of existing structures do not exceed the existing footprint, size and location defined in the Baseline Documentation.

O. Front Country Area.

Permitted uses include more intense and directed passive, multiple-use recreation while sustaining consideration for the protection of the natural resources in the area. Recreational activities including but not limited to hiking, mountain biking, equestrian, limited Nordic skiing provided there is limited grooming involved and passive human powered winter activities such as back country skiing and snow shoeing

i. Trails. The right to construct new trails and maintain developed trails as per Attachment 2, provided that:

- l. All new trail construction is in accordance with the BFAMS Plan
- m. All trails remain pervious to the soil in the material used;
- n. New developed trails shall be incorporated periodically into baseline documentation updates;
- o. Trails are designated as multiple use;
- p. Only one trail at a time is designated for dog use and complies with existing City and County codes;
- q. Trails are single track in nature with a constructed width no larger than 8';
- r. Any future trail relocation not identified in Attachment 2 shall be approved by Grantee in accordance with Section VI of this Easement.
- s. All efforts to enforce designated trail use and prevent informal trail development shall be sought.
- t. Any trail development shall ensure sensitivity to the ecological integrity of the Property and in particular avoid sensitive water resources.
- u. Grantee and Grantor may mutually determine that inappropriate trail use, or trail use at certain times of the year, conflict with the preservation of the Conservation Values, and may temporarily close the property to general trail use.
- v. The Grantor retains the right, in accordance with the BFAMS Plan, to close, reroute, restore and relocate existing trails as may be necessary to ensure safe recreational use, avoid or eliminate erosion provided, Any proposed modifications to the trails are noticed to Grantee as provided for in Section VI and any trail relocation shall be approved by Grantee in accordance with Section VI of this Easement such approval

shall not be unreasonably withheld.

- ii. Talisker Lease Area. No more than six and one half (6.5) contiguous acres shall be used for private use by the Talisker Club in accordance with the terms and conditions set forth in Exhibit E attached hereto and by this reference made a part hereof. In the event this lease is terminated for any reason it shall not be renewed.

SECTION V - PROHIBITED USES AND PRACTICES

Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement and which is likely to cause material damage to the Conservation Values is expressly prohibited. Grantor agrees that the following uses and practices, though not an exhaustive recital of inconsistent uses and practices, are explicitly deemed inconsistent with the purposes of this Easement, and shall be prohibited.

A. Subdivision. Grantor does not have the right nor will any attempt be made to divide, subdivide, or take any action which creates an actual or *de facto* subdivision of the Property, except provided within this paragraph is a one-time subdivision right for the sole purpose of providing Salt Lake Public Utilities and the Girl Scouts of Utah with land for incorporation into those public entities in conjunction with previous agreements associated in acquiring the property, provided that the terms of this Easement remain in full force and effect over and upon any and all subdivided parcels.

B. Construction. Grantor will not construct any structures or facilities on the Property for use in human habitation, commercial or industrial activities. Only structures permitted under Section IV pursuant to a permitted use are allowed.

C. Wildlife Disturbance or Harassment. Harassment of wildlife on the Property by people, vehicles or domestic animals is prohibited. The taking, removal, translocation or captivity of wildlife is prohibited, however nothing within this provision shall restrict Grantor and Grantee from determining healthy carrying capacities of big game species on the land and appropriate management including select and limited hunting as identified under the BFAMS Plan and consistent with laws governing such activities.

D. Alteration of Watercourses and Topography. Grantor will not change, disturb, alter, excavate, or impair any watercourse or wetland or the topography of the ground on the Property, except as expressly permitted by Section IV of this Easement provided Grantor obtains prior approval from Grantee under section VI. Grantor shall conform to all state and federal laws when constructing or altering wetlands, watercourses and habitat.

- E. Non-native Species. Grantor will not intentionally introduce into the

Property any non-native plant or animal species, provided however is the ability for Grantor to introduce biological controls specifically for invasive species management.

F. Roads. New Roads over, through, or across the Property are prohibited.

G. Ski Infrastructure. Aerial trams, cables, lifts, towers or other mode of conveyance for the purpose of downhill skiing affixed to, over, under or through the Property is prohibited.

H. Motorized Vehicles. Are not permitted to access this property except for:

- i. Emergency vehicles;
- ii. Vehicles used in routine maintenance of the Property provided these vehicles are in sound working order; and
- iii. Vehicles necessary to carry out a permitted use as identified under Section IV of this Easement, provided these vehicles are in sound working order.

H. Agricultural Uses. Agricultural uses are prohibited on this property except as may be consistent with management practices for fire reduction or noxious weed management.

I. Camping. Camping is prohibited anywhere on the property, included in this provision is a prohibition on campfires, bonfires or manmade fires of any kind.

J. Dumping. Trash, debris, ashes, sawdust, and other non-compostable refuse may not be dumped or otherwise disposed of on the Property.

K. Utilities. New Utilities and new utility Corridors are prohibited, except as pursuant to a permitted use in Section IV.

L. Mineral Activities. Exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property by Grantor is prohibited. No sub-surface exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials (including the lease, sale, or other disposition of the rights to such materials) are permitted by this document.

M. Billboards. Grantor will not construct, maintain, lease, or erect any commercial signs, political signs, or billboards on the Property. Not limiting the generality of the foregoing a limited number of signs for the purpose of protecting the property and identifying trails, ecological and heritage values on the property are allowed.

M. Hazardous Waste. Grantor will not store, dump, or otherwise dispose of

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

SECTION VI - PRIOR APPROVAL

If any provision of this Easement requires Grantor to obtain Grantee’s approval prior to performing any act or undertaking any enterprise, Grantor shall not perform that act or undertake that enterprise until the notice and approval provisions of this Section have been fully satisfied. Nothing in this Section shall in any way prohibit or limit the Grantee’s ability to obtain writs or injunctive relief relating to any violation of this Easement.

Attachment II- DRAFT Phase I Trailhead and Trail Plan Exhibits

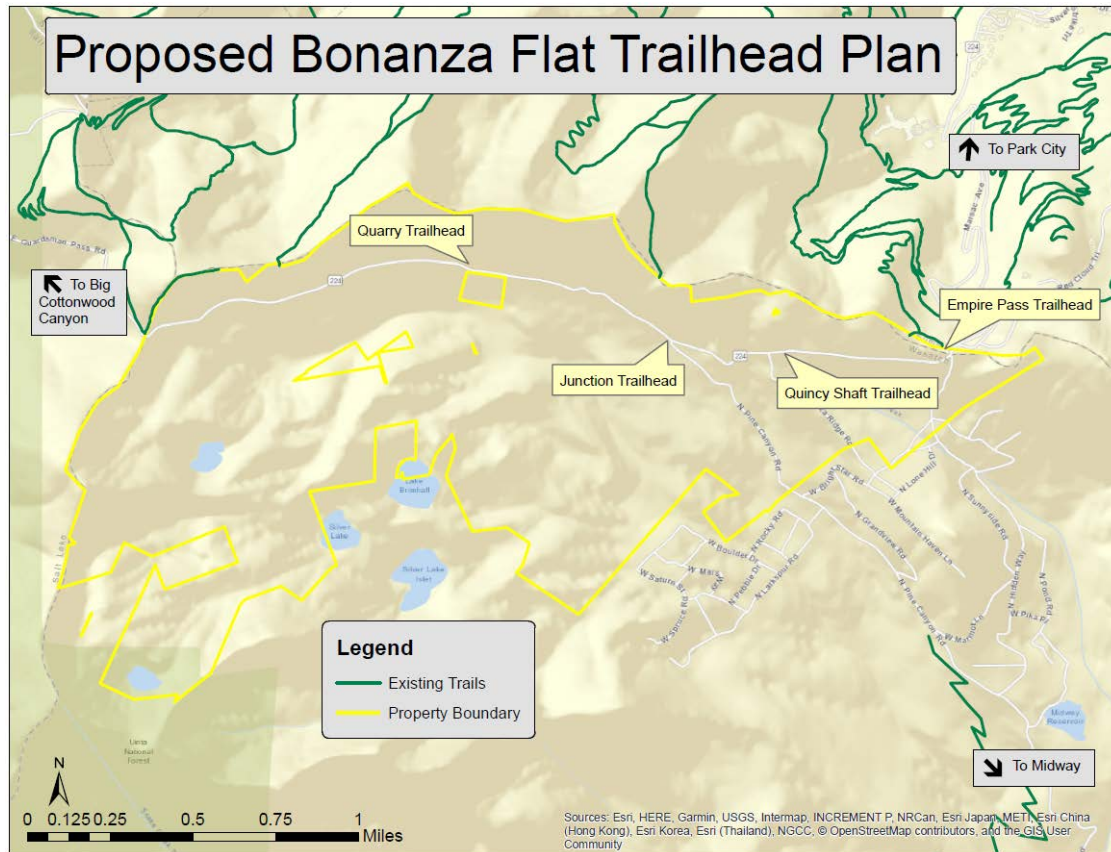


Figure 1 – Proposed Bonanza Flat Trailhead Plan

Proposed Trailhead Designs

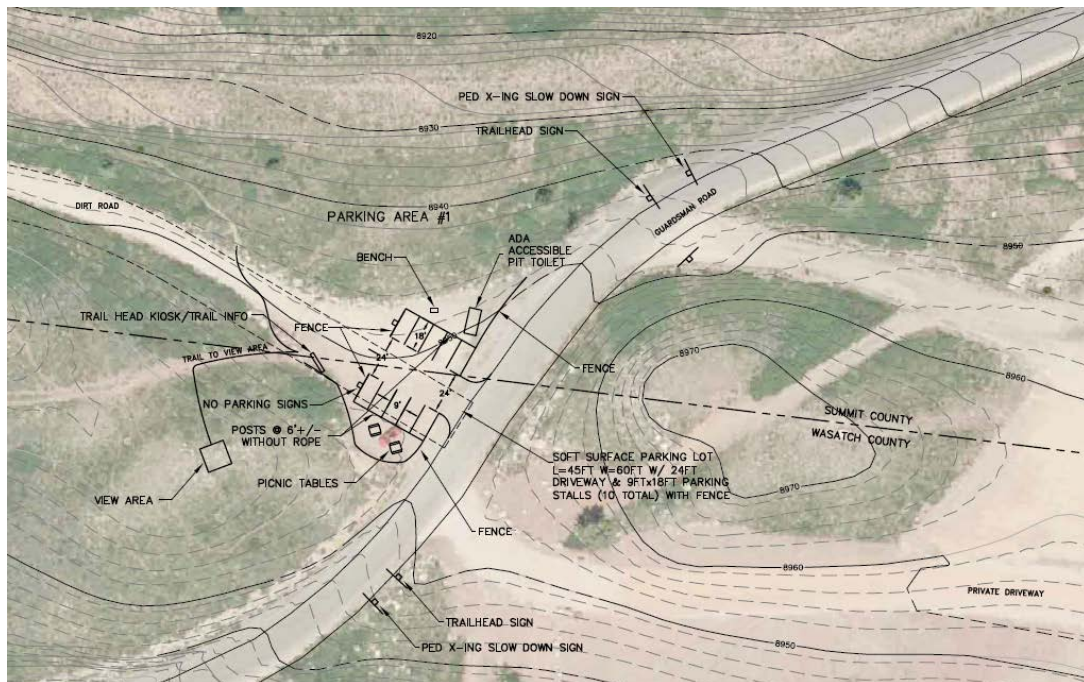


Figure 2 – Proposed “Empire Pass” Trailhead

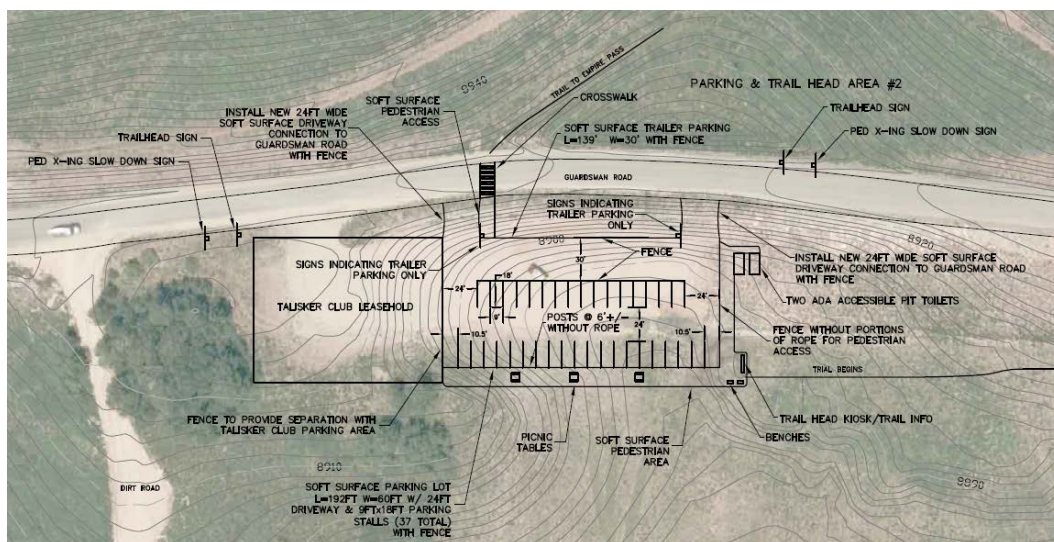
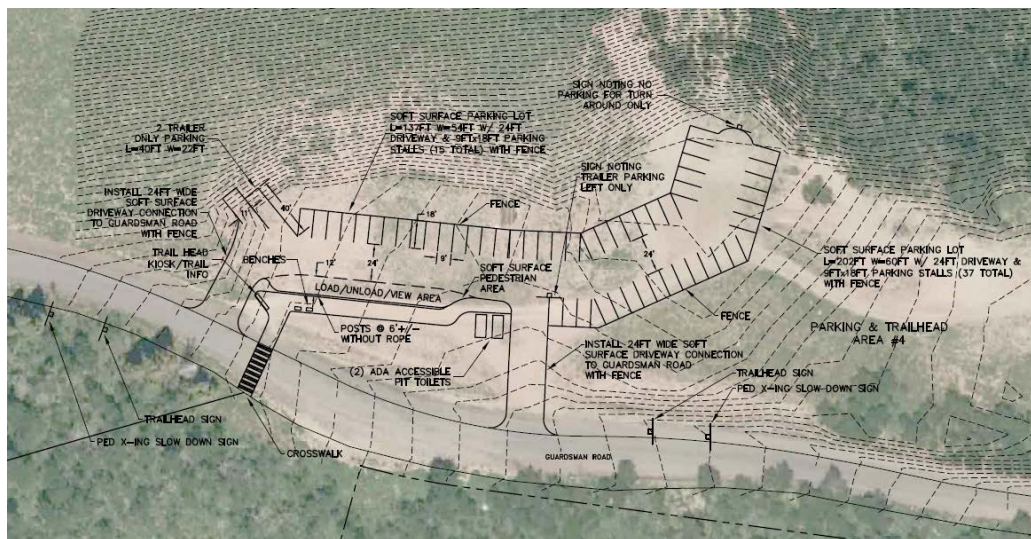
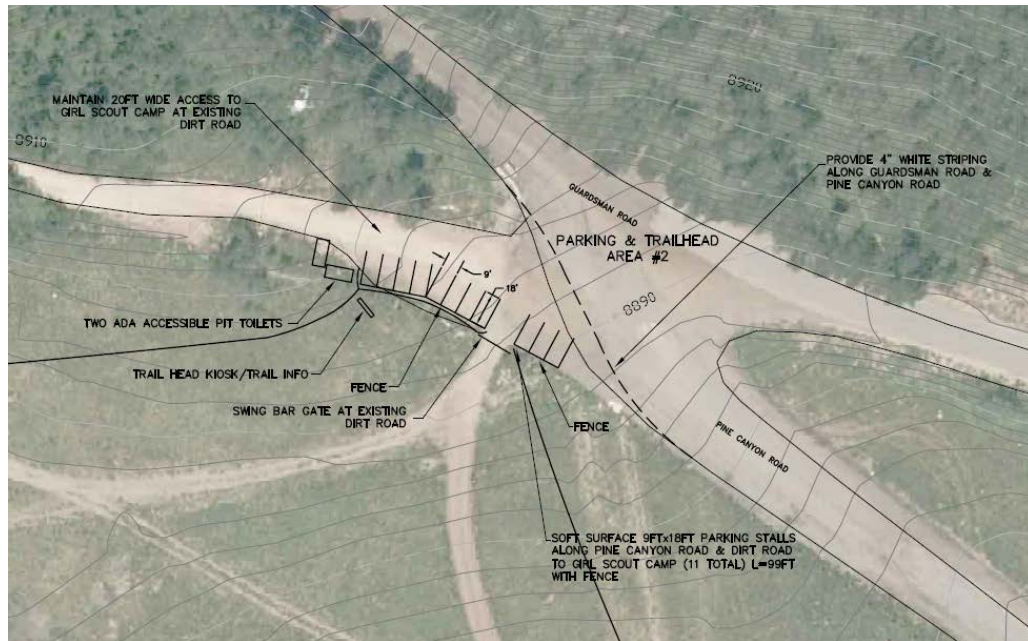


Figure 3 – Proposed “Quincy Shaft” Trailhead



Proposed Bloods Lake Trail

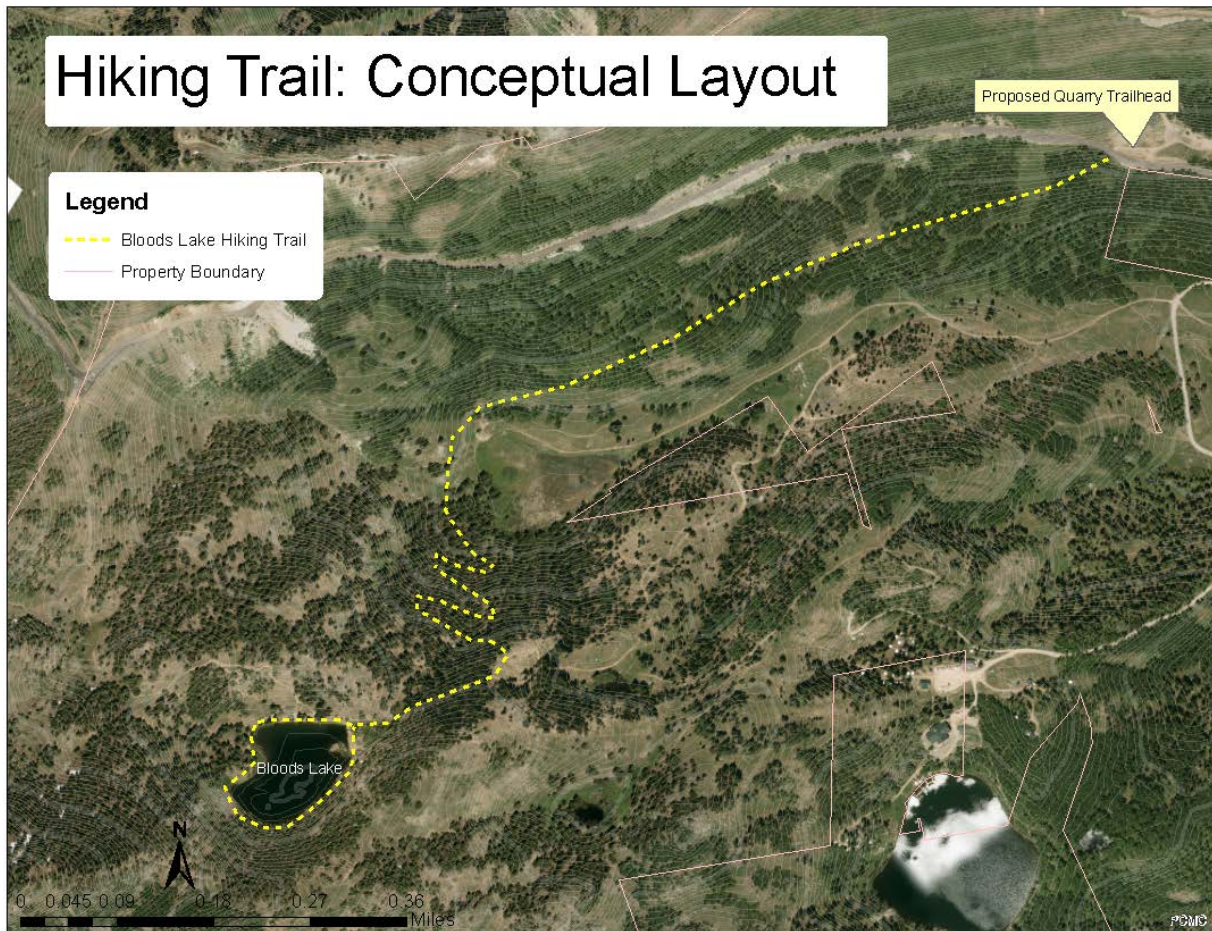


Figure 6 – Bloods Lake Hiking Trail: Conceptual Layout

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Jonathan Weidenhamer

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

Consideration to Approve Nine Dates for the Big Stars Bright Nights Concert Series (7/2, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2), Which are to be Held at Quinn's Sports Complex, with the Exception of 7/13 Which Will be at City Park, Conditioned Upon a Staff Approved Operational Plan for Each Event/Venue
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Big Stars Bright Nights Staff Report](#)

[Exhibit A - Big Stars Bright Nights Special Event Application and Map](#)

[Exhibit B - Big Stars Bright Nights Preliminary Analysis](#)



City Council Staff Report

Subject: Big Stars Bright Nights – Approval of seven dates in the concert series
Author: Jenny Diersen, Special Events Manager
Department: Special Events
Date: May 17, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council hold a public hearing and approve nine dates for the Big Stars Bright Nights concert series (7/2, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2). All the concerts are to be held at Quinn's Sports Complex, with the exception of 7/13 which will be at City Park. The approval is conditioned upon a staff approved operational plan for each event/venue.

Executive Summary

The City gave preliminary consent to Park City Institute to proceed with a Special Event Application for the 2018 Big Stars Bright Nights (BSBN) Concert Series, contingent on public process and evaluation of the application as per section [4A](#) of the code. Staff recommends the following:

- Council should hold a public hearing and consider approving BSBN concert dates (7/2, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2) conditioned upon final staff approval of a detailed operational and logistical plan;
- The dates of 7/13, 8/10 and 8/11 are additionally conditioned to start at 6:00 pm and end at 9:00 pm.
- The 7/13 date will be at City Park.

While staff finds this application to be for a compelling community event, and believes it will provide economic vitality, the event will cause impacts with regards to transportation, public safety, accessibility, environmental sustainability, community engagement and increased costs to the City that need to be mitigated.

The Problem and the Opportunity

Park City Institute (PCI) has held the Big Stars Bright Nights (BSBN) concert series for the past 14 years. The event supports the community through PCI's [mission](#) including providing educational opportunities to youth of Summit County and underserved constituents. PCI's programs support any community programs and support's Council's Top Priority of Arts and Culture.

Background

Big Stars Bright Nights Concert Series has been permitted as a Level 3 Special Event for the last 14 years in Park City. Aside from localized and occasional street parking issues at Deer Valley (not unique to BSBN) and improving/increasing bus service to the Transit Center for load in/out, there were no unresolved mitigation issues with the event

at its prior location. The minutes from the May 2, 2018 meeting have not been approved: [Big Stars Bright Nights Venue, Proposed Dates and Fees.](#)

Analysis

Section [4A-2-5](#) of the Municipal Code requires that impacts from events be mitigated. Since staff last reported on this to Council, an additional event in the County (July 3 Canyons Celebration) has created significant concerns from public safety and transportation due to availability of Summit County and Highway Patrol resources and potential impacts on regional transportation. To that end, the applicant has agreed to move to July 2.

Staff has been working with the applicant to explore several venues and BSNB's proposed dates. Additionally, Transportation (parking availability, transit and traffic flow), accessibility to surrounding businesses and public facilities (Trails/Parks), Public Safety (Transportation, Venue Security and Emergency Management), Environmental Sustainability are among issues that need to be further coordinated/mitigated before staff can give final approval.

An analysis of venues can be found in Exhibit B. At this time, staff recommends the following:

- Venue Location - Quinn's Junction Sports Complex (One Year Agreement), for all dates except the 7/13 which will be at City Park.
- Proposed Event Dates - Recommendation to approve: 7/2, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2 upon approval of a final operational and logistics plan; the dates 7/13, 8/10 and 8/11 are additionally conditioned to start at 6:00 pm and end at 9:00 pm.
- Impact Mitigation & Preliminary Details - Parking, Transit, Accessibility, Noise, Lighting, Community Engagement.

Questions for Council:

- Is Council supportive of approving eight concerts of the series (7/2, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2) to be held at the Quinn's venue not to exceed 2,500 attendance? Staff finds the impacts of the events on these dates can be mitigated.
- Is City Council supportive of moving the concert on 7/13 to City Park? Staff would have to work to change times of Triple Crown and Sundance Summer Series on this date.

Department Review

Special Events, Economic Development, Executive and Legal have reviewed this report. Budget, Transportation Planning, Parks, Recreation, Police/Emergency Management, are aware of the application, but have not had time to review this report.

Community Engagement

Special Event Advisory Committee (SEAC) held a special meeting on Monday, April 30 to prioritize changes to the BSNB Concert Series. SEAC's recommendation was to

approve the event, if it could be mitigated, as they found the event to be compelling to the community. Council also received public input at the May 3 City Council meeting.

Staff and PCI are working to have preliminary discussions regarding the potential event with stakeholders, though they have not had time to conduct outreach in advance of this report. Stakeholders include Deer Valley, National Ability Center, United States Ski Association, People's Health Clinic, Intermountain Health Center, Mountain Trails Foundation, Utah Film Studio, and residents in Fairway Hills/Morning Sky/Silver Cloud neighborhoods and Park City Heights.

Funding Source

Any support for reduction in City Services would come from the General Fund and go through the [Special Event Fee Reduction Process as per code](#) and City Policy.

Attachments

- A Big Stars Bright Nights Special Event Application & Draft Site Map
- B Big Stars Bright Nights Preliminary Event Analysis



Print

Submit

Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1478
Park City, Utah 84060
specialevents@parkcity.org

APPLICATIONS DO NOT CONSTITUTE AS A PERMIT.

PERMITS ARE APPROVED BY THE SPECIAL EVENTS DEPARTMENT OR CITY COUNCIL IN WRITING AFTER COMPLETE APPLICATIONS ARE REVIEWED UNDER PARK CITY MUNICIPAL CODE 4-8.

Applications for Special Event Permits are due no later than 90 days (Level 3), 60 days (Level 2), or 30 days (Level 1) prior to an event. Incomplete applications cannot be reviewed. Applications submitted after the deadlines as described above may be denied. More information can be found at www.parkcity.org or by contacting specialevents@parkcity.org.

IF YOU HAVE QUESTIONS, OR WOULD LIKE TO SCHEDULE A MEETING BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT:

Tommy Youngblood tommy_youngblood@parkcity.org	435.615.5187	Christopher Phinney Chris.phinney@parkcity.org	435.615.5194
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APPLICATION FEES & EXPENSES

Level Three Special Event Permit \$160.00
Level Two Special Event Permit \$80.00
Level One Special Event Permit \$40.00

- Application Levels are determined by the Special Events Department after reviewing complete applications.
- Additional fees for other City Services will be estimated and provided to the applicant upon receipt of a complete application.
- Applicants may incur additional expenses from other City, County or State jurisdictions.
- Fee Reductions for some City Services are considered bi-annually. Fee Reduction Applications are due on:
• April 1, for events July 1 – December 31; and October 1, for events January 1 – June 30.

AS THE APPLICANT YOU UNDERSTAND & AGREE TO THE FOLLOWING: (Check all that you understand and agree to)

- ☒ To insure prompt and accurate processing of your application, ensure that ALL support materials and documentation accompany your application. Failure to do so will constitute an incomplete application and may delay review and approval processes. I understand a complete application shall include this application completed, with traffic and transportation plan, contingency plan – including operations plan, emergency plan, weather conditions and residential and notification outreach plan; site plan and permission of use for properties.
- ☒ Park City Municipal Corporation requires a certificate of insurance in an amount to be determined by the City Attorney's Office. Submitting incomplete application information may delay the ability to determine the amount required. The amount of insurance required by the City Attorney's office is final and the applicant shall be required to submit proof of coverage including naming Park City Municipal Corporation, 445 Marsac, P.O. Box 1480, Park City, Utah 84060 as additionally insured prior to the start of any event activity.
- ☒ After the application is evaluated, the applicant will be responsible for providing proof that I have obtained other permits as necessary from City, County or State agencies, as well as the application fee amount based on the Level of event.
- ☒ I understand that as the applicant, I will assume and reimburse the City for any and all costs and expenses determined by Park City Municipal Corporation. Park City Municipal Corporation may require a deposit to cover such expenses. I may incur costs from other departments or other jurisdictional agencies. I understand I can request an estimate of City Services for the event upon submitting a complete application, and that should I choose to, I can request a reduction of fees for some services as pertains to Park City Municipal code 4-8-9 through the bi-annual fee reduction application and process.
- ☒ I understand I am able to request a meeting with the Special Events Department prior to submitting an application and that this application does not constitute as a valid permit. I understand that permits are approved by the Special Events Department or City Council in writing after complete applications are reviewed under Park City Municipal Code 4-8.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME OF EVENT: Big Stars Bright Nights Concerts

☐ FIRST TIME EVENT	☒ ANNUAL EVENT (this event has been going on for <u>15</u> years)
☒ ANNUAL EVENT (same as last year)	☒ ANNUAL EVENT (will have changes from last year)

NAME OF APPLICANT (FIRST & LAST): Jenny KnackTITLE / POSITION: Artist Liaison & Special EventsBUSINESS OR ORGANIZATION NAME: Park City Institute☒ BUSINESS/ORGANIZATION IS A REGISTERED NON-PROFIT ☐ PAPERWORK IS ATTACHEDMAILING ADDRESS OF BUSINESS OR ORGANIZATION: P.O. Box 1297CITY, STATE, ZIP: Park City UT 84060PHYSICAL ADDRESS OF BUSINESS OR ORGANIZATION: 1244 B. Ironhorse driveCITY, STATE, ZIP: Park City, UT 84060



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1478
Park City, Utah 84060
specialevents@parkcity.org

PHONE (PRIMARY): 435-655-8252		PHONE (ALT):		EMAIL: jknaak@parkcity.institute	
BUSINESS OR ORGANIZATION WEBADDRESS: parkcityinstitute.org					
SOCIAL MEDIA LINKS: facebook - Park City Institute					
DAY OF EVENT PRIMARY CONTACT					
ONSITE DAY OF PRIMARY CONTACT NAME (FIRST AND LAST): jenny knaak					
ONSITE DAY OF PRIMARY CONTACT CELL PHONE: 435-640-4351					
ONSITE DAY OF PRIMARY CONTACT EMAIL: jknaak@parkcity.institute					
INFORMATION FOR EVENT PUBLIC INFORMATION					
WEB ADDRESS FOR PUBLIC EVENT INFORMATION: parkcity.institute					
PHONE NUMBER FOR PUBLIC EVENT INFORMATION: 435-655-3114					
EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: boxoffice@parkcity.institute					
OVERALL EVENT DESCRIPTION IS ATTACHED AS A SEPARATE DOCUMENT, WITH THE CONTINGENCY PLAN AND IS SUBMITTED WITH THIS APPLICATION.					
EVENT LEVEL DETERMINATION					
THE EVENT WILL INCLUDE THE FOLLOWING ACTIVITIES: (Check all that apply)					
Festival / Fair	Parade	Ski/Snowboard	Run	Walk	Trail Use
Culinary	Filming	Arts & Culture	Holiday Celebration	Recreation/Sporting	Other:
THE EVENT WILL INVOLVE THE USE OF: (Check all that apply)					
Main Street	Resort Property	School District Property	Private Property	City Parks	City Fields
City Facility	Residential Areas	Park City Limits	Multi-Jurisdictions	Amplified Sound	
THE TARGET MARKET FOR THIS EVENT IS: (Check all that apply)					
Youth / Families	Adults	Local	State-wide	Regional	National
International	Spectators	Participants	Other		
THIS EVENT WILL: (Check all that apply)					
Limit # of Participants	Free for Spectators	Free for Participants	Include Vendors or Sponsor Booths	Free and Open to the Public	
Limit # of Spectators	Charge admission for Spectators	Charge for Participants	Not Include Vendors or Sponsor Booths	Private Event	
EVENT DATE INFORMATION					
THIS EVENT WILL BE HELD: (Choose all that apply)					
EVENT DATE(S): 7/3, 7/13, 7/23, 8/5, 8/10, 8/11, 8/16, 8/24, 9/2					
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sunday					
Weekly	Monthly	Series	One Day		
Number of Event Days: 9			Number of Consecutive Days:		
ONE DAY EVENT HOUR(S)					



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1478
Park City, Utah 84060
specialevents@parkcity.org

EVENT HOUR(S):		OPENING TIME: 4:30 pm		EVENT ENDS: 10 pm	
EVENT SET-UP DATE:		BREAK-DOWN DATE:		SET - UP TIME(S): 7am	
				BREAK-DOWN TIME(S): 10-11:59 pm	
MULTIPLE DAY EVENT HOUR(S) - IF DIFFERENT FOR EACH DATE					
DAY:		DATE:		OPENING TIME:	
				EVENT ENDS:	
EVENT SET-UP DATE:				BREAK-DOWN DATE:	
SET - UP TIME(S):				BREAK-DOWN TIME(S):	
DAY:		DATE:		OPENING TIME:	
				EVENT ENDS:	
EVENT SET-UP DATE:				BREAK-DOWN DATE:	
SET - UP TIME(S):				BREAK-DOWN TIME(S):	
DAY:		DATE:		OPENING TIME:	
				EVENT ENDS:	
EVENT SET-UP DATE:				BREAK-DOWN DATE:	
SET - UP TIME(S):				BREAK-DOWN TIME(S):	
DAY:		DATE:		OPENING TIME:	
				EVENT ENDS:	
EVENT SET-UP DATE:				BREAK-DOWN DATE:	
SET - UP TIME(S):				BREAK-DOWN TIME(S):	
DAY:		DATE:		OPENING TIME:	
				EVENT ENDS:	
EVENT SET-UP DATE:				BREAK-DOWN DATE:	
SET - UP TIME(S):				BREAK-DOWN TIME(S):	
DAY:		DATE:		OPENING TIME:	
				EVENT ENDS:	
EVENT SET-UP DATE:				BREAK-DOWN DATE:	
SET - UP TIME(S):				BREAK-DOWN TIME(S):	
INCLEMENT WEATHER INFORMATION					
DAY:		DATE:		OPENING TIME:	
				EVENT ENDS:	
EVENT SET-UP DATE:				BREAK-DOWN DATE:	
SET - UP TIME(S):				BREAK-DOWN TIME(S):	
☒ NO INCLEMENT WEATHER DATE IS REQUIRED, AND THE EVENT WILL BE HELD RAIN OR SHINE. I UNDERSTAND THE EVENT MAY BE CANCELLED OR POSTPONED BY THE CITY DUE TO HAZARDOUS OR DAMAGING CONDITIONS.					
EVENT ATTENDANCE (Complete all that apply)					
IF ANNUAL EVENT:					
TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR: 27,000			TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR: 2,700		
ALL APPLICANTS MUST COMPLETE THE FOLLOWING SECTION - NEW OR ANNUAL EVENTS					
# PARTICIPANTS:		# VENDORS: 469		# SPECTATORS:	
# STAFF: 20		# ATTENDANCE:		# VOLUNTEERS: 50	
				# DAILY ATTENDANCE: 2,700	
				# EVENT ATTENDANCE:	
I ANTICIPATE THE EVENT TO HAVE AN ATTENDANCE OF 500 OR MORE PEOPLE AND UNDERSTAND, AS THE APPLICANT, I MAY BE REQUIRED TO OBTAIN A MASS GATHERING PERMIT FROM SUMMIT COUNTY. http://www.summitcountyhealth.org/					
SIDEWALK & STREET USE (Complete all that apply)					
THE EVENT WILL HAVE:					
STREET CLOSURE MAP ATTACHED			CLOSURE SIGN/ MARKING INFORMATION ATTACHED		
ROLLING CLOSURE		PARTIAL CLOSURE		FULL CLOSURE	
				NO CLOSURE	
NAMES OF STREETS TO BE CLOSED:			TIMING: (START OF CLOSURE/ END OF CLOSURE)		
			START:		END:
			START:		END:



Park City Municipal Corporation

Special Event Permit Application

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		START:		END:	
		START:		END:	
REASON FOR CLOSURE:					
SIDEWALK:		PARTIAL CLOSURE		FULL CLOSURE	
SIDEWALK CLOSURE MAP ATTACHED		CLOSURE SIGN/ MARKING INFORMATION ATTACHED		CROWD CONTROL PLAN	
ADDRESS OF CLOSURE (FROM / TO)			TIMING OF CLOSURE:		
FROM:		TO:		START:	
FROM:		TO:		END:	
FROM:		TO:		START:	
FROM:		TO:		END:	
REASON FOR CLOSURE:					
TRAIL INFORMATION					
TRAIL COURSE MAP ATTACHED			COURSE SIGN/ MARKING INFORMATION ATTACHED		
NAMES OF TRAILS TO BE USED:					
PARADE INFORMATION					
PARADE ASSEMBLY AREA:			DISBANDING AREA:		
# PARADE ENTRIES		WALKING ONLY		VEHICLES / WALKING	
				VEHICLES ONLY	
				ANIMALS	
OTHER PARADE INFORMATION:					
CITY PARKING FACILITIES REQUEST					
GENERAL PARKING (Where will you be directing event attendees to park cars?)					
# PARKING SPACES NEEDED		AT HIGHEST POINT		EVENT PROVIDING TRANSPORTATION SERVICES	
		YES NO			
MAIN STREET		CHINA BRIDGE		FLAGPOLE LOT	
SANDRIDGE LOT		PARK AVENUE		CITY PARK	
QUINNS LOT		RICHARDSON FLATS		ADA PARKING NEEDED	
				OTHER: <i>hbg</i>	
PARKING REMOVAL					
EVENT WILL NOT REQUIRE PARKING REMOVAL					
EVENT WILL REQUIRE PARKING REMOVAL AS INDICATED BELOW, AND I WILL COMPLETE A SPECIAL USE OF PUBLIC PARKING APPLICATION AS REQUIRED WITH THE PARK CITY PARKING SERVICES DEPARTMENT.					
NAME OF AREA OR STREETS:				BETWEEN:	



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1478
Park City, Utah 84060
speialevents@parkcity.org

TIME- START/END:	REASON/ FOR WHO OR WHAT:
NAME OF AREA OR STREETS:	BETWEEN:
TIME- START/END:	REASON/ FOR WHO OR WHAT:
NAME OF AREA OR STREETS:	BETWEEN:
TIME- START/END:	REASON/ FOR WHO OR WHAT:
NAME OF AREA OR STREETS:	BETWEEN:
TIME- START/END:	REASON/ FOR WHO OR WHAT:

CITY PARKING FACILITIES REQUEST

WILL THE EVENT PROVIDE ALTERNATIVE TRANSPORTAION OPTIONS?

☒ BUS	☐ BIKE	☐ WALK	☐ OTHER:
THE APPLICANT IS PROVIDING SHUTTLE OR BUS TRANSPORTATION OUTSIDE OF THE CITY'S SCHEDULE. THE APPLICANT HAS PROVIDED BUS DROP OFF AREA ON THE SITE MAP ATTACHED WITH THIS APPLICATION.			

TRANSPORTATION PROVIDER INFORMATION

COMPANY NAME:	PHONE:	EMAIL:
THE APPLICANT IS PROVIDING BIKE TRANSPORTATION AT THE EVENT. WE HAVE PROVIDED BIKE PARKING AREAS ON THE SITE MAP WITH THIS APPLICATION.		
WE ARE PROVIDING WALKING AS AN OPTION TO ATTEND THE EVENT. WE HAVE PROVIDED WALKING PATH IDEAS ON THE SITE MAP WITH THIS APPLICATION.		

ADDITIONAL TRANSPORTATION INFORMATION:

Busses through PCMC

PUBLIC FACILITY USE (check all that apply)

☒	MINERS HOSPITAL AT CITY PARK	PARK CITY LIBRARY MEETING ROOMS	JIM SANTY AUDITORIUM
	SOUTH CITY PARK	CITY PARK COVERED BBQ AREA	CITY PARK GAZEBO / STAND
	CITY PARK SOFTBALL FIELD	CITY PARK RUGBY FIELD	SKATE PARK AT CITY PARK
☒	QUINN'S SPORTEX FIELDS	ROTARY PARK	SCHOOL DISTRICT FIELDS
	DIRT JUMP PARK	PARK CITY ICE ARENA	OTHER:

TEMPORARY STRUCTURES & FLAMMABLE MATERIALS

I UNDERSTAND ALL TEMPORARY STRUCTURES AND FLAMMABLE MATERIALS MUST BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT. SUCH INSPECTIONS WILL REQUIRE A FIRE/BUILDING PERMIT TO BE SUBMITTED 10 DAYS BEFORE THE EVENT, AS WELL AS AN INSPECTION THE DAY OF THE EVENT.					
☒	TEMPORARY BLEACHERS	☐ INFLATABLES	☒ CANOPIES	☐ TEMPORARY STAGES	☐ TEMPORARY LIGHTING
☒	TENTS (10 X 10 or under)	HOW MANY?	TBD	TENTS (10 X10 or over)	TBD
☒	TRAILER(S)	HOW MANY?	TBD	STRUCTURES OVER 6' TALL	PURPOSE:
☒	YES	NO	DOES EVENT HAVE ELECTRICAL NEEDS?		
☒	YES	NO	DOES EVENT REQUIRE USE OF GENERATORS? TBD		
☒	YES	NO	WILL YOU BE REQUESTING PERMITS FOR FIREWORKS?		
☒	YES	NO	WILL THE EVENT REQUIRE THE USE OF FLAMMABLE MATERIALS, FUELS OR GASSES?		

NAME SUCH MATERIALS:

WASTE MANAGEMENT & RECYCLING

THE EVENT WILL PROVIDE ITS OWN GARBAGE CANS AND WASTE MANAGEMENT.



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☒	THE EVENT WILL PROVIDE ITS OWN DUMPSTERS, WHICH IS INDICATED ON THE SITE MAP.						
☒	THE EVENT WILL USE THE CITY'S GARBAGE CANS AND WASTE MANAGEMENT, REQUIRING ADDITIONAL FEES.						
☒	THE EVENT WILL USE THE CITY'S DUMPSTERS, REQUIRING ADDITIONAL FEES.						
☒	PLASTIC	PAPER	ALUMINUM	GLASS	CARDBOARD	COMPOST	OTHER
☒	THE EVENT WILL UTILIZE CITY RESTROOM FACILITIES.		LIST AREAS OF CITY RESTROOM FACILITIES BELOW				
☒	THE EVENT WILL BRING IN ITS OWN RESTROOMS AND SANATARY STATIONS. (May be required by Summit County Health Department or Park City Building Department.)						
☒	ANIMALS WILL BE AT THE EVENT		IF YES, PLEASE DESCRIBE TYPE OF ANIMALS AND WASTE PLANS BELOW:				
☒	I HAVE INCLUDED THE PLACEMENT OF THE ANIMALS IN THE SITE MAP OR LINE UP IN THE CONTINGENCY PLAN.						
☒	DOGS WILL BE ALLOWED AT THE EVENT		LEASHED		UNLEASHED		
☒	WASTE MANAGEMENT PLAN HAS BEEN DESCRIBED IN THE CONTINGENCY PLAN ATTACHED TO THIS APPLICATION.						
FOOD & MERCHANDISE SALES							
☒	I UNDERSTAND THAT ALL VENDORS MUST OBTAIN A PARK CITY BUSINESS LICENSE. ALL VENDORS SERVING FOOD OR DRINKS MAY BE REQUIRED TO OBTAIN A FOOD SERVICE OR FOOD HANDLERS PERMIT FROM SUMMIT COUNTY.						
☒	WILL THERE BE SALE OF MERCHANDISE?				YES ☒	NO	
☒	WILL THERE BE COMPLIMENTARY FOOD?				YES	NO	
☒	WILL THERE BE SALE OF FOOD?				YES ☒	NO	
☒	WILL THERE BE ALCOHOL FOR SALE?				YES ☒	NO	
☒	BEER	☒	WINE	☒	LIQUOR	tbd	
☒	I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.						
☒	I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (UDABC) MAY REQUIRE OTHER PERMITS.						
☒	WILL FOOD ITEMS BE PRE-PACKAGED?				YES	NO	
☒	WILL FOOD ITEMS BE COOKED AT SITE?				YES	NO	
☒	I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.						
☒	WILL FOOD ITEMS BE PREPARED OFFSITE?				YES	NO	
DESCRIBE ITEMS: tbd							
TEMPORARY SIGNS							
☒	WILL THERE BE TEMPORARY SIGNS AT THE EVENT?		NO ☒	YES, I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZE AND LOCATIONS IN THE CONTINGENCY PLAN			
SAFETY - SECURITY							
☒	THE EMERGENCY AND SECURITY PLAN HAS BEEN ATTACHED IN THE OPERATIONS PLAN, INCLUDING CROWD CONTROL, ACCESS, FIRST AID. AFTER REVIEW OF THIS APPLICATION, REQUIREMENTS FOR EMTS, FIRE AND POLICE SERVICES WILL BE DETERMINED AS PART OF THE CONDITIONS OF APPROVAL OF THIS EVENT. THE SPECIAL EVENTS DEPARTMENT WILL BE ABLE TO GIVE THE APPLICANT AN ESTIMATE OF SUCH CITY SERVICE REQUIREMENTS. tbd						
☒	THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL.						
☒	THE EVENT WILL NOT REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL.						
MARKETING OF EVENT							



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PROPER MARKING OF YOUR EVENT IS VITAL TO ITS SUCCESS. PLEASE CONTACT THE PARK CITY CHAMBER FOR ADDITIONAL INFORMATION AND ASSISTANCE. WWW.PARKCITYINFO.COM									
☒	I HAVE CHOSEN TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.								
☐	I HAVE CHOSEN NOT TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.								
WHO IS THE TARGET MARKET FOR THIS EVENT? <u>Multi-generational music lovers</u>									
WHERE IS THE TARGET MARKET FOR THIS EVENT? (Choose all that apply)									
☒	LOCAL	☒	REGIONAL	☒	NATIONAL	☒	INTERNATIONAL		
WILL THIS EVENT BE FILMED AND TELEVISED? (Choose all that apply)						YES	NO		
☐	LOCAL	☐	REGIONAL	☐	NATIONAL	☐	INTERNATIONAL		
PLEASE LIST ALL ADVERTISEMENTS INCLUDING MEDIA COVERAGE, NEWSPAPERS & MAGAZINES:									
MEDIA (RADIO / TV): <u>KPCW, KUER, 4th</u>									
NEWSPAPERS: <u>Park Record, Salt Lake Tribune, Q Salt Lake, Uinta County Herald</u>									
MAGAZINES: <u>BigLife, Mountain Express, 4th</u>									
OTHER:									
PLEASE SELECT RANGE OF MARKETING BUDGET:									
☐	\$100 OR UNDER	☐	\$100 TO \$500	☐	\$500 - \$1,000	☒	\$1000 TO \$2,500	☐	ABOVE \$2,500
APPLICANT AGREEMENT & SIGNATURE									
☒	I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.								
Name (Printed): <u>Jenny Knack</u>									
Signature: <u>Jenny Knack</u>								Date: <u>4/27/18</u>	

We look forward to working with City staff on these pop-up concerts. We know that there is much we don't know, regarding evacuation/contingency plans, transportation, power, temporary structures, etc.

This will be our 17th year presenting outdoor concerts – the first two years we did free concerts in City Park, and the third year we moved to Deer Valley, with free concerts and ticketed events. So although the venue will be new to us this year, the type of event is something we are quite familiar with.

Thanks for your help with this!

Exhibit A – DRAFT Big Stars Bright Nights Site Map



- Potential concert Venue
- Private Properties, any use requires permission – must maintain access
- City Property –Potential use for PCI Big Stars Bright Nights during events
- Unavailable - City Parking Areas for Trails, Ice and Dog Park

The Big Stars Bright Nights Concert Series is entering its 15th year. The event is organized by Park City Institute who is dedicated to bringing world class performances and new ideas to the community. The event helps support the community by providing innovative experiences that entertain, educate and illuminate.

The Big Stars Bright Nights Concerts have ticketed seating ranging in price from \$49 to \$89 per ticket. Revenues from the concert help fund the cost of school programs and experiences for local youth. Additionally, PCI provides many opportunities to those who are underserved to be able to attend shows and other year round programs.

Venue Location

PCI explored many potential locations for their event in both Park City and Summit County areas (both private and public).

- While working with the applicant, staff found that Quinn's Sports Complex was the best fit due to existing infrastructure (parking, proximity to highway and potential supplemental parking areas), and ability to mitigate impacts to residential neighborhoods.
- While the venue's existing infrastructure is the best potential location of areas explored, there is additional work and infrastructure needed to mitigate impacts specifically transportation and public safety to the area.
- The City acquired the property subject to use restrictions from the original owner and PCI has received one year consent from the Gilmour Trust to proceed forward with exploring the venue as their potential location.

As staff works to coordinate event logistics with PCI, there are a few items that are important to mention:

- The venue proposes challenges as it is not on an existing transit route. In order to approve the event, the applicant will be required to come up with a transportation plan (parking and transit) and will bear the burden of procuring and paying for such services as required by the City.
- While the Quinn's venue proposes potential solutions for Big Stars Bright Nights, there are challenges that staff is working to resolve regarding capacity and logistics at this venue. Existing venues with infrastructure (such as Deer Valley's Snow Park Amphitheatre, Eccles Theatre etc.) are able to accommodate impacts for such events (parking, transit, noise) as they have existing infrastructure.

Event Dates

Staff is supportive of approving five of the proposed dates, conditioned on a staff approved operational and logistical plan, and currently finds no conflicts with existing events on the following days:

1. Monday, July 23 – Beethoven Music Series at City Park, may effect local play
2. Sunday, August 5 – Park City Arts Festival
3. Thursday, August 16 – No other events – will effect coordination of pending application for Park City Baseball Tournament, may effect local play
4. Friday, August 24 – No other events, watch coordination with School District (first week back to school)

5. Sunday, September 2 – Park Silly Sunday Market

Additionally, staff is supportive of approving the following two dates, conditioned upon changing the times of the event to 6:00 to 9:00 p.m., and a staff approved operation and logistical plan.

1. August 10 – Deer Valley Music Festival, PCMR Resort Village Concert
2. August 11 – Deer Valley Music Festival, Tiny Tri, Park City Trail Series, & Saturday Stage of Tour of Utah, PCMR Resort Village Concert

Staff is concerned with potentially exceeding access and public safety event thresholds on three of the proposed dates due to venue availability, , projected attendance for similar events, event type, and impact on overall transportation system including:

1. Tuesday, July 3 – No events scheduled in the City, other events, including recently announced July 3 Celebration at Canyons as well as the Oakley Rodeo are planned in the County. This date may affect (remove) local play
2. July 13 – Triple Crown Baseball Tournament, Deer Valley Music Festival, Sundance Summer Series Screening, PCMR Resort Village Concert
 - o While the July 13 date for the Grace Potter concert has been included in this application, PCI has discussed publically their interest in finding another outdoor site for this concert, where the City has a contract with Triple Crown Softball which utilizes the Quinn's venue on this date.

Staff is exploring alternate mitigation for these dates including alternate venues, capping attendance at 1,500 people, and/or changing timing from 7 to 10 p.m. to 6 to 9 p.m. to mitigate potential transportation impacts.

Impact Mitigation/Details

- Events will be held at at the Quinn's Sport Complex, and will require all field play to end by a time to be determined. This would be a one year agreement, without ability to extend further approvals in this location. See exhibit A.
- Parking is being coordinated. Staff is working to ensure that parking is available for existing uses such as Park City Ice Arena, Dog Park, Trail Users and access other businesses in the area. Some parking for these specific uses may be used for Big Stars Bright Nights.
- Accessibility to public spaces including trails and surrounding businesses must be maintained.
- At all times, emergency access on roadways, and at the venue must be maintained.
- Maximum crowd size for the five recommended dates will be capped at 2,500 people – this includes staff, volunteers, and attendees.
- While obviously the concert approvals would involve a limited noise exception under applicable Municipal Code sections, noise and lighting for the event will regulated and mitigated. All music and must end no later than 10:00 p.m. Staff is coordinating set up and break down which may affect lighting and noise regulations.
- Any approval for the event venue is a one year agreement and cannot be extended without subsequent approval by City Council.

Exhibit B – Big Stars Bright Nights Preliminary Analysis

- It is very likely, that while staff will ensure the event has been significantly mitigated, after each concert we may learn of additional mitigations that are required. For this event, due to the new use at the location, staff and Park City Institute will have to plan, learn and adapt.

Fee Reduction Request

The Special Events Department has made a preliminary City Service Fee Reduction estimate of \$60,000 for services at the event (estimated with 9 concert dates).

- As staff works to coordinate and mitigate the impacts of the event, there may be additional fees incurred.
- It is important to note, that Transit Services cannot be paid for or waived by the City, as funds for Transit are tied to Federal Funds. PCI would take on the cost of providing such services.
- While this is an estimate of City Service Fees required for the event, it is important to note, that the request is 30% of the Special Event Fee Reduction Annual Threshold. It is likely that such a request will effect on other events that may be applying for Fee Reduction that meet the criteria of the application.
- Any Fee Reduction/Waiver is subject to the Special event Fee Reduction Policy and process, including a recommendation and approval/denial by the City Council. The applicant is proceeding at their own risk.

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Nate Rockwood

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

(A) Public Hearing (B) Continue to May 31, 2018

Suggested Action:

Attachments:

[2019 Budget Staff Report](#)



City Council Study Session Report

Subject: City Manager's Recommended Budget
Author: Nate Rockwood
Department: Budget, Debt, & Grants
Resources Date: May 17, 2018
Type of Item: Legislative

Summary Recommendation

City Council should hold a public hearing on the Tentative Revised Budget for FY 2018 and Tentative Budget for FY 2019 for Park City Municipal Corporation and its related agencies. City Council should review the Tentative Budget including the recommended 5-year Capital Improvement Plan (CIP)

Executive Summary

The City Manager Recommended (Tentative) Budget was presented and adopted by City Council on May 3rd, with the final budget expected to be adopted on June 21. Over the next several weeks staff will present various aspects of the budget to Council. This week staff will review the recommended 5-year Capital Improvement Plan for all funds and agencies. Council should provide direction to staff on any recommended changes to the Final Budget.

Acronyms

BFO – Budgeting for Outcomes
FY- Fiscal Year
CIP – Capital Improvement Plan
RDA – Redevelopment Authority
GF – General Fund
GO – General Obligation

Background

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

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

April 30 - Staff delivered the City Manager's Recommended Budget (Tentative or Proposed Budget) to City Council. Discussion/action is slated for these dates as follows,

barring changes as needed:

May 3 – Presentation and adoption of the Tentative Budget, Budget Overview & Timeline, Update of Financial Impact Assessment Report (FIAR), Benefits (pay plan & health insurance) as well as CIP & RDA budgets. Presentation and adoption of the Tentative Budget.

May 17 – Capital Expenditures – 5-year CIP & RDA budgets

May 31 – Operating Expenditures - Biennial Plan Team Presentations and Fee Changes

June 7 –City Fee Resolution, Council Compensation, Budget Policies, Special Service Contracts and Outstanding Budget Issues

June 21 – Presentation & Adoption of Final Budget (if no property tax increase – staff is not recommending a property tax increase), Adoption of Provisional Budget (if property tax will be increased)

Analysis

The capital budget, as proposed by the City Manager and recommended by the CIP Committee, continues to fund high priority projects which meet the community goals. This year's the City Managers Recommended Budget continues to have an emphasis on funding affordable housing projects, transportation and transit projects and all projects meeting the net zero energy goal which has been identified by Council as a critical community priority. In addition, all projects were evaluated in the anticipation of the potential Treasure Hill open space general obligation ballot initiative and ability to set a recommended GO bond amount. The CIP Committee has targeted a GO bond amount between \$55 and \$50 million, with alternatives to be decided by City Council during the budget hearing meetings. The budget CIP Committee recommends cutting some planned projects to lower the potential GO bond for Treasure Hill, but does not recommend defunding projects related to the critical priorities or deferring necessary capital improvements to core city infrastructure. Potential bond scenarios including project cuts or delays related to a \$55 million bond or a \$50.7 million bond are outlined on pg. 72 – 74 of the budget document Vol. I. The following table shows a summary of current major projects with proposed funding amounts by community priority and funding source.

Major Capital Projects in 5-Year CIP by Priority and Funding Source					
Thriving Mountain Town					
Project	Proposed Budget	Funding Source	Start Date	End Date	
Transportation					
SR 248/US 40 Park and Ride Lot	2,000,000	FTA Grants/Regional Transit	2019	2022	
Canyons Village Area Transit Center	1,500,000	FTA Grants/Regional Transit	2019	2021	
Electric BRT Transit Buses & Charging Stations	5,040,000	FTA Grants/Regional Transit	2018	2021	
Transportation and Transit Property Acquisition - Housing	4,000,000	Transit Revenue	2018	2021	
Bonanza Park Transit Hub - Arts and Culture	2,500,000	Transit Revenue/Regional Transit	2019	2021	
Resilient Economy					
Downtown Projects - Walkways	2,000,000	Additional Resort Sales Tax	Underway	Pending	
Downtown Plazas	500,000	Additional Resort Sales Tax	2019	2020	
Downtown Plazas - Moved to Treasure Hill Bond	(7,500,000)	Additional Resort Sales Tax			
Preserving and Enhancing the Natural Environment					
Project	Proposed Budget	Funding Source	Start Date	End Date	
Open Space & Environmental Pollution Mitigation					
Treasure Hill	\$50 - \$55 M (TBD) GO Bond -		2019	2019	
	9,000,000	Additional Resort Sales Tax	2019	2019	
*Project defunded for Treasure Hill	(1,500,000)	Additional Resort Sales Tax - Open Space	2018	2019	
	(7,500,000)	Additional Resort Sales Tax - Main Street Plazas	2018	2020	
Soil Repository/Soil Mitigation	4,204,144	General Fund Transfer	2018	Pending	
Prospector Drain - Regulatory Project	2,302,352	General Fund Transfer	2019	2020	
Storm Water Projects	1,300,000	Storm Water Fund	2021	2023	
	1,762,646	Additional Resort Sales Tax	2018	Pending	
Water Projects					
Water Projects - General Water Infrastructure (see Water Project Table)	15,700,000	Water Fund	Underway	Pending	
MIW Treatment	94,800,000	Water Fund	2019	2023	
Empire Tank Replacement	4,000,000	Water Fund	2019	2023	
Rockport Water, Pipeline & Storage	8,000,000	Water Fund	2019	2023	
West Neck Tank	4,200,000	Water Fund	2019	2023	
Golf Building (MIW Displacement)	2,750,000	Water Fund	2019	2020	
Operational Storage Ponds	4,700,000	Water Fund	2019	2020	
QJWTP Treatment & Capacity Upgrades	7,500,000	Water Fund	2019	2023	
Inclusive & Healthy Community					
Project	Proposed Budget	Funding Source	Start Date	End Date	
Affordable and Attainable Housing					
Central Park	4,500,000	Lower Park RDA (Revolving Funds)	2018	2018	
Woodside Phase I	5,300,000	Lower Park RDA (Revolving Funds)	2019	2020	
Woodside Phase II	23,000,000	Lower Park RDA (Revolving Funds)	2020	2021	
Homestake Housing	18,000,000	Lower Park RDA (Revolving Funds)	2022	2024	
Arts & Culture District Housing	15,000,000	Lower Park RDA (Revolving Funds)	2022	2024	
Citizen Wellbeing					
Community Center Building in City Park	7,200,000	Lower Park RDA	2021	2022	
	800,000	General Fund Transfer	2021	2022	
Arts & Culture					
Arts & Culture District - Property Acquisition	19,500,000	Lower Park RDA	2018	2018	
Core Infrastructure					
Public Utilities Maintenance Buildings	3,023,527	General Fund Transfer	2019	2022	
	2,700,000	Water Fund	2019	2022	
Otis (Old Town Improvements Study) Projects	3,200,000	Additional Resort Sales Tax	Underway	Pending	
	600,000	General Fund Transfer	2018	2019	
	360,000	Storm Water Fund	2018	2019	
Prospector Avenue Reconstruction	230,000	Impact Fees	2018	2019	
	1,000,000	UDOT Grant	2018	2019	
	575,000	Transit/Regional Transit (Pending Approval)	2018	2019	
Artificial Turf Replacement Quinn's	600,000	General Fund Transfer	2023	2023	
Park Avenue Reconstruction	4,490,000	Additional Resort Sales Tax	2020	2021	
	1,500,000	Storm Water Fund	2021	2021	
All City projects are required to meet the City's adopted net zero requirements, therefore all projects which are funded by the City are aimed at achieving the community critical energy priority					

This year's CIP committee was Blake Fonnesebeck, Jon Weidenhamer, Ken Fisher, Rebecca Gillis, Nate Rockwood, Matt Cassel, Scott Robertson, Alfred Knotts, Troy Dayley and Matt Twombly. Projects were reviewed and ranked based on six criteria: Objectives (City Community Goals), Funding, Necessity, Previous Investment, Environmental Impact, and Cost/Benefit. In addition, this year projects were also

evaluated and scored based on projects which significantly contributed to Councils identified critical priorities.

The Budget Document shows the capital budget in several locations each with progressively more detail ([budget documents posted online](#)). Volume I, Budget Overview (Vol. I, pg. 24 – 27) contain tables showing the total projects being funded from the GF transfer, new projects recommended in the 5-year CIP and projects not recommended. Volume I, Expenditure Section Vol. I, pg. 58 – 74) expands upon these tables also showing the ongoing projects (capital maintenance) transferred from the GF, Total Water Fund Projects and short project updates as well as scenarios showing the 15-year Addition Resort Community Sales Tax Plans which include options detailing a potential \$55 million Treasure Hill GO Bond or a \$50.7 million Treasure Hill GO Bond and the related project cuts and deferments. It is anticipated that City Council will weigh the pros and cons of each alternative along with public input on the proposed bond and impacts on City projects.

Volume II, Capital Improvements section (Vol. II, pg. 321 – 479) , shows the detailed list of capital improvement projects by project number, priority, funding type and includes a project description. Volume II also contains the total project summary sheet (Vol. II, pg. 480 - 483) detailing project ranking and divides projects by funding source flexibility (General Fund – most flexible projects funded through the transfer from the GF; Flexible – Flexible funds within a specific enterprise fund or funds restricted to a certain activity (E.g. Water Service Fees can be used for any improvement project related to the Water System but cannot be used for streets projects, city parks, etc.); Inflexible Funds – funds which must go towards a specific project, such as a project specified by a grant or bond).

Budget staff will review the recommended capital plan with City Council during the budget hearings. Project managers will be available to answer additional questions related to project budgets and potential timelines.

Department Review

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

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[2018 Park City Disposition List and Resolution](#)



City Council Staff Report

Subject: 2018 City Property Disposition Resolution- Update
Author: Heinrich Deters
Department: Sustainability
Date: May 17, 2018
Type of Item: Administrative

Summary Recommendations

Council should review and adopt the attached Resolution on the possible discussion and disposition of City-Owned property. (Attachment I)

Executive Summary

Staff recommends Council adopt a City Property disposition list by resolution. The Disposition list allows for long-term, transparent planning of City-Owned properties with development potential.

Background

Each year City Council adopts a strategic plan for City-owned parcels with development potential. The intent of the plan is to provide transparency and possible intent of the City's use of available parcels for potential municipal purposes or disposition. Updates in this report primarily include properties and uses associated with Council's critical goal of providing 220 new affordable housing units by 2020, and 800 new affordable units by 2026, as well as, properties acquired for the Arts and Culture District.

Date

[December 1, 2016](#)

[August 31, 2017](#)

Item

[Staff Report- 2017 Disposition List- Page 97](#)

[Staff Report- 2017 Disposition List Update- page 152](#)

Alternative: Review and approve the recommended disposition list (Attachment I)

Pros

- a. Provides transparent, strategic planning for City-owned property

Cons

- a. None

Null Alternative: Do not approve recommended changes to the disposition list

Pros

- a. None

Cons

- a. Limits the ability of Council to explore the use of City Property as a location for affordable housing.

Analysis:

A property strategic plan for City-owned parcels enables staff and the Council to:

- 1) use basic, centralized management standards and prioritization for assets that are otherwise managed by various departments of the City;
- 2) identify long term planning strategies or options, and
- 3) establish some degree of predictability for property owners adjacent to municipal property.

Additionally, the disposition list and associated resolution constitutes public notice that the properties listed may be intended for sale or trade if noted and the City Council may consider the best possible terms of a potential transaction in closed session if necessary pursuant to state law.

Park City Municipal owns numerous parcels, ranging greatly in acreage and use. These parcels include large open space properties restricted by deed restrictions and conservation easements, all the way to small remnant parcels, real property and dedicated rights of way and various easements. This strategic plan is for property with development potential only. The plan does not contain property restricted as open space by restrictive covenant or has been purchased with open space funds.

Identifying certain properties for possible use for municipal needs, including public works facilities, water facilities and snow storage is a long term planning priority as demands for City services increase, and potential property availability decreases. Conversely, implementing Council goals and capital projects, such as affordable housing initiatives, may be better or more efficiently achieved by selling, leasing or providing easements on city-owned property, to a third party or otherwise transferring property to another nonprofit or government entity.

The potential uses identified in the list are intentionally broad and in no way binds Council to future decisions. Prior to action taken with any of the properties identified within the list, staff and Council would adhere to public notification standards for Disposals of Significant Parcels of Real Property as required by State Code and Municipal Code § 2-3-11.

Staff anticipates updating the list more frequently as the City continues to acquire locations for affordable housing and transportation projects.

Department Review:

This report has been reviewed by the Sustainability, Planning, Public Works, Transit, Water, Engineering, Executive and Legal Departments.

Consequences of not taking the recommended action:

A lack of transparency and clarity may be perceived without adoption of a city-owned property disposition list, as well as, notification to discuss matters within closed session

Recommendation:

Council should review and adopt the attached Resolution on the possible discussion and disposition of city-owned property.

**Attachment I-
Resolution No. 11-2018**

A RESOLUTION ADOPTING THE MAY 2018 CITY PROPERTY DISPOSITION LIST

WHEREAS, the City owns numerous properties with possible uses and/or development potential that may be utilized to attain community goals;

WHEREAS, ongoing strategic planning of municipal assets is in the best interest of the public;

WHEREAS, City Council's goal for an engaged and informed citizenry is a product of transparent government and public notification;

WHEREAS, the growing demand for City services and ability to implement Council's critical goals is subject to continual evaluation of asset management.

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

SECTION 1. CITY PROPERTY DISPOSITION LIST. Park City adopts the 'Property disposition list' as attached hereto as Exhibit A.

This Resolution hereby constitutes public notice that the properties listed herein are intended for sale if so noted and the City Council may meet in closed session as allowed by state law to discuss the best possible terms of a potential sale. Any final approval of a sale by the City Council must be done at a regular, open meeting.

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

PASSED AND ADOPTED this 17th day of May, 2018.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Exhibit A- May 2018 City Property list (updates reflected in red)

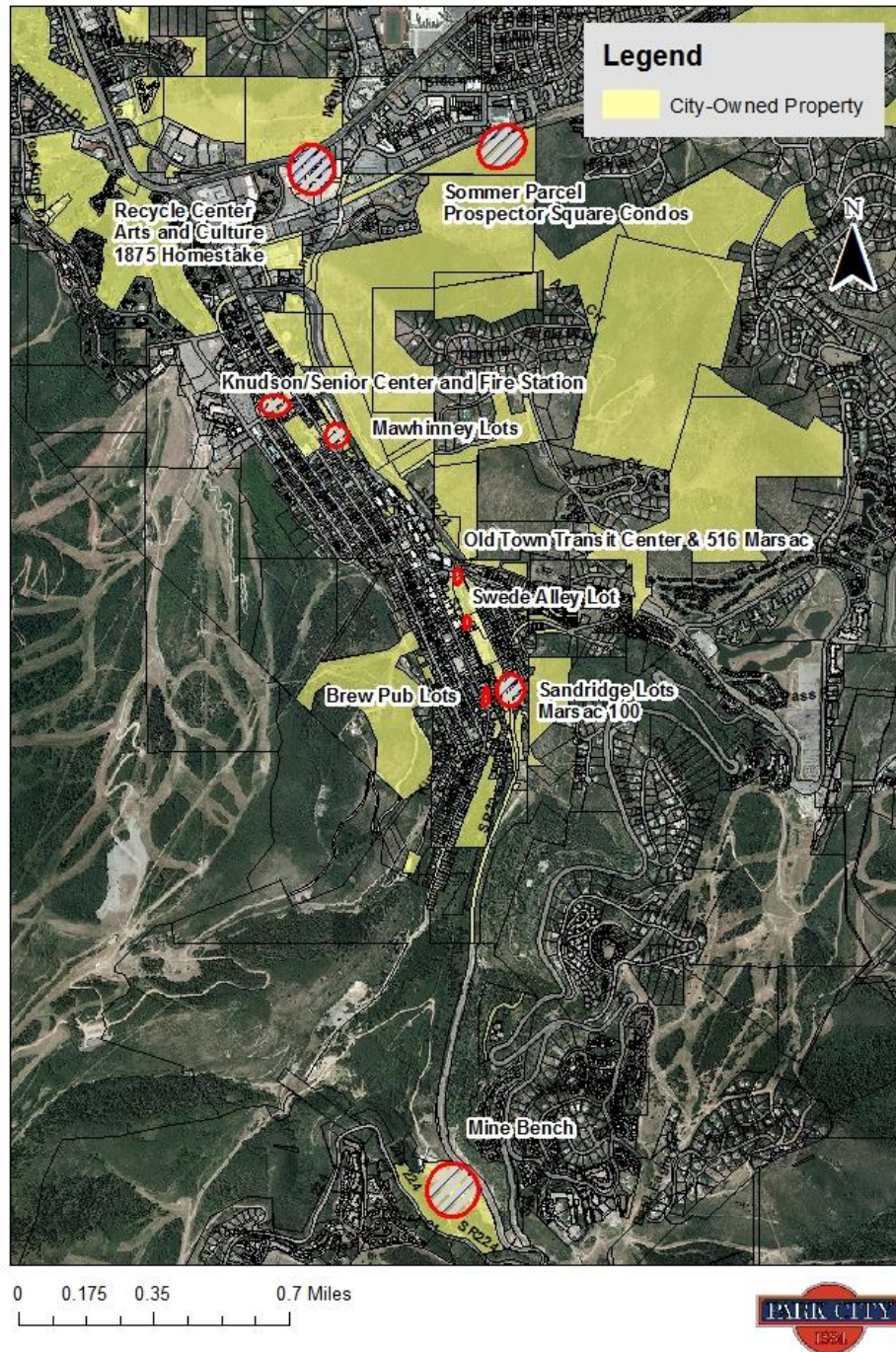
2018 City Property Disposition Resolution	
Property/Parcels/Acres	Potential Use
Bango-Wortley/Gordo Parcels PC-9-95-X, PC-9-95-M-X, PC-9-95-J-X, PC-9-95-F-X, PC-9-95-G-X, PC-9-95-H-X, PC-9-95-L-X, PC-9-95-K-X, PC-9-95-1-X, PC-9-95-B-X, PCA-95-A-X (approx. 14 acres)	Hold/Sell/Trade/Lease; PW Storage; Municipal Facility; Inside Soils Ordinance; Affordable Housing
Woodside/Empire/Lowell NGS-2-X, PC-98-X, PC-322-X, PC-325-X, PC-364-B-X (.07 acre)	Hold/Trade/Sell/Lease/Easements
1875 Homestake Lot 1 of Yard Subdivision, YARD-1 (approx. 2 acres)	Hold/Trade/Sell/Lease/Easements; Transportation facility; Affordable Housing; City Facility; Arts and Culture
7700 Marsac Ave. Mine Bench Part of S-46 and S-98 (29.06 acres)	Hold/Trade/Sell/Lease/Public Works/Parking
516 Marsac OA-2-X (.05 acre)	Hold/Trade/Sell/Lease/Easements/Transit Housing
Park and Ride SS-87 (16.25 acres)	Hold/Sell/Trade/Lease; Recreation; City Facilities; Open Space
Brew Pub Parking Lots PC-263-X, PC-264-1-X, PC-265-X, PC-266-X, PC-563-X, PC-261-B-X, PC-563-A-X (.5 acre)	Hold/Trade/Sell/Lease; Parking; Park; Inter-modal municipal oriented transit, Affordable Housing; Public Gathering Space/Plaza; Inside Soils Ordinance
Old Town Transit Center Marsac Transit Center Sub., PC-476-A-X, PC-476-B-X, PC-730-B-X, PC-426-X, PC-730-A-X (approx. 4 acres)	Hold/Lease; Inter-modal transit oriented use (multi-modal transportation/housing); Inside Soils Ordinance
SR-224 Kiosk (.44 acres)	Hold/Sell/Trade/Lease; Transportation; Trailhead Parking
Mawhinney Lots SA-369-X, SA-370-X, SA-371-X, SA-372-X, SA-360-A (1.5 acre)	Hold/Sell/Trade/Lease; Skate Park; Parking; City Park; Affordable Housing; Inside Soils Ordinance

Swede Alley/Main Street Lot MPS-3-AM-X, PC-304-A-X, PC-730-S-X, CARR-B-X, PC-127-X, PC-305-X, MAR-SWED-300-X, PC-147-X, PC-148-C-X (.4 acre)	Hold/ Sell/Trade/Lease; Parking; Park; Main Street Improvements
Arts and Culture Properties PSA-46-A, PSA-46-RE-B, PSA-46-RE-C, PCA-110-G-1-X, PCA-110-G-3, PCA-110-G-2-A, KBC-A, KBC-B	Hold/Sell/Trade/Lease; Arts and Culture, parking, Affordable housing
North 40 Parking area PCA-98-C-1-X (73 acres)	Hold/Sell/Trade/Lease; Recreation, Affordable Housing, Parking; Trails
IHC Lot 5 IHPCMC-5-2AM-X (15 acres)	Hold/Sell/Trade/Lease; Recreation; Trails, City Facilities
IHC Lot 4 IHPCMC-4-2AM-X (5 acres)	Hold/Sell/Trade/Lease/Easements; Recreation, City Facilities
Naniola/Kivett SS-29-C-X, SS-21-A-X (60 acres)	Hold/Sell/Trade/Lease; Agriculture, City Facility, Trails
North Library SA-68-X, SA-72-X (2.5 acres)	Hold; Park, Recreation
1353 & 1333 Park Ave. Fire Station/Miners Hospital/City Park SA-273-X, SRNYK-2-X (.5 acre)	Hold/Sell/Trade/Lease; Lower RDA Plan Development; partially inside soils ordinance. Senior/Community Center
Knudson (portions of SA-200, SA-201, SA-202-A-1) 14,624 sq/ft. per purchase agreement), SA-402-C-X	Hold/Sell/Trade/Lease; Lower RDA Plan Development, Affordable Housing
1361 Woodside Ave. Senior Center and parking SA-265-A-X , SA-277-278-X , SA-278-1-X (2 acres)	Hold/Sell/Trade/Lease; Lower RDA Plan Development, Affordable Housing
1450 & 1460 Park Ave. Co-Housing RPS-1, RPS-2	Hold/Sell/Trade/Lease; Co-Housing-Project; Affordable Housing; Inside Soils Ordinance
1951 Woodbine Way Recycling Center/BoPa SS-224-X, SA-224-Z-X (.5 acre)	Hold/Sell/Lease/Trade; Affordable Housing, Transportation
Pace Parcels SS-28-A-1-X, SA-28-A-X (110 acres)	Hold/Sell/Trade/Lease; Open Space; Recreation; Snow Storage; Municipal Facility; Agricultural

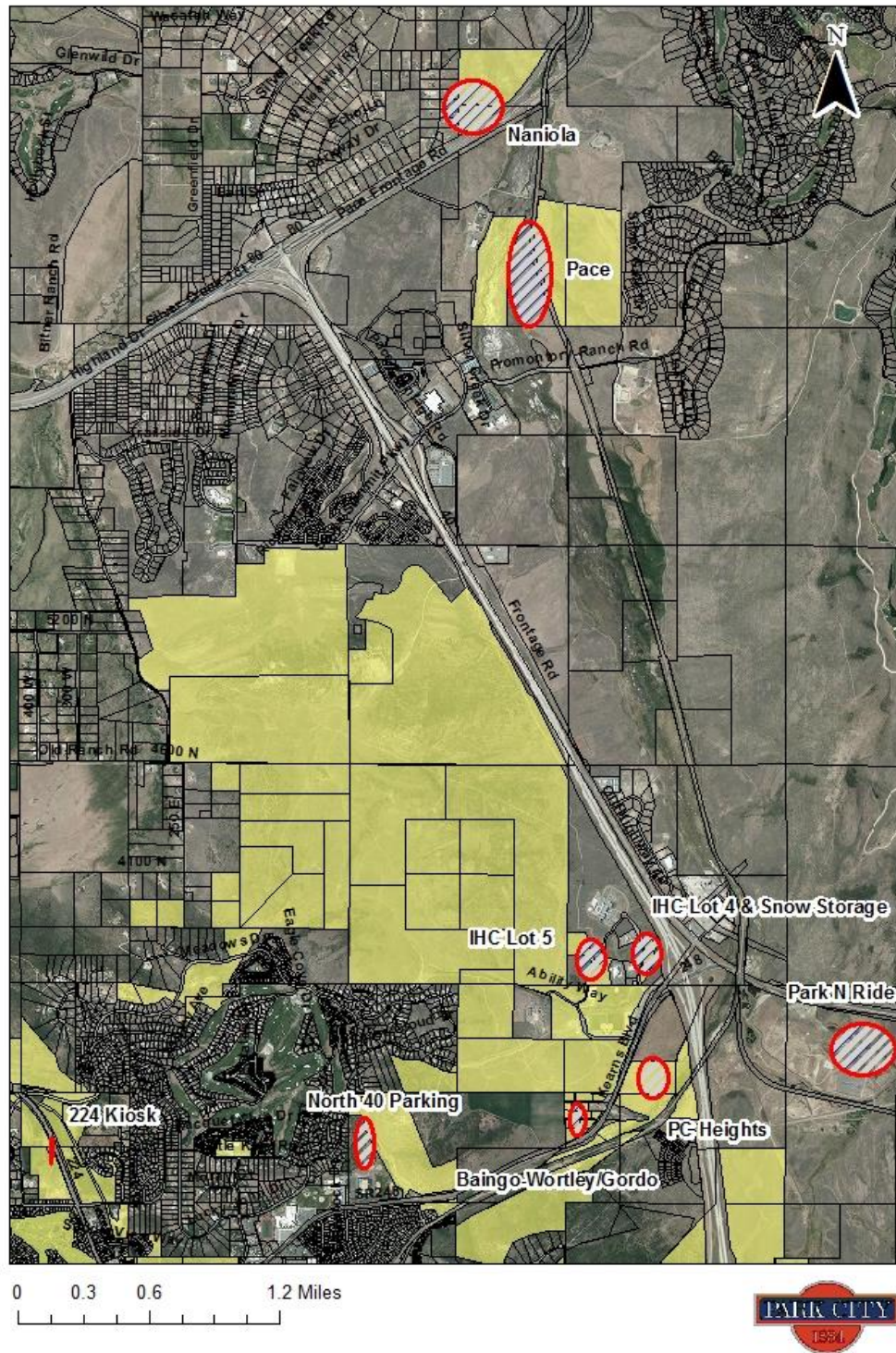
Sandridge Parcels PC-730-2-X, PC-730-G-X (2 acres)	Hold/Sell/Trade/Lease; Parking; Multi-modal; Inside Soils Ordinance; Affordable Housing
Marsac 100 PC-430-R, portions of PC-730 and PC-S-46-B (2.27 acres)	Hold/Sell/Trade/Lease; Affordable Housing
Prospector Square Units #100-103, 105, 107, 108, 111-115, 117, 119-121, 123, 125, 133, 135, 137, 141, 201	Hold/Sell/Trade/Lease; Transit Housing
Triangle Parcel SS-57-1-B-X (111 acres)	Hold/Sell/Trade/Lease; PW Facility; Open Space; Municipal Facility; Recycle Center
PC Heights Parcel (24 acres)	Hold/Sell/Trade/Lease/Easements; Open Space; Recreation; Snow Storage; Agricultural
Olympic Plaza (3 acres) SA-224-H-1-X, SCCS-D-X	Hold/Sell/Trade/Lease; Walkability and UDOT projects
SR-224 Parcels SA-224-L-9-X, SA-224-L-8-X, SA- 224-L-10-X, SA-254-1-X, PAL-1-A-X	Hold/Sell/Trade/Lease/Easements; Walkability and UDOT projects
Daly Parking PC-259-X	Hold/Sell/Trade/Lease/Easements
Ontario Remnants PC-509-X, PC-440-B, PC-440-B	Hold/Sell/Trade/Lease/Easements
Wyatt Earp Prospector Park PCA-3-3107-PC-X, PCA-98-B-X	Hold/Sell/Trade/Lease/Easements
Silver Summit Water Tank SS-57-2-A	Hold/Sell/Trade/Lease/Easements
Woodside Gulch PC-S-55-X	Hold/Sell/Trade/Lease/Easements
Sommer Parcel PCA-3-3000 (14.35 acres)	Hold/Sell/Trade/Lease/Easements; Open Space, Affordable Housing
Snow Storage Parcel SS-65-A-X-X (.78 acre)	Hold/Trade/Lease/Easements; Snow Storage, Special Event Parking
City Rights of Way as noted in Streets Master Plan	Hold/Sell/Trade/Lease/Easements
City Prescriptive Easements	Hold/Trade/Lease/Easements

Exhibit B & C- Property Maps

2018 City-Owned Disposition Properties I



2018 City-Owned Disposition Properties II





City Council Staff Report

PLANNING DEPARTMENT

Subject: PL-17-03814 Land Management Code Amendment § 15-6-7 Master Planned Affordable Housing Development and § 15-15 Defined Terms
Author: Hannah M. Tyler, Planner
Date: May 17, 2018
Type of Item: Legislative – LMC Amendment

Summary Recommendations

The Planning Department requests the City Council open a public hearing, review the proposed Land Management Code amendments, and approve the Land Management Code (LMC) Amendments as referenced in this staff report.

Executive Summary

On April 5, 2018, City Council gave staff direction to complete Land Management Code (LMC) amendments addressing Master Planned Affordable Housing Developments in LMC § 15-6-7 and associated Defined Terms in LMC § 15-15. On May 9, 2018 Planning Commission reviewed the proposed LMC Amendments and forwarded a unanimous positive recommendation to City Council with a request to add clarifying language in the Density Bonus section (see Exhibit 1). The Planning Commission requested that Planning Staff consider the following as follow-up LMC Amendments at a later date: Height Exceptions, incentivizing Rental Units, and a percentage based Micro-Unit Parking Exemption.

Description

Project Name: LMC Amendments regarding Master Planned Affordable Housing Developments (LMC § 15-6-7) and Defined Terms (LMC § 15-15)
Applicant: Planning Department

Acronyms in This Report

AMI	Area Median Income	LMC	Land Management Code
FAR	Floor Area Ratio	SF	Square Feet
MPD	Master Planned Development	UE	Unit Equivalent

Proposal

Planning staff and the Affordable Housing team have collaborated to create Land Use controls with the intent of incentivizing Affordable Housing Development. These changes may have more effect on public-private partnerships that direct private sector development. At the highest level, the Planning and the Affordable Housing staffs are proposing the following changes to LMC § 15-6-7 Master Planned Affordable Housing Development:

- **Minimum Percentage Affordable:** Allow for projects that are a minimum of 50% Affordable to utilize LMC § 15-6-7.
- **Density Bonuses:** Reallocate the Density Bonus to incentivize more Affordable/Attainable units in a development and create a Density Bonus that is proportional to the Base Zone Density. Density bonuses will be awarded based on **Percentage Affordable** and **AMI** served. A minimum of 50% of the Density Bonus will have to be Affordable/Attainable.
- **Off-Street Parking:** Match the Affordable Off-Street Parking requirements to the [standard MPD Requirements \(see "E"\)](#).
- **Parking Exemption:** Create parking exemption for micro-units (500 square feet or less).

Background

Please see the Background section on page 52 of the [Planning Commission Staff Report](#).

Analysis

Please see the Analysis section on page 57 of the [Planning Commission Staff Report](#) for a thorough analysis. Below, staff has provided brief analysis for each amended section of LMC § 15-6-7 and LMC § 15-15. **All redlines can be found in Exhibit 1.**

LMC § 15-6-7(A) PURPOSE

The current threshold to utilize the Affordable Housing MPD Section requires 100% of a project to be Affordable. Given the current market trends, staff does not find that this will promote Affordable Housing development by private sector developers. These same market trends impact City-funded Affordable Housing projects. Staff is proposing to reduce the affordability threshold to 50% of a total project area and to include the Attainable Housing.

LMC § 15-6-7(E) DENSITY BONUS

Density, as used in the LMC, is referred to in terms of Units per Acre or, in MPDs as Unit Equivalents (UE) per acre. A UE is “the Density factor applied to different sizes and configurations of Dwelling Units and commercial spaces.” Residential UEs equate to 2,000 SF. In some Zones, restrictions on Building Pad or Building Size are used to control Density. This makes calculation of comparable Density and Density Bonuses by Zone complicated.

The current language allows for an increase in the allowable Density to a maximum of twenty (20) UEs per acre – this dates back to as early as the 1984 Land Management Code (Exhibit 2). Staff is not proposing to exceed the existing maximum allowable Density; rather, staff is proposing to reallocate the Density Bonus to incentivize more Affordable/Attainable units in a development and create a Density Bonus that is proportional to the Base Zone Density. Staff finds that the intent of this section of the LMC is to allocate a Density Bonus based on the number of Affordable/Attainable Units delivered under the Base Zone Density.

Staff has tested the proportionate allocation of the Density Bonus based on the Base Zone Density derivative for consistency and appropriateness to each Zone – see *Table 1* on pg. 58-60 of the [Planning Commission Staff Report](#). The approximate Units per acre do not account for unit type variations, Building Envelope calculations, infrastructure requirements, etc. In Park City, most Zones determine Density based on a Lot Size and Building Envelope method (FAR, setbacks, heights, etc.); however, Base Zone Density can be derived from that density metric (see *Table 1* referenced above). For a sampling of anecdotally “dense” developments see *Table 2* on pg. 60 of the [Planning Commission Staff Report](#).

If a Developer seeks to exercise the increased Density allowance incentive by providing Affordable/Attainable Housing Units, the Developer must agree to follow the guidelines and restrictions set forth by the Housing Authority in the adopted Affordable Housing Resolution in effect at the time of Application. A Density Bonus would not be awarded for the base Affordable Housing units that fulfill an Affordable Housing obligation for a development; rather, a Density Bonus would be awarded for Affordable/Attainable Units provided that exceed the development’s base Affordable Housing obligation.

Planning Commission requested clarifying language for the following: 1) A minimum of 50% of a Density Bonus shall be allocated to Affordable/Attainable Housing - the other 50% of the Density Bonus can be market rate; and 2) A Density Bonus cannot exceed preexisting MPD Density approvals for market rate units - existing approved MPDs cannot obtain additional market rate Density through this process. This language is in the Draft Ordinance (Exhibit 1).

LMC § 15-6-7(F) PARKING

Off-Street Parking: The current Parking Requirement for Affordable Housing MPDs (1 per bedroom) typically turns out far greater than that of a standard MPD which is one of the greatest deterrents to using the current section of Code. Staff will match the standard MPD Off-Street Parking Requirements which are based on the uses defined in [LMC § 15-3-6 Parking Ratio Requirements for specific Land Use Categories](#).

Parking Exemption: At the time of application, the analysis for supporting a micro-unit (≤500 SF) parking exemption will include a thorough transportation analysis (density, transit, shared parking, connectivity, pedestrian accessibility to good and services, etc.).

LMC § 15-6-7(G) RENTAL RESTRICTIONS

Staff has made clarifying amendments as this section of code is intended to apply to both Affordable and Attainable housing.

LMC § 15-15 DEFINED TERMS

Staff has added a definition for Attainable Housing which has been pulled directly from [Resolution 03-2017 Affordable Housing Guidelines and Standards](#).

Process

Amendments to the Land Management Code require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

Department Review

This report has been reviewed by the Legal Department, Executive, Affordable Housing and Community Development Department.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites and published in the Park Record on April 21, 2018 per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments.

Summary Recommendation

The Planning Department requests the City Council open a public hearing, review the possible Land Management Code amendments, and approve the Land Management Code (LMC) Amendment as referenced in this staff report.

Exhibits

Exhibit 1 – Draft Ordinance

Exhibit A – LMC § 15-7-6 Master Planned Affordable Housing Development

Exhibit B – LMC § 15-15 Defined Terms

Exhibit 2 – [1984 Land Management Code Chapter 11 Master Planned Moderate Income Housing Development \(see page 73\)](#)

Exhibit 3 - [Park City UT Housing Review](#)

Exhibit 4 – [April 5, 2018 City Council Work Session Staff Report](#)

Exhibit 5 – [April 5, 2018 City Council Work Session Minutes](#)

Exhibit 6 – [Resolution 03-2017 Affordable Housing Guidelines and Standards](#)

Exhibit 7 – [May 9, 2018 Planning Commission Staff Report](#)

Exhibit 1 – Draft Ordinance

Ordinance No. 2018-21

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING MASTER PLANNED AFFORDABLE HOUSING DEVELOPMENT, SECTION 15-6-7; AND DEFINED TERMS, SECTION 15-15.

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to increase affordable housing opportunities and associated services for the workforce of Park City.; and

WHEREAS, the City reviews the Land Management Code on a regular basis and identifies necessary amendments to address planning and zoning issues that have come up; to address specific LMC issues raised by Staff, Planning Commission, and City Council; and to align the Code with the Council's goals; and

WHEREAS, Park City has an interest in creating a diversity of primary housing opportunities to address the changing needs of residents and finds incentives for affordable housing developments essential to the City's long term community well-being; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the recently adopted Park City General Plan.

WHEREAS, the Park City General Plan includes Goal 7 that states, "Create a diversity of primary housing opportunities to address the changing needs of residents." Goal 8 states, "Increase affordable housing opportunities and associated services for the workforce of Park City." and Community Planning Strategy 8.4 states "Update incentives for density bonuses for affordable housing developments to include moderate and mixed income housing."

WHEREAS, Park City has an interest in developing and incentivizing private sector development of affordable housing within City Limits; and the purpose of the master planned Affordable Housing Development is to promote housing for a diversity of income groups by providing Dwelling Units for rent or for sale in a price range affordable by families in the low-to-moderate income range.

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meeting on May 9, 2018 and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on May 17, 2018; and

WHEREAS, it is in the best interest of the residents and visitors of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; and to create a diversity of housing options for all income levels.

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

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-6-7 Master Planned Affordable Housing Developments. The recitals above are incorporated herein as findings of fact. Chapter 15-6-7 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 2. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-15 Defined Terms. The recitals above are incorporated herein as findings of fact. Chapter 15-15 of the Land Management Code of Park City is hereby amended as redlined in Exhibit B.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 17th day of May, 2018

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Exhibit A – LMC § 15-6-7 Master Planned Affordable Housing Development

Exhibit B – LMC § 15-15 Defined Terms

Exhibit A – LMC § 15-6-7 Master Planned Affordable Housing Development

15-6-7 MASTER PLANNED AFFORDABLE HOUSING DEVELOPMENT

- A. **PURPOSE.** The purpose of the master planned Affordable Housing Development is to promote housing for a diversity of income groups by providing Dwelling Units for rent or for sale in a price range affordable by families in the low-to-moderate and Attainable income ranges range. This may be achieved by encouraging the private sector to develop Affordable Housing.

Master Planned Developments, which are ~~one-hundred fifty~~ percent (~~100~~ 50%) Affordable and/or Attainable Housing, as defined by the housing resolution in effect at the time of Application, would be considered for a Density incentive greater than that normally allowed under the applicable Zoning District and Master Planned Development regulations with the intent of encouraging quality Development of permanent rental and permanent Owner-occupied Affordable and/or Attainable housing stock for ~~low and moderate income~~ families within the Park City Area.

- B. **RENTAL OR SALES PROGRAM.** If a Developer seeks to exercise the increased Density allowance incentive by providing an Affordable Housing project, the Developer must agree to follow the guidelines and restrictions set forth by the Housing Authority in the adopted Affordable Housing resolution in effect at the time of Application.
- C. **MIXED RENTAL AND OWNER/ OCCUPANT PROJECTS.** When projects are approved that comprise both rental and Owner/occupant Dwelling Units, the combination and phasing of the Development shall be specifically approved by the reviewing agency and become a condition of project approval. A permanent rental housing unit is one which is subject to a binding agreement with the Park City Housing Authority.
- D. **MPD REQUIREMENTS.** All of the MPD requirements and findings of this section shall apply to Affordable Housing MPD projects.
- E. **DENSITY BONUS.** The ~~reviewing agency~~ Planning Commission may increase the allowable Density ~~to a maximum of twenty (20) Unit Equivalents~~ per acre. Allocation of the increase in the allowable Density shall be subject to Density Bonus Tables X and Y and Planning Commission approval. The Density Bonus is calculated as the sum of Density Bonus Tables X and Y. The Unit Equivalent formula applies.
- (1.) A minimum of fifty percent (50%) of a Density Bonus shall be Affordable Housing, as defined by the housing resolution at the time of Application.
 - (2.) A maximum of fifty percent (50%) of a Density Bonus may include market rate housing, except in preexisting approved Master Planned Developments and Planned Unit Developments. Density Bonus allocation shall not exceed a preexisting Master Planned Development Density approval for market rate units.
 - (3.) The Density Bonus shall not be awarded for any Affordable Units which are obligatory under the Housing Resolution.
 - (4) Density Bonus Tables.

- (a) Percentage Affordable and/or Attainable shall be calculated based on the percentage of total project area that is to be designated as Affordable For Sale Units and/or Affordable Rental Units, as defined by the Housing Resolution in effect at the time of application. Table X Percent of Affordable and/or Attainable Unit Factor shall be used to determine the Density Bonus allocated by the Planning Commission based on Percentage Affordable and/or Attainable of the total project area:

TABLE X Percent of Affordable and/or Attainable Unit Factor				
<u>Percentage Affordable and/or Attainable</u>	<u>50% - 60%</u>	<u>61% - 75%</u>	<u>76% - 85%</u>	<u>86% - 100%</u>
<u>Density Bonus (Percentage of Base Zone Density)</u>	50%	60%	80%	100%

- (b) Area Median Income served shall be calculated based on the average Area Median Income of all Affordable For Sale Units and Affordable Rental Units within the project area, as defined by the Housing Resolution in effect at the time of application. Area Median Income data shall be defined by the Unit size and Family Size, as defined in the Housing Resolution in effect at the time of application Table Y Area Median Income Factor shall be used to determine the Density Bonus that may be awarded by the Planning Commission based on Average Area Median Income served:

TABLE Y Area Median Income Factor				
<u>Average Area Median Income Served</u>	<u>≤ 59%</u>	<u>60% - 80%</u>	<u>81% - 100%</u>	<u>101% - 150%</u>
<u>Density Bonus (Percentage of Base Zone Density)</u>	100%	80%	60%	50%

F. PARKING-OFF-STREET PARKING.

- (1.) The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal. The parking analysis shall contain, at a minimum, the following information:
- (a) The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.
 - (b) A parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy parking.
 - (c) Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.
 - (d) An analysis of time periods of Use for each of the Uses in the project and opportunities for Shared Parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction.
 - (e) A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.
 - (f) Provisions for overflow parking during peak periods.

The Planning Commission may grant an Off-Street Parking Exemption for a maximum of ten (10) Affordable and/or Attainable Units which have an area less than or equal to five hundred square feet (≤ 500 SF) based upon the parking analysis.

The Planning Department shall review the parking analysis and provide a recommendation to the Commission. The Commission shall make a finding during review of the affordable MPD as to whether or not the parking analysis supports a determination to increase or decrease the required number of Parking Spaces.

(2) The Planning Commission may permit an Applicant to pay an in-lieu parking fee in consideration for required on-site parking provided that the Planning Commission determines that:

- (a) Payment in-lieu of the on-Site parking requirement will prevent a loss of significant open space, yard Area, and/or public amenities and gathering Areas;
- (b) Payment in-lieu of the on-Site parking requirement will result in preservation and rehabilitation of significant Historic Structures or redevelopment of Structures and Sites;
- (c) Payment in-lieu of the on-Site parking requirement will not result in an increase project Density or intensity of Use; and
- (d) The project is located on a public transit route or is within three (3) blocks of a municipal bus stop.

The payment in-lieu fee for the required parking shall be subject to the provisions in the Park City Municipal Code Section 11-12-16 and the fee set forth in the current Fee Resolution, as amended.

G. **OPEN SPACE.** A minimum of fifty percent (50%) of the Parcel shall be retained or developed as open space. A reduction in the percentage of open space, to not less than forty percent (40%), may be granted upon a finding by the Planning Commission that additional on or Off-Site amenities, such as playgrounds, trails, recreation facilities, bus shelters, significant landscaping, or other amenities will be provided above any that are required. Project open space may be utilized for project amenities, such as tennis courts, Buildings not requiring a Building Permit, pathways, plazas, and similar Uses. Open space may not be utilized for Streets, roads, or Parking Areas.

H. **RENTAL RESTRICTIONS.** ~~The provisions of the moderate income housing exception shall not prohibit the monthly rental of an individually owned unit. However,~~ Nightly Rentals or timesharing shall not be permitted within Developments using this exception. Monthly rental of individually owned units shall comply with the guidelines and restrictions set forth by the Housing Authority as stated in the adopted Affordable Housing resolution in effect at the time of Application.

*Adopted by Ord. 02-07 on 5/23/2002
Amended by Ord. 06-22 on 4/27/2006
Amended by Ord. 09-10 on 3/5/2009*

Exhibit B – LMC § 15-15 Defined Terms

15-15 DEFINED TERMS

ATTAINABLE HOUSING. Housing that is affordable to households with incomes between 101 and 150 percent of Area Median Income as defined by the housing resolution in effect at time of application.

Amended by Ord. 2016-44 on 9/15/2016

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Julia Collins

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

Suggested Action:

Attachments:

[Long Range Transportation Plan Staff Report](#)

[Exhibit A - Scope of Work](#)

Subject: Long Range Transportation Plan Contract
Author: Alfred Knotts, Transportation Planning Manager
Julia Collins, Senior Transportation Planner
Matthew Hartnett, Associate Transportation Planner
Departments: Transportation Planning, Engineering, Transit and Sustainability
Date: May 17, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends Council authorize the City Manager to execute a Professional Services Agreement (PSA), in a form approved by the City Attorney, with Nelson\Nygaard Consulting Associates, Inc., to provide planning services for the development of a 2050 Long Range Transportation Master Plan, in an amount not to exceed Five Hundred Sixty-One Thousand, One Hundred Ninety Dollars (\$561,190).

Executive Summary

Park City Municipal Corporation constructs, owns and operates a multimodal transportation system that is ever evolving due to rapid regional growth and development of new technologies. In order to evolve the transportation system, staff recommends embarking on updating the City's Transportation Master Plan which will maximize the network's efficiency, incorporate changing technology and minimize environmental impacts. Additionally, the City will be responding to current challenges to meet the current and future needs of residents, visitors, and businesses to maintain and improve quality of life and economic vitality.

Park City desires to develop tangible metrics for the transportation network which would be consistent with other City Critical Priorities such as Housing and Sustainability. In 2011, the Traffic and Transportation Master Plan ("TTMP") [found here](#), was developed to analyze a broad range of multimodal approaches and overall goals that reflected the values of the community. The TTMP has served as a policy document to guide transportation decisions, establish goals and a vision to inform decision-makers on transportation policies, actions and projects, and associated investment. Subsequent plans and transportation studies for Old Town, gateway corridors, commercial and arts districts, local neighborhoods, trails, and transit system have incorporated new ideas and approaches that need to be integrated into a comprehensive transportation "blueprint." Staff recommends updating the plan given the region's growth patterns, economic conditions, and technological advancements since the 2011 TTMP.

Key elements of the updated plan will include establishing transportation targets, measureable outcomes and performance measures, focus on sustainable energy and low emissions transportation, a multimodal network with projects that are phased and fiscally constrained, design standards and technology solutions, and transportation implementation/action plans. This plan will be aligned with the phasing of the 2019-2050 Utah Department of Transportation (UDOT) Statewide Long Range Plan which is updated every five years. The timeline coordination will allow for Park City's priorities to be included in plan and may also increase Park City's competitiveness for both state and federal funding. The plan will have a robust public process and include a technical team of stakeholders such as Summit County, UDOT, Mountainland Association of

Governments, regional partners, local businesses, community representatives and other key stakeholders. The Long Range Transportation Plan or “Transportation Blueprint” will play a critical role in providing accessibility, mobility, and connectivity throughout the City and will also inform and dovetail with the upcoming community visioning process.

After reviewing submitted Statements of Qualification (SOQs), staff recommends the City contract with Nelson\Nygaard Consulting Associates, Inc. It should be noted that the not to exceed amount specified in this report includes \$546,190 for plan development and a \$15,000 contingency. A detailed project scope can be found in Exhibit A. Staff finds the cost to develop this plan consistent with industry standard for transportation master plans as eight years ago the 2011 TTMP was approximately \$400,000. When compared to the 2011 TTMP this plan will include additional tasks such as a community wide travel survey, more rigorous modeling and forecasting, a refined public engagement process and a metric and reporting program.

Background

- On October 6, 2011, City Council adopted the 2010 TTMP, which established a vision for the development of a multimodal transportation system in Park City and the region through 2040. 2010 TTMP: <http://52.26.130.11/Home/ShowDocument?id=8296>
- On November 9, 2017, City staff provided a critical priority update which included which included the update and anticipated objectives to the 2011 TTMP. A complete copy of the staff report can be found here: <http://parkcityut.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=2303&Inline=True>
- On August 17, 2017, City staff held a work session to discuss refining the annual TTMP report card due to the limitations in communicating objectives & progress towards transportation goals. A complete copy of the staff report can be found here: <http://parkcityut.igm2.com/Citizens/FileOpen.aspx?Type=1&ID=2280&Inline=True>
- February 15, 2018 – City staff issues a Request for Qualifications (RFQ) for planning services for a Long Range Transportation Plan.

Analysis

Consultant Selection: A total of six national consultant firms responded to the RFQ for the Long Range Transportation Plan, which included:

- Fehr & Peers, Salt Lake City, UT
- Nelson\Nygaard Consulting Associates, Inc., Portland, OR
- RSG, Salt Lake City, UT
- Sam Schwartz & Interface Studio, Chicago, IL
- Stantec, Reno NV
- Wood Rogers, Reno, NV

A selection committee from Engineering, Transit, Sustainability and Transportation Planning staff reviewed and ranked the proposals according the following criteria:

1. Capability of the firm and consultant team (35%)
2. Project Manager (15%)
3. Project Approach (40%)

The selection committee judged all submitting firms to be qualified and capable of this project and recommends Nelson\Nygaard Consulting Associates, Inc. for the award of this contract for their especially innovative project development approach, knowledge in multimodal street design and demonstration of their ability to meet City needs.

Nelson\Nygaard Consulting has a breadth of experience in cities with comparable

multimodal transportation approaches such as [City of Boulder's 2014 Transportation Master Plan](#), City of Seattle [Transportation and Transit Master Plan](#) and [Salt Lake City's Transit Master Plan](#)

Alternatives for City Council to Consider

1. **Recommended Alternative:** Authorize the City Manager to execute a PSA in a form approved by the City Attorney, with Nelson\Nygaard Consulting Associates, Inc., to provide planning services for the development of a Long Range Transportation Master Plan, in an amount not to exceed Five Hundred Sixty-One Thousand, One Hundred Ninety Dollars (\$561,190).

Pros

- Provides a robust public process to identify priorities, foster feedback & communication with diverse transportation users & groups of the community.
- Enables the necessary work to develop and define tangible measurable goals and update transportation performance measures and reporting.
- Facilitates a long range plan that utilizes the same phasing and cost assumption as UDOT's Statewide Long Range Plan.
- Provides a comprehensive transportation network or "blueprint" for multimodal connectivity.

Cons

- Allocates City funds that could be used elsewhere

2. **Null Alternative:** Council could choose do nothing.

Pros

- Does not allocate any City funds

Cons

- Does not enable the necessary work on the development of measurable goals to proceed with updating the performance monitoring and reporting.
- Would jeopardize the ability to develop a comprehensive transportation network or "blueprint" for multimodal connectivity
- Miss an opportunity to update or reaffirm the City's multimodal transportation goals with the community.

Funding Source

Funding for this project will be allocated from the Transit Fund via an approved 2017 Capital Improvement request.

Department Review

This report has been reviewed by the following departments: Executive, Legal, Engineering, Sustainability, Transit, and Transportation Planning.

Attachments

Exhibit A Long Range Transportation Plan Project Scope of Work

Exhibit A

SCOPE OF WORK

The following scope of work is to develop a 2050 Long Range Transportation Plan (LRTP) for Park City Municipal Corporation (City). The LRTP will include fiscally constrained and unconstrained project and policy recommendations for all aspects of the Park City transportation system and include a short-term action plan including priority projects for the first 1 to 5 years. The consultant team, led by Nelson\Nygaard Consulting Associates and including RSG and Narwhal Group as a sub-consultants (Consultant), will execute the scope of work.

The Consultant will provide all interim and final work products in Adobe Creative Suite, Word, PDF, GIS, and Excel formats, as appropriate. The Consultant will produce a draft of all major deliverables (i.e. technical memorandums, public involvement plan, etc.) and will incorporate feedback into a final version based on two rounds (unless otherwise noted) of non-conflicting comments. All native files and GIS databases/shapefiles will be provided to the City.

TASK 1 | PROJECT MANAGEMENT & PROJECT INITIATION

(RFP TASK 1)

The Consultant will work closely with City staff throughout the project to ensure an efficient process, high-quality deliverables, and on-time and on-budget project delivery. Our management approach includes the following components.

1.1: PROJECT MANAGEMENT AND WORK PLAN

The Consultant will develop a work plan and schedule by task. The work plan will be a “living” communication and management tool for the project team, and will complement monthly status reports outlining tasks completed to date, and a near-term outlook of upcoming tasks, meetings, and deliverables. The Project Management Plan will also outline decision making processes, committee and staffing structures, and roles of various committees or advisory agencies. This task also includes ongoing project management and oversight tasks.

1.2: PROJECT KICK-OFF

Key members of the Consultant team will attend a 2.5-day project kick-off trip. The goals of the kickoff trip will be to confirm project goals, refine the proposed work plan and schedule, collect initial data, and meet with key stakeholders. The kick off will allow us to hit the ground running by conducting field work, interviewing staff, and meeting with key stakeholders.

The kick-off trip will include:

- Meeting/workshop with core project and city teams to introduce Consultant and City staff team and review the scope and schedule
- Meeting/workshop with Technical Advisory Committee (TAC)
- Stakeholder interviews (8) and focus groups (2) (Task 2.3)
- Initial site visit and assessments (field tours or consultations)
- Data collection and sharing (Consultant will provide data needs list in advance)

1.3: PROJECT MANAGEMENT TEAM (PMT) MEETINGS

The Consultant will host bi-weekly conference calls with City staff to provide ongoing project updates, review project deliverables, and troubleshoot any project issues.

Deliverables: Project Work Plan (Ongoing)
Memorandum #1 – Kickoff Site Visit Summary (Draft, Final)
Meeting agendas, materials, and summary notes

Meetings: Kick-off Site Visit (2.5 days)
TAC Meeting #1
Bi-weekly conference calls

TASK 2 | PUBLIC & STAKEHOLDER ENGAGEMENT

(RFP TASKS 11 & 12)

The LRTP demands the consistent and meaningful participation of local and regional staff, leaders, residents, and visitors. The Consultant proposes a dynamic, engaging, and robust public involvement strategy to gather and share feedback. The Consultant will combine the use of both traditional and innovative outreach tools to maximize public participation through fast, easy, and fun ways.

2.1: PUBLIC INVOLVEMENT PLAN

The Consultant will create a Public Involvement Plan (PIP), and update as needed, in close coordination with Park City and its Community Engagement team. The PIP will identify key stakeholder groups, match engagement strategies to different market segments, and lay out a clear, detailed action plan for each sub-task. The Consultant will work with the Park City Public Involvement Officers to finalize the public engagement strategy, including a clear description of roles and Park City Municipal responsibilities.

2.2: PROJECT BRANDING

The Consultant will facilitate a brief process to create a project logo, tagline, and design guidance for documents and public materials that can be used throughout the project to brand activities, build community understanding, and give life to process. This also assures a consistent look and feel for all products.

- The Consultant will develop a Park City LRTP project brand (e.g. color palette, layout, graphics and images, font, name) that will carry through all engagement collateral and deliverables.
- The Consultant will provide two alternative brand concepts for review, utilizing Park City style guides as appropriate. Based on feedback, the Consultant will develop a final brand and style guide for the project.
- Report, memo, and PPT templates will be developed with the project logo and name.
- Outreach and public information materials will use the approved project name and design guidance.

2.3: STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

One-on-one and small group meeting with key community stakeholders are an important tool to gauge community sentiment, identify key issues to be addressed by the Plan, understand attitudes

about the current transportation and growth patterns, and to gauge successful approaches for community engagement.

- The Consultant will develop a stakeholder questionnaire for review by City staff prior to meetings.
- The Consultant will facilitate up to eight stakeholder interviews and two focus groups.
- It is assumed that interviews/focus groups would occur during the kickoff site visit (Task 1.2), but may also be conducted at other site visits and/or by phone, as needed.

2.4: COMMUNITY WORKSHOPS

The Consultant will work with Park City staff to host and facilitate up to three interactive community workshops where participants can work with each other and the project team; learn about the project through posters, presentations, and conversations; and share input through hands-on activities.

Workshops would occur at key project milestones. We recommend the following key milestones, but are open to other options as the Public Engagement Plan is finalized:

- Initial findings and defining community vision and values
- Confirm Vision/values and Workshop designed to promote community involvement in scenario development (OPTIONAL)
- Scenarios and Outcomes
- Draft LRTP

The Consultant will prepare workshop agendas, presentations, and materials, and facilitate workshops in partnership with Park City staff. It is assumed that Park City will be responsible for:

- Communication and advertisement of workshops
- Securing meeting participants
- Language and translation services (as needed)
- Meeting logistics, including: securing a venue, venue set-up, A/V needs, printing of materials, and refreshments.

2.5: MOBILE WORKSHOPS

The Consultant proposes two rounds of mobile workshops, where we can solicit feedback from those who do not want to go to traditional meetings and from a diverse cross-section of the community (residents, employees, visitors, students, other).

Mobile workshops will be further defined as part of Task 2.1, but would could potentially include the following components at up to three locations per round:

- Tabling, with project information, posters, maps, and interactive feedback stations
- Short survey via laptop/tablet/postcard
- Sign-ups for more project information

Potential mobile workshop locations could include: downtown/Main Street, resorts/hotels, schools, shopping centers, transit center, or other.

Mobile workshops will be coordinated to occur during the same site visit as community workshops (Task 2.4).

2.6: ENGAGEMENT TOOL AND COMMUNITY SURVEY

The Consultant will conduct up to two online surveys to collect feedback at key milestones (likely in Tasks 3+4 and Task 5+6), guiding the City's future vision and strategy development. These surveys would be distinct from Task 3.3, the use of rMove to capture trip data.

The Consultant will also develop an online engagement tool that walks participants through a series of visually-guided decisions that illustrate transportation planning tradeoffs and what investments people think are most likely to meet their and their community's goals. The engagement tool would likely be utilized to support Task 4 to identify and confirm community values and goals.

2.7: WEBSITE AND SOCIAL MEDIA

It is assumed that Park City will develop and maintain a LRTP project website via www.parkcity.org and/or www.engageparkcity.org. The Consultant will provide content for the website as a way to share information and provide a launching pad to other project tools, content, and events.

It is assumed that Park City will utilize its existing social media channels to communicate about the LRTP. The Consultant will work with Park City staff to develop social media, newsletter, and other communication content, but would not be the primary author.

Consultant will provide and upload a GIS map of LRTP projects developed in Task 6.1 for the City to host as an interactive map, assuming that server is ArcGIS.

2.8: TECHNICAL ADVISORY COMMITTEE (TAC) MEETINGS

A TAC, made up of local and regional staff and stakeholders, will provide guidance to the project team throughout the project. The TAC would provide input through up to four in-person (4) and conference call (4) meetings.

Park City staff will be responsible identifying the TAC members, securing their participation, and scheduling meetings.

The Consultant will prepare agendas, materials, and lead the meetings.

TAC meetings would be coordinated with other site visits to minimize costs.

2.9: PRESENTATIONS

Community leaders will play a key part of advancing and championing the project, from start-up to adoption. In addition to the above tasks, the Consultant will provide updates to the City Council, Planning Commission, UDOT, other elected bodies, and/or key stakeholder groups as appropriate.

The Consultant will present at up to six meetings/groups. It is assumed that presentations will be coordinated to the greatest degree possible with other site visits to minimize costs.

Deliverables: Public Involvement Plan (Draft + Final)
Project Branding (2 concepts, 1 final)
Online survey and analysis (2)
Online engagement tool
Website and social media content

Meetings: Stakeholder Interviews (8) and Focus Groups (2)
Community workshops (3)
Mobile workshops (2)
TAC meetings (4 in-person, 4 by phone)
Presentations (6)

TASK 3 | DISCOVERY & BRIEFING BOOK

(RFP TASK 3)

The Discovery task will develop a shared understanding of Park City's transportation needs and opportunities. Most planning projects use a disproportionate share of project resources on highly technical existing conditions reports that generate little public interest. Our approach is to communicate complex technical information aspects of the transportation system to a lay audience, helping create a popular and implementable plan. Our deliverables simply communicate tradeoffs, ideas, and concepts that will be central to the LRTP.

Findings from this task will support the development of Park City's transportation vision and goals (Task 4) and provide technical data to support evaluation measures, targets, and ongoing performance monitoring.

3.1: DOCUMENT REVIEW

Consultant will review relevant data, plans, studies, and reports from Park City, Summit County, and neighboring jurisdictions. We will utilize these documents to establish a strong foundation for defining community values and goals, identifying existing data sets and key findings, and identifying existing and planned transportation projects, plans, policies, and performance measures. Key plans include:

- Park City General Plan
- 2011 Traffic and Transportation Master Plan
- Arts and Culture District Master Plan
- Downtown and Main Street Parking Plan
- Sustainability goals/Communitywide Carbon Footprint Plan
- 2018 Park City Housing Policy
- Park City Walkability Plan
- Park City TDM Study
- Park City SRTP
- SR-248 Corridor Improvement Project
- SR-224 Alternatives Analysis
- Let's Go Summit
- Wasatch Back Emerging Area Plan (UDOT Document)
- Park City Mountain Developer Agreement
- Deer Valley Resort Developer Agreement
- Summit County: Active Transportation Master Plan
- Snyderville Basin General Plan
- Region 2 STIP
- UDOT Statewide Long Range Plan

- Old Town + Downtown Infrastructure Study
- Development and site plans
- Housing plans, land use studies, economic analysis
- Other, as appropriate

The Consultant will summarize relevant plans/studies in a user-friendly matrix, identifying key findings, uncompleted projects, and recommendations. A high-level summary of key themes, aspirations and key projects will be included in the Briefing Book.

3.2: DATA ASSESSMENT AND GAP IDENTIFICATION

The Consultant will work with City staff and the TAC to collect all existing data relevant to Park City LRTP. Depending on data availability, this will include:

- Existing and projected population and employment trends and forecasts: full-time vs. part-time residents, and full-time vs. seasonal employment
- Existing and planned land uses
- Mode split data by user group
- Existing and planned transit routes, service frequencies, stops, points of access to/from regional highway and transit systems, etc.
- Transit operating and performance data such as total revenue hours of service, passenger boardings/ridership by route and time of day (if available), key boarding locations, etc.
- Existing and projected average annual daily traffic (AADT) volumes on all key corridors by time of day and day of week
- Existing and projected pedestrian and bicycle volumes on all key corridors by time of day and day of week
- Resident, employee, and visitor origins and destinations
- Collisions by mode by location
- Existing and planned street infrastructure and operations
- Existing and planned TDM programs
- Existing and planned bicycle and pedestrian facilities
- Parking inventory and occupancy data
- All available GIS data including key land use, geographic, and transportation layers (list to be refined)
- Information on any significant new or approved land-use development projects, including new accessory or non-accessory parking facilities
- Seasonal visitation and impacts on travel patterns, including hotel/resort shuttle ridership
- Special events schedules and available information on visitor mode of access, length of stay, local and regional travel patterns
- Shared mobility services and data, such as TNC ridership and loading activity
- Travel and visitor surveys
- Housing market, including vacation rental activity

The Consultant will review and summarize the existing data sets in a user-friendly matrix, as well as identify any key data gaps. Depending on data gaps, the consultant team will supplement existing data with additional data collection (see Task 3.3).

3.3: rMove SURVEY

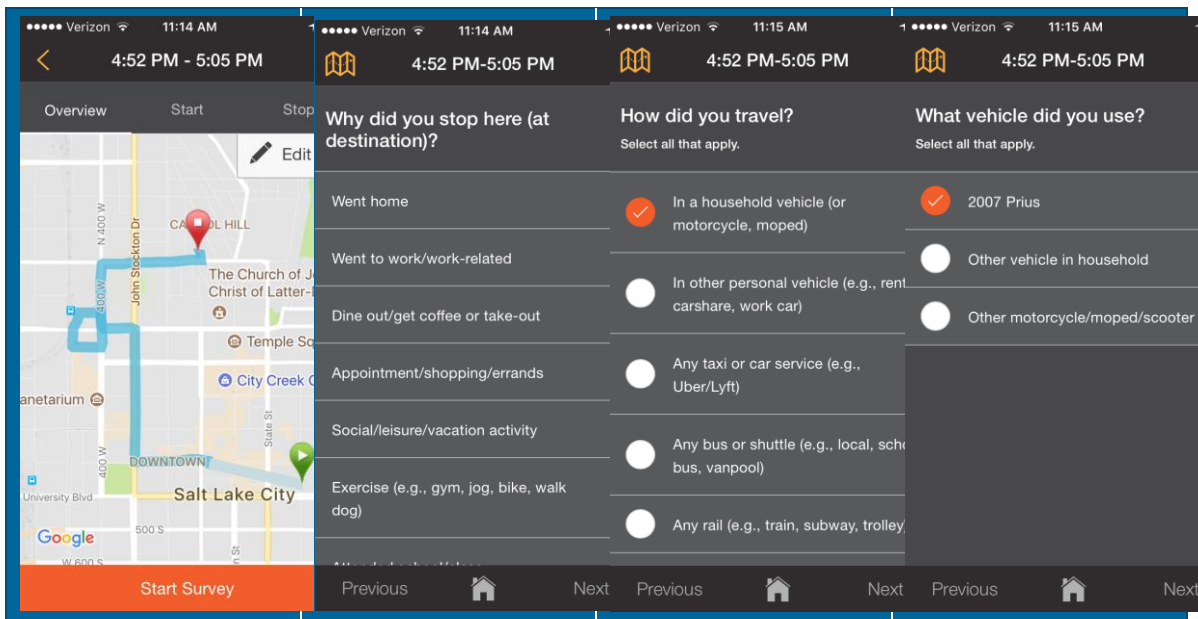
The Consultant proposes to utilize a smartphone-based GPS travel survey app, rMove™ to estimate key data points and baseline values for performance measures.

rMove is RSG's proprietary smartphone-based travel survey application. Available for both Android and Apple smartphones, rMove is a professional app continually updated and maintained. At the start of 2018, rMove had been used for travel surveys in the U.S., Canada, the U.K. and New Zealand. More than 25,000 people have participated in rMove studies and have provided more than 600,000 trips. In 2018, rMove will be used for travel surveys in 10 languages across the U.S. in large regions such as Sacramento, the Twin Cities, Tampa, and New York City, as well as smaller regions such as Bellingham (WA) and Binghamton (NY).

rMove functionality is a blend of passive data collection and active survey questions about each trip made. For example, GPS data are passively collected such as the lat/long, timestamp, compass bearing, and accelerometer setting are collected as the study participant is traveling. With each trip made, a set of survey questions are provided to the user to obtain information such as travel mode, travel party details, and trip purpose.

Figure 1 shows a sequence of screens from rMove that query the user for information about trips they made that day. A secure back-end server receives the data inputs, as long as the smartphone has a connection. The resulting data can be used to for analyses such as VMT and mode choice.

Figure 1 Illustrative Sequence from rMove



Goals of Survey:

- Conduct a travel survey to obtain a detailed understanding of travel behavior of Park City residents and residents of nearby jurisdictions where commuting into Park City is common
- Use the survey data to establish updated performance measures such as VMT and mode share.
- Establish efficient, repeatable survey approach for the City to revisit over time to obtain current data on travel behavior. This is especially important given the lack of history of using surveys.
- As a validation exercise, we will compare the results of the rMove survey against the Base Year results from the Summit County Regional Travel Model (e.g. VMT and mode share within Park City).

Survey Methodology:

- A sample of Park City residents will be mailed an invitation letter with study FAQs inviting them to download a smartphone app and use it for three consecutive days.
- The smartphone app to be used will be the current version of rMove that is available in the Apple and Android store.
- The survey will be person-based – meaning that the invitation is for one person at the address to participate. It will be acceptable, but not required for more than one adult at the address to participate.
- Participants who complete the survey will be provided cash incentive. Incentive administration will be handled by RSG.
- RSG will provide a draft press release and the FAQs to the City to post on the City website. This will announce and validate the study.
- If the City wants, RSG will provide a draft email for use with local employers. Where the City can directly ask the employer to invite employees to participate in the survey and send them the invitation email. This is assumed to be a secondary effort to the primary address-based sample.
- Study participants will be asked willingness to participate again in the study in the future. This allows for the possibility of re-fielding the survey across different seasons at lower cost.
- Dependent upon response rate and study budget, the survey will aim for 300-500 participants.
- The survey will be conducted over approximately a one-month period in September or October 2018, while school is in session.
- RSG will provide the resulting dataset in CSV or similar format, along with a tech memo summarizing survey methodology and supporting documentation such as a codebook for working with the data. Metrics of importance such as baseline estimates for mode share and VMT will be included with the related documentation below in section 3.4

A key item needing resolution is how to handle recreation visitor travelers. Most rMove deployments focus on residents, and special surveys and recruitment efforts will be necessary to address recreational travelers. The current scope acknowledges this issue and will look to provide a recommendation in Task 7 with the reporting and data collection recommendations.

Park City Transportation Planning staff will provide review or approval for the following items :

1. Approval of the address-based sample plan prior to distribution. The City will provide one round of comments and then RSG will finalize the plan.
2. Approval of the invitation letter and FAQ document. The City will provide one round of comments and then RSG will finalize the documents.
3. Review or edits to the suggested email that could be provided to employers or an existing email contact list inviting them to participate in the study
4. Implement updates to the City website to post a press release and FAQs about the survey. This would be aligned with larger public involvement activities mentioned elsewhere in this scope of work.
5. Approval of the methodology memo and supporting documentation. The City will provide one round of comments and then RSG will finalize these documents.
6. In the event of extraordinarily high response or notably low response, the City will provide a decision for next steps based on a set of options provided by RSG. For example, it is possible a very high response could result from extensive contact or invitations from local employers. It is also possible that a very influential, external event (e.g. national politics related) could impact public sentiment to the extent of dramatically lowering response rate.

3.3A: rMove SPANISH SURVEY

RSG will also administer the rMove survey in Spanish based on these assumptions:

- Park City staff will use the Google Translate bar on its website – consistent with the rest of the website.
- City staff will translate the letter/FAQs that go in the invite. A third-party translation service usually turns around translation in 1-3 days. We assume City staff will provide the translation in a similar time frame so as not to affect project schedule.
- RSG will provide the survey in Spanish. This assumes as stated elsewhere zero or very minor edits to the existing questionnaire (e.g. adding examples to existing questions to indicate bus systems in/around Park City). All text will be translated by City Staff.
- RSG will provide printing both an English and Spanish letter.
- RSG will QA/QC translated survey content.
- The dataset will include a binary variable indicating if the participant completed using the Spanish version.

We note that without accompanying outreach the resulting sample that participates in Spanish is expected to still be fairly low. RSG will work with City staff to identify effective ways to reach the Spanish speaking demographic.

3.4: TRANSPORTATION BRIEFING BOOK

The Consultant will use data collected and plans analyzed in Tasks 3.1 -3.3 to create a graphically rich Park City Transportation Briefing Book. This document will be an easily digestible and user-friendly summary of baseline trends and conditions that impact the future of mobility and use of public rights-of-way, focusing on what needs improvement and what barriers exist to making improvements.

The final Briefing Book will be an important piece for the first round of engagement and will frame the public discourse through the visioning and scenario analysis phases. With information

from Task 3, the Consultant will visit the community to share and check key results against people's on-the-ground experience.

The Briefing Book will be organized to summarize current transportation conditions and identify key challenges to address in future phases.

The Briefing Book will consist of approximately 8-10 pages of highly digestible graphic content. A potential format could include 1-2 page "fact sheets" or infographics by mode/ issue documenting key data points, community input, issues, and opportunities.

Deliverables: Data needs list and tracking sheet
Document review – summary matrix
Data review – summary matrix
Transportation Briefing Book
rMove Deployment, Administration, Dataset, and Summary Reporting

Meetings: TAC meeting #2
Community Workshop #1
Mobile Workshops #1

TASK 4 | VISION, GOALS, AND EVALUATION FRAMEWORK

(RFP TASK 2)

The Consultant will work with staff and stakeholders to develop a vision, set of goals, and evaluation framework for the future transportation system. The vision, goals, and evaluation framework will guide scenario and project development and evaluation, and form the core of an ongoing monitoring program (Task 7).

4.1: BEST PRACTICES

The Consultant will conduct a review of two peers to identify best practices related to how other similar communities have created a vision, goals, and evaluation framework (including performance measures) to guide strategy development and long-term investment. This information will provide context and new ideas to inform a planning process best suited to Park City.

The Consultant will document the best practices in a technical memorandum.

4.2: DEVELOP VISION, GOALS, AND PERFORMANCE MEASURES

A clear vision, set of goals, and performance measures will guide the plan's development and implementation. The Consultant will build on the past planning assessment, the existing conditions analysis, best practices, and public involvement plan to develop the vision, goals, and LRTP evaluation framework.

The evaluation framework will recommend performance measures stemming from and supporting the vision and goals. The evaluation framework will employ a rigorous, data-driven, outcome-based approach using a Multiple Account Evaluation (MAE) framework to identify and evaluate investment opportunities. The MAE evaluation framework applies performance measures at the scenario, annual reporting, and project levels. Examples of potential performance measures include:

- Mobility: mode split (all vs. commute trips), ridership/activity by mode, trip length
- Environment: GHG emissions, vehicle miles traveled (VMT)

- Economy: access to jobs and services, revenue, population/job growth, freight movement
- Safety: collisions by mode, bike/pedestrian facility miles
- Community/equity: geographic access, travel costs, housing affordability
- Efficiency: congestion, travel times, cost-effectiveness, infrastructure condition

As described in Task 3.3, a random rMove sample of approximately 300-500 Park City residents would provide a statistical foundation for estimating Base Year VMT and mode share, in addition to other information that could inform the LRTP.

The Consultant will summarize the proposed vision, goals, and performance measures in a technical memorandum. For proposed performance measures, we will identify the data needed to support the tracking of each measure, focusing both on data that exists and data that would need to be collected, and how often. The outcome will be a comprehensive, yet simple prioritization framework to understand the tradeoffs between scenarios and strategies.

Deliverables: Memorandum #2 – Existing Plans and Evaluation Framework Best Practices
Memorandum #3 – Vision, Goals, and Evaluation Framework (Inclusive of Base Year Estimates of Performance)

Meetings: TAC Meeting #3

TASK 5 | SCENARIO DEVELOPMENT AND EVALUATION

(RFP TASK 4)

In Task 5, the Consultant will utilize a scenario-planning approach to show how changing mobility trends, investments, and land uses may affect the future of mobility in Park City.

Rather than focusing on a single future for the region, scenario planning will be used to explore a range of possible futures. A Future Baseline Scenario (base case) will be developed that shows how the transportation system will function if current trends continue. Using the base case scenario as a control, alternative scenarios can illustrate how policy and investment choices today could affect Park City in the future.

The Consultant will compare the alternative growth scenarios against each other based on the goals and evaluation framework identified in Task 4. Scenario evaluation results will provide illustrative outcomes to guide conversations with the community about the type of transportation system that best supports the community vision and goals.

The forecast year for analysis will be 2050, which follows the same phasing and time horizon as Utah's Unified Transportation Plan, Mountainland Association of Governments Regional Transportation Plan, and the UDOT Statewide Long Range Plan.

5.1: DEVELOP FUTURE BASELINE SCENARIO

To establish a point of comparison for developed scenarios, the Consultant will develop a 2050 Future Baseline Scenario. The Future Baseline Scenario represents the system conditions and operations assuming 2050 land use growth projections and implementation of any currently planned and funded projects and services.

- Detailed inputs for the Future Baseline Scenario will be developed by:
 - assessing funded local, County and/or State funded projects in the study area (Summit County) and adding those existing 2018 conditions.

- identifying policies, projects, and programs identified for implementation and funded by 2050 via a review of existing reports, the CIP, city and county population and growth projections, currently planned and funded transportation, and other “known” conditions.

The City and TAC will review and confirm Future Baseline Scenario inputs prior to analysis.

5.2: SCENARIO FRAMING AND DEVELOPMENT

Scenario planning provides a framework for community members to understand and shape the factors that affect how the City and surrounding County area develop. Development and analysis of 2050 scenarios will help the community consider how changes in transportation, land use, demographics, and other factors such as climate change could affect connectivity, mobility, resiliency, and quality of life outcomes.

The Consultant will work with the City and TAC to develop three 2050 scenarios representing potential futures for Park City. Scenarios will be developed to be intentionally divergent, allowing an opportunity to test different potential futures and evaluate how various combinations of projects, transportation and access management tools, and funding priorities convene to meet the community-driven Vision and Goals. The outcomes of the scenario analysis will guide staff and community conversations and lead to conclusions about preferred long-term projects, programs, and policies for Park City.

All scenarios will be developed for the 2050 out year. Each scenario will:

- Have a land use basis considering 2050 population, employment, and visitor/recreation conditions.
- Be multimodal, considering pedestrian, bicycle, transit, vehicular, goods movement, shared mobility, parking, and other transportation system elements
- Consider pricing, demand management, and other programmatic tools for managing transportation demand.
- Be supportive of community-driven vision, goals, and evaluation framework
- Have a clear and stated focus based on key trends and policy tradeoffs determined by the TAC to be critical to test and understand
- Have one or more organizing themes that sufficiently distinguish it from other scenarios; ensuring that testing and evaluation will present clear and important tradeoffs relative to other scenarios
- Be measurable, using the evaluation framework and key measures developed in Task 4

The Consultant will develop a technical memorandum outlining the scenario development approach, methods for organizing scenarios, key areas of input (i.e., transportation projects, programs, demand management approaches, land use, recreational demands, etc.), fiscal considerations, and other factors that influence model development. The memorandum will build on Task 4 and recommended a high-level structure for scenario development.

The Consultant will then facilitate a half-day workshop with the TAC to:

- Define and consider broad-ranging outcomes to be tested in the scenario process, such as potential policy constructs, rate of technology advancement and adaption, financial capacity, and delivery structures.

- Explore phasing and details of local and regional mobility systems, future of transit facilities and service operations, bicycle and walking facilities and mode share, adoption of technology including shared mobility and technology services, ITS system improvements, role of UDOT highways, business needs including delivery of goods, and other advancements.
- Determine a balanced approach for considering land use variation and seasonal fluctuations in demand. Park City transportation is heavily influenced by population and employment growth in the city, county, and greater Central Wasatch region. Development in Snyderville Basin, the Mayflower Interchange, and Heber City, for example, will affect where people live and work for decades to come, and thus how they move about the region. Likewise, the pace of residential development in Park City will affect travel demand. Large events also create unique demand patterns and transportation system challenges that vary based on event size and location.
 - One approach may be to identify alternative land use patterns or form in neighborhoods or areas where changes beyond projected growth is projected and to conduct sensitivity analysis on growth scenarios. This would apply the same considerations to all scenarios avoiding uncertainty about the effects of land use vs. transportation investments.
 - A second approach would be to use land use alternatives as a core component of the scenario structure.

The Consultant will summarize the workshop feedback and finalize the four scenarios (in addition to the Baseline) in a technical memorandum.

5.3: SCENARIO EVALUATION

Once the scenarios are developed, the Consultant will use the Evaluation Framework developed in Task 4 to evaluate and compare the scenarios in a way that allows the public and stakeholders to provide meaningful input. Scenarios will be evaluated using the Summit County Regional Travel Model, as well as dynamic, responsive, and experience-focused off-model tools and “accounts” that are tailored to measure outcomes the community has prioritized that traditional four-step models cannot capture.

Specific task elements include:

- The Consultant will develop and document an evaluation approach in a technical memorandum before initiating scenario evaluation. This will include a detailed matrix of evaluation measures, the accounts or desired outcomes each supports, the specific method of evaluation, required tools or software, data needs, and dependencies on other measures. The evaluation approach will be based on the Task 4 vision, goals, and evaluation framework.
- The Summit County Travel Demand Model will be used to evaluate the Future Baseline Scenarios and each of the four future scenarios. The model will determine travel demand on the system of state highways and arterial and connector roadways in Park City and Summit County. Trips entering or existing the County are input from the Statewide Travel Demand Model.

RSG has built the Summit County Travel Model, which will be used for Task 4. We will initiate this task by reviewing the zone structure and network detail with Park City

transportation staff to determine if refinements are warranted given anticipated future developments and transportation improvements.

RSG will run the model with interim and future year (e.g. 2030, 2050) socio-economic data to determine “Future Year No Build” conditions. We will assess the model results against the Performance Measures established in earlier tasks. This Future No Build model runs will be analyzed to identify capacity constraints and chokepoints, and to identify transit and active transportation investments.

In preparing and running the model, the Consultant will adjust roadway operations parameters based on any roadway improvements identified in the scenario description. Any changes to land use associated with each scenario will be included in the model and used to assess travel demand.

The Consultant team will utilize off-model tools – such as Nelson\Nygaard’s smart trip generation tool (TRIA) – to make adjustments to model assumptions (in this case to the trip generation function). Summit County and Wasatch Front Regional Council staff involved in the development of the model will be consulted throughout the process, including pre-run set up and adjustments and when initial results are reviewed.

The travel modeling task will require a set of post-processing tools that take model outputs and provide more detailed quantitative analysis. These tools will be primarily targeted to plan elements that are not well addressed by a 4-step travel model, such as the Summit County model, including evaluating impacts from transit, active transportation, and ITS investments.

- The Consultant will identify tools and analysis methods that measure other key outcomes, using quantitative and qualitative approaches as deemed most effective. Some possible approaches include:
 - Pedestrian quality and safety: Pedestrian Environmental Quality Index
 - Transit demand: transit demand and ridership models
 - Transit costs: spreadsheet analysis based on known unit costs
 - Bicycle demand: peer based models based on facility type and land use
 - Bicycle experience: bicycle level of stress tools
 - Demand management outcomes: TDM effectiveness model
 - Trip generation: Nelson\Nygaard TRIA model
 - Parking demand: Nelson\Nygaard parking demand model
- The suite of tools will also include: early design and capital costing techniques to ensure scenarios are geometrically feasible and tied to realistic cost estimates; creative ITS solutions, supported by operational modeling to address potential street capacity, reliability, and safety; etc. Tools and analysis approaches identified by local staff may also be used.
- One specific post processing tool will leverage travel model outputs, along with emission factors obtained from MOVES, EPA’s mobile emissions model, to estimate GHG emissions associated with the base case and with each scenario. Key travel model outputs will be VHT by road segment and speed class, which will be associated with CO₂eq emission factors obtained from MOVES. RSG will develop a spreadsheet tool for this analysis.

- The Consultant will develop planning-level capital and operating costs for each of the scenarios and key scenario elements. Capital costs will be developed based on known unit costs from recent local or regional projects or from peer costs where local costs are not available. Operating costs will be developed based on known local costs for operations and maintenance of various systems or facilities. At this phase, costing efforts will be primarily used to show the relative scale of costs and compare across scenarios.

5.4: SCENARIO EVALUATION REPORTING

Scenario planning can be a complex endeavor. In a time when the public expects simple, straightforward, and graphic messaging, it will be critical to organize scenario evaluation results in an easily understood and quickly digested format.

- The Consultant will develop Scenario Report Cards for the Future Baseline Scenario and each future scenario that displays visually (icons, images, etc.) key outcomes that can be easily compared. These reports cards can be integrated in to public-facing infographics and maps to be used in public workshops and online communications.
- The Consultant will developed a Scenario Evaluation Summary memorandum that provides a more detailed assessment of scenario outcomes, using graphics, tables, charts, and a concise narrative summary to compare performance of each scenario against goals and the evaluation framework.

Deliverables: Memorandum #4 – Scenario Development Approach
Memorandum #5 – Scenario Description Summary (Future Baseline + 4 Future Scenarios)
Memorandum #6 – Scenario Evaluation Approach
Memorandum #7 – Scenario Evaluation Summary
Scenario Report Cards

Meetings: TAC Meeting #4, #5
Community Workshop #2
Presentation #1, #2

TASK 6 | PREFERRED SCENARIO AND MODAL PRIORITIES (RFP TASKS 5-10)

Once public outreach to vet the results of the scenario analysis is complete, a Preferred Scenario will be developed to guide the LRTP policy recommendations and project list. The Consultant will draw on public input, existing local and regional plans, the TAC, City staff, and data analysis to create a comprehensive set of potential transportation strategies, projects, and supportive policies. The Preferred Scenario (Vision Scenario) will serve as basis for the LRTP and will demonstrate how specific policies and investments support the community vision. In addition to a visionary plan for Park City, a fiscally constrained plan will be developed that identifies infrastructure, O&M, service, and programmatic priorities that can be delivered within projected revenues.

Tasks 6.1 through 6.5 will develop the vision and fiscally constrained elements of the Park City Long Range Transportation Plan.

6.1: DEVELOP PROJECT MASTER LIST

The Consultant will develop a project master list with the full suite of potential local and regional projects, including: local and regional roadways, bicycle and pedestrian facilities, transit services and facilities, sustainability and energy, equity and access, safety, corridor/street design and aesthetics, regional connectivity, shared mobility services, parking, and transportation demand and systems management.

The project list will build off Task 5.3 to include planning-level capital and operating cost estimates for each project based off existing plans and/or known unit costs from recent local or regional projects or from peer costs where local costs are not available.

Projects will also be phased according to a variety of factors including evaluation framework, community priority, cost, funding availability, and integration with regional plans. The City can use this list to support its CIP and integration of local priorities with the Summit County Long Range Plan, as well as state and regional transportation plans.

Projects and key project information will be compiled in a GIS shapefile and database schema that will allow for creation of an interactive project map to be hosted by the City.

6.2: MULTIMODAL SYSTEMS PLAN

Informed by the scenario analysis and the projects list, the Consultant will develop a coordinated multimodal systems plan that summarizes the integration of multiple modes across the local and regional network. The systems plan will include future networks by mode and document the future system in a series of maps and short descriptions. A key role of the systems plan will be to illustrate and describe the vision for each major modal system and to describe policy and geometric priorities for local roadways and rights-of-way.

Recommendations will be developed based on existing plans/studies, Task 3 findings, community input, scenario analysis results, and the project list. The multimodal systems plan will be supplemented by the modal/programmatic action plans developed in Task 6.5.

The systems plan will include network concepts and key improvements for:

- **Roadways**, including: 5-10 year improvement plan for major roadways and key arterials, ensuring integration with other modal investments
- **Transit**, including: local and regional transit network, park-and-rides, aerial connections first/last-mile connections, and transit facilities.
- **Active Transportation**, including: high-collision corridors/location, local and regional pedestrian network, on- and off-street bicycle network, safe routes to school, bike sharing infrastructure, and bike parking.
- **Complete Streets**, including: street typology framework and prioritization approach based on common treatments by mode, corridor, ADT, land use, or other key factors. Would also include aesthetics and design guidelines for major corridors and gateways.
- **Freight and Commercial Delivery**, including: circulation plan and preferred routing to major nodes of activity

The final LRTP will include:

- A vision network for all modes

- A fiscally constrained, phased plan for systems and projects with specific actions for 1 to 5 years and 5 to 10 years.

6.3: MULTIMODAL POLICY FRAMEWORK

A successful LRTP will help resolve tensions between different types of investments and policies. Implementation of the LRTP will require a policy framework that supports capital projects and the systems plan to realize their full potential.

The Consultant will develop a clear description of the policy framework and phasing that guides the LRTP, as well as specific policy recommendations. Policy areas to be addressed include:

- Complete streets guidance and right-of-way allocation policy
- Traffic operations and level of service measurement for a balanced multimodal system
- Parking and parking policy (including a deep look at current policy and ordinance) including parking minimums and policies related to shared parking
- Transportation demand management strategies and requirements for new development
- Social equity and access to opportunity strategies and policies
- Freight and goods delivery, including strategies to address rapidly evolving small package delivery
- Shared mobility services and autonomous vehicles, including efficient use of the right-of-way and safety, management of transportation network companies, car sharing, and on-demand/micro-transit systems.
- ITS and EV infrastructure, including: priority areas for investment in ITS, electric vehicles, and e-bikes.
- Multimodal safety and collision reduction
- Air quality and sustainability, including specific policies related to VMT/GHG reduction
- Funding, including impact fees
- Stormwater management, including project delivery methods and policies to better coordinate stormwater as part of transportation projects.

6.4: ACTION PLANS

The Consultant will develop modal, program, policy-focused, or project (i.e., for a major roadway corridor redesign) action plans for each of the major transportation projects and policies developed in Tasks 6.1-6.3. The action plans will provide a brief, action-oriented description of key strategies and steps to develop policies, capital projects, funding, and partnerships needed to advance the City's long-range vision. The action plans will focus on strategies and steps that should be completed or commenced in the next 5 years to move Park City toward its long range vision. Project based action plans may be more focused on specific design and implementation steps, where modal system action plans could focus more on development of key projects and policy.

The Consultant will develop near-term strategies or actions that include detailed service concepts, capital and operating cost estimates for highest priority projects, and specific facility options. The Consultant will develop description sheets that summarize the project/strategy priority, phasing, and summarize estimated benefits.

6.5: CONCEPT DESIGN FOR KEY PROJECTS (OPTIONAL)

To ensure priority capital projects can be clearly defined and advanced, the Consultant will develop concept designs (defined as 5-10% level of design) for up to five (5) key projects. Concept designs will include:

- To scale CAD drawings illustrating right of way dimensions, lane and curb space placement, street design features and other basic attributes of street layout/design.
- Cross sectional diagrams to illustrate street dimensions and features.
- Design sheet compendiums including description of key attributes and features represented in the drawings.
- Graphic techniques will be employed to ensure designs are easily understood by technical and lay audiences.

The specific projects and attributes will not be defined until later in the project based upon joint agreement between the City and Consultant project managers. To develop a fee estimate for this work, the following parameters were assumed:

- Up to 5 11x17 plan sheets at 1"=40' to 1"=100' scale. Individual plan sheets could also be used to demonstrate design for key intersections, a segment of a key corridor, or site specific projects such as the basic layout parameters for a transit transfer facility.

6.6: ITS PLAN

RSG will coordinate with the Narwhal Group on elements of the ITS Plan. The efforts will focus on defining Park City's ITS needs, and determining appropriate deployment solutions for sensing, management, and communication to end users. The key elements of the ITS Plan will be:

- Proposed short- and long-term ITS investments, phased according to 1-5 year and 5-10 year time horizons in coordination with LRTP. Special consideration will be given projected improvements to Park City's advanced traffic signal system. Capital and maintenance cost estimates will be provided. Consistency with UDOT ITS guidelines, architecture, and statewide ITS plan will be reviewed and assured.
- Identification of specific locations and applications that are fully integrated into the City's multimodal transportation network. This includes considering of power and communications, and projected modifications to existing ITS infrastructure; such as electronic signage, cameras, traveler information systems, advanced transit applications.
- Consideration of disruptive technologies, such as Mobility as a Service and connected/autonomous vehicle (CAV) technology. A special focus will be on addressing how CAVs can be integrated with Park City's advanced traffic signal system. Our team will identify these technologies and assess their future benefits, costs, and viability.

Deliverables: Project Master List and Interactive Project Map in GIS
Multimodal Systems Plan (Included in Draft LRTP)
Multimodal Policy Framework (Included in Draft LRTP)
Modal/Programmatic/Policy Action Plans (Included in Draft LRTP)
ITS Plan
Concept designs for up to 5 key projects (OPTIONAL)

Meetings: TAC Meeting #6, #7
Community Workshop #3
Mobile Workshops #2
Presentations #3, #4

TASK 7 | IMPLEMENTATION AND MONITORING

(RFP TASK 5, 6, & 12)

This implementation task will lead to an LRTP that provides clear, realistic steps for City leaders, staff, partner agencies, and stakeholders to implement in support of the City’s long-range transportation goals. The LRTP will include the following elements, described below.

- Funding strategy
- Transportation monitoring and reporting plan
- A Community Travel Survey Tool

7.1: FUNDING STRATEGY

The Consultant shall assess existing and expected financial resources for transportation projects, programs, and policies, including local, state, federal and private funding sources. The Consultant will base future funding on past trends, and sources that City staff indicate have a high likelihood of receiving in the future, or can be associated with projects that would be contingent on receiving or generating funds. The funding trends and expected resources will facilitate the grouping of projects by phase in Task 6. The funding trends and opportunities will be documented in a technical memorandum.

7.2: TRANSPORTATION MONITORING AND REPORTING PLAN

The Consultant shall develop a transportation monitoring and reporting plan to ensure the City has methods and tools to understand transportation performance in ways that lead to mobility outcomes that meet the City’s long-range vision.

Key elements of monitoring and reporting will be informed by Tasks 3 and 4, and will be refined by the scenario planning and formulating the project list. The performance measures will be designed to provide meaningful, transparent, and relevant information to the City’s residents, employees, and visitors.

As noted in Task 3, the Consultant will consider performance measures that provide information on a full range of mobility options, from freight movement to sidewalk connectivity. The Consultant will consider measures that can be clearly presented in “dashboard” or graphical formats suitable in websites, presentations, and print reporting documents.

The Consultant shall consider the inputs, frequency, surveys and methodologies required for each recommended performance measure, such that staff and stakeholders understand the administrative and analytical processes required to monitor conditions and provide meaningful reporting. The Consultant will provide a list of data required, collection methods and timeframes, data collection technology tools, estimated cost ranges for staff time, estimated cost ranges for technology tools, and other related reporting costs. A portion of this recommendation will also include a methodology and survey template for measuring external trips in and out of the City.

The monitoring and reporting plan will include recommendations for data collection (including emerging data from Bluetooth readers, camera surveillance, and other advanced technologies) and analysis methods required to successfully monitor and report activities. This could include

development of smart-phone apps, regular community surveys to track mode share and use experience, and other innovative approaches that ensure monitoring is active and meaningful.

A goal of the reporting program is to position Park City to have a clear metrics dashboard or template report card to be used for future reporting that it can update and use to drive decision making about key investments and policy.

rMove will provide Park City with an app-based tool that it can use to implement an annual resident travel survey. The Consultant will provide guidance to City staff guidance for annual implementation, data organization and analysis, and staffing requirements.

Deliverables: Memorandum #8 – Funding Strategy
Memorandum #9 – Annual Reporting Program + Dashboard template

TASK 8 | DRAFT AND FINAL LRTP

The LRTP will document outcomes and inputs assessed throughout the planning process. The LRTP will be concise and visionary, focused on communicating the vision and the strategies required to meet that vision. The LRTP will be comprised of the following elements:

- **LRTP Blueprint:** The Blueprint is intended to engage its audience and reflect the ideas and energy participants brought to the planning process. Our graphic designers have the ability to translate technical work into engaging, meaningful, and useful documents that will continue to guide city and agency staff, elected officials, and the general public for years to come. The Blueprint will summarize all of the work to date in a 30-40 page document.
- **Systems Plan, Policy Framework, and Action Plans**
- **Briefing Book**
- **Technical Appendices**

The Draft LRTP will be delivered to staff, City Council, the TAC, and other key stakeholders (as deemed necessary by the City) for final review. Two rounds of review and revision are assumed. The Consultant will provide final documents in PDF format as well as each document's (editable) native format and associated graphics. It is assumed that the City will be responsible for printing any hard copies of the plan.

Deliverables: LRTP Blueprint
Systems Plan, Policy Framework, and Action Plans

Outreach: TAC meeting #8
Presentations #5, #6

TASK 9 | CONTINGENCY (OPTIONAL)

Subject to authorization by the City, a contingency has been included to cover potential tasks such as additional meetings, materials, concept design, or additional public outreach. Specific scope and budget for contingency items would be developed prior to commencement of any work.

Budget

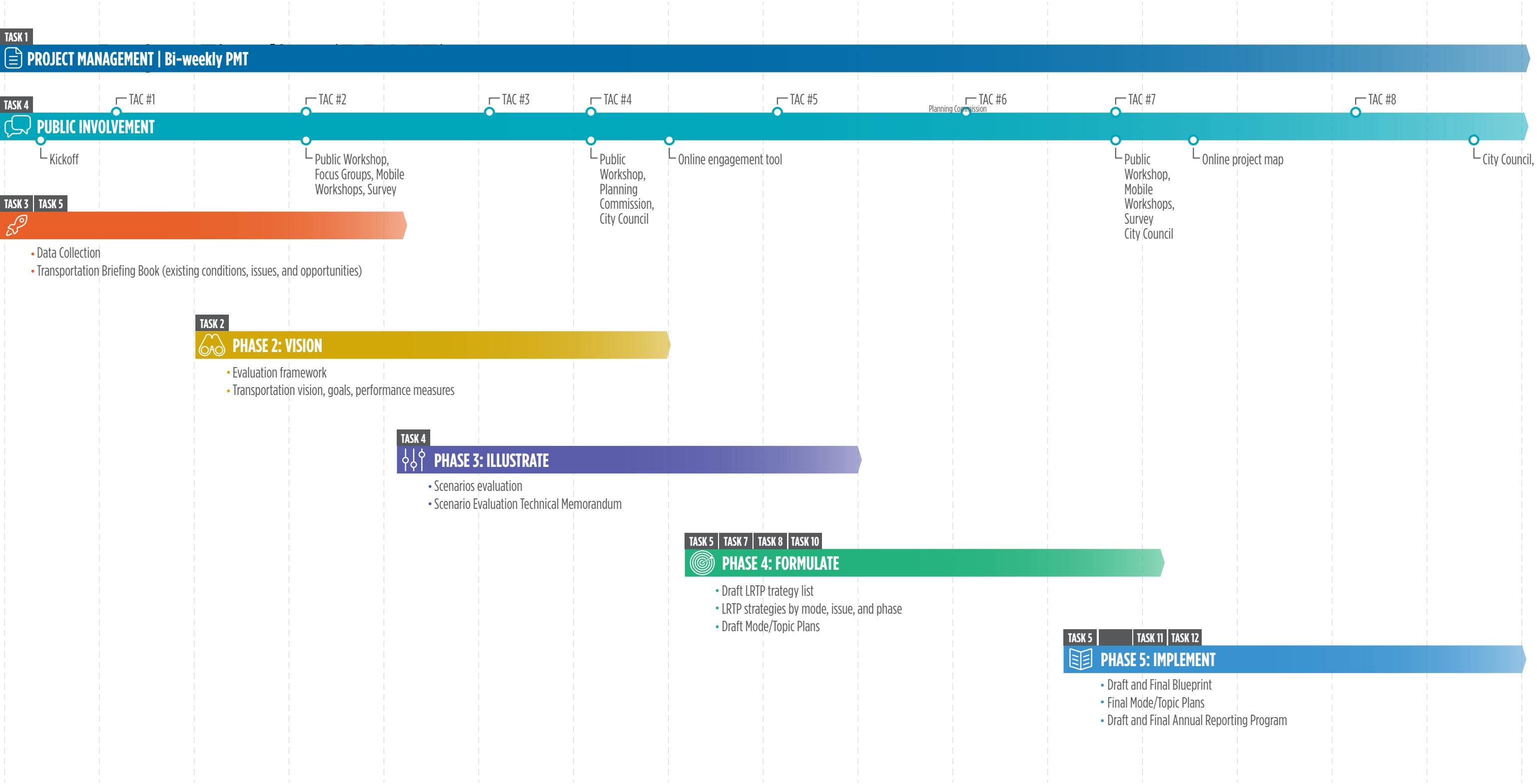
At this point we have developed a budget that addresses all elements of the RFP scope and includes some additional scope items requested by Park City staff, including the rMove travel survey development and implementation. We recognize this may be in excess of available budget and expect conversations with staff can help to adjust to an acceptable level.

BUDGET SUMMARY

Task	Description	NN Labor	RSG Labor	Direct Costs	TOTAL
1	Project Management + Initiation	\$34,280	\$2,000	\$5,300	\$41,580
2	Public and Stakeholder Engagement	\$93,530	\$2,400	\$28,000	\$123,930
3	Discovery	\$34,780	\$73,800	\$0	\$108,580
4	Vision, Goals, and Performance Measures	\$20,430	\$3,400	\$0	\$23,830
5	Scenario Development and Evaluation	\$54,620	\$26,700	\$0	\$81,320
6	Preferred Scenario and Modal Priorities*	\$79,930	\$26,000	\$0	\$105,930
7	Implementation and Monitoring	\$29,180	\$2,800	\$0	\$31,980
8	Draft and Final LRTP	\$29,040	\$0	\$0	\$29,040
9	Contingency^	\$15,000	\$0	\$0	\$15,000
	Base Total	\$390,790	\$137,100	\$33,300	\$561,190
6.5	(Optional) Concept Designs	\$34,130	\$0	\$0	\$34,130
	Base + Optional Total	\$424,920	\$137,100	\$33,300	\$595,320

* Does not include Task 6.5

^ 3% project contingency



Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Anya Grahm

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

Suggested Action:

Attachments:

[152 Sandridge Staff Report and Ordinance](#)

[152 Sandridge Exhibits](#)



City Council Staff Report

Subject: 152 Sandridge Road Subdivision
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: May 17, 2018
Type of Item: Legislative - Plat Amendment

Summary Recommendation

Staff recommends that the City Council hold a public hearing and consider approving a request for a one year extension for the 152 Sandridge Road Subdivision approval, based on the findings of fact, conclusions of law, and conditions of approval as found in the attached ordinance.

Description

Applicant: Joseph and Linda Armstrong
Location: 152 Sandridge Road
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Single-family residences
Reason for Review: Extensions of plat amendment approvals require City Council action

Executive Summary

On January 5, 2017, the Park City Council approved the 152 Sandridge Road Subdivision, located at the same address. The Planning Department received the request for extension on January 5, 2018; the application was deemed complete on April 17, 2018. There have been no modifications to the original request. The owner of the property is requesting an extension to the plat amendment approval so that he may have extra time to work through the encroachments that exist into the City-owned Chambers Street right-of-way.

Acronyms

DRC Development Review Committee
HR-1 Historic Residential-1 Zoning District
ROW Right-of-way

Background

The background of this application has been summarized in past reports:

- December 14, 2016 [See [Staff Report](#) (starting page 41) and [Minutes](#) (starting page 93)]: Planning Commission reviewed the plat amendment request and unanimously forwarded a positive recommendation to City Council.
- January 5, 2017 [See [Staff Report](#) (starting page 223) and [Minutes](#) (starting page 7)]: City Council approved the plat amendment request. A number of Conditions of Approval were included in [Ordinance 2017-02](#), including a requirement that the

plat amendment needed to be recorded within one year of City Council's approval.

More recently:

- March 27, 2017: Redlines of the plat amendment were provided to the applicant for corrections.
- January 4, 2018: Staff had followed up with the applicant several times after March 27th asking for status updates on the redlines. Finally, on January 4th, 2018, staff sent a final email explaining to them that the plat would expire the following day at 5pm and the applicant needed to request an extension.
- January 5, 2018: City Council's plat amendment approval was set to expire.
- January 5, 2018: Applicant submitted a Request for Extension of the City Council's plat amendment approval.
- January 8, 2018: Staff sent the applicant an Incomplete Application notice as the submittal requirements of the Request for Extension application had not been provided.
- March 9, 2018: Staff provided a follow-up Incomplete Application notice as the submittal requirements had still not been met.
- April 10, 2018: Staff notified the applicant that the Request for Extension application would be closed on April 17, 2018, should the applicant not submit the remaining materials needed to deem the application complete.
- April 17, 2018: Request for Extension application is deemed complete.

Alternatives

- The City Council may approve the request for an extension of approval for the 152 Sandridge Road Subdivision as conditioned or amended; or
- The City Council may deny the request for an extension of approval and direct staff to make findings for this decision; or
- The City Council may continue discussion on the extension request to a date certain and request additional information.
- There is not a "no action" option with this type of item.

Analysis

Per [LMC 15-7.1-6\(C\)\(5\) Final Subdivision Plat](#), applicants may request time extensions of the City Council approval by submitting a written request to the Planning Department prior to the expiration of approval; the applicant submitted a Request for Extension Application to the Planning Department on January 5, 2018, but the application was not deemed complete until April 17, 2018. The City Council may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or finding of non-compliance with the General Plan or Land Management Code. Staff has reviewed the applicant's Request for Extension and found no changes in circumstance, including no physical changes to the property or surroundings.

The analysis of this plat amendment was included in the [January 5, 2017 City Council staff report \(page 222\)](#), and through [Ordinance 2017-02](#).

City Council's approval of the plat amendment in 2017 included several Conditions of Approval to:

- Dedicate to the City the portion of the built Sandridge Road located within the property lines of 152 Sandridge – This can be done at the time of the final Mylar.
- Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment agreements shall be provided— Thus far, staff has only received a copy of an encroachment agreement for the stone chimney on the shared property line with the property to the south.
- Encroachments into Chambers Street shall either be removed or the applicant shall enter into an agreement with the City to remove these at a specified future date—Only the chain link fence that encroached into the Chambers Street ROW has been removed. The applicant will work with the Engineering Department to enter into an encroachment agreement for the retaining walls in the Chambers Street ROW.

Finally, the attached Draft Ordinance includes an updated copy of the plat amendment to reflect the redlines that were submitted to the Planning Department on April 17, 2018.

Department Review

- This project has gone through an interdepartmental review. The Development Review Committee (DRC) had no new issues that were not previously addressed in the original plat amendment approval.
- There have also been no changes of circumstance of either the property, the Land Management Code, or the zoning map, since the date of approval, that create the need to make changes to the proposed plat.

Notice

On May 3, 2018, the property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC. Legal notice was also published in the Park Record on May 5, 2018, in accordance with the requirements of the LMC.

Public Input

No public input was received at the time of writing this report. Public input may be taken at the regularly scheduled Council meeting on May 17, 2018.

Process

Approval of the extension application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. The extension provides an additional year for the applicant to record the condominium plat at Summit County. Recordation shall occur prior to January 5, 2019 or the approval will expire, unless the applicant submits a written request for an additional extension.

Significant Impacts

There are no significant fiscal or environmental impacts from this application which is an extension of approval of the condominium plat. Potential environmental impacts will be mitigated by the fact that there is no new construction proposed on the property.

Consequences of not taking the Suggested Recommendation

The plat will have expired and the applicant will have to begin the plat amendment process anew.

Recommendation

Staff recommends that the City Council hold a public hearing and consider approving a request for a one year extension for the 152 Sandridge Road Subdivision approval, based on the findings of fact, conclusions of law, and conditions of approval as found in the attached ordinance.

Attachments

Exhibit A- Ordinance and proposed Plat Amendment

Exhibit B- Written request for extension

Ordinance No. 2018-22

AN ORDINANCE APPROVING AN EXTENSION OF THE JANUARY 5, 2017 APPROVAL OF THE 152 SANDRIDGE AVENUE SUBDIVISION LOCATED AT 152 SANDRIDGE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of property located at 152 Sandridge Avenue have petitioned the City Council for approval of an extension of the 152 Sandridge Avenue Subdivision approval;

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code;

WHEREAS, proper legal notice was sent to all affected property owners;

WHEREAS, the Planning Commission held a public hearing on December 14, 2016, to receive input on plat amendment located at the aforementioned address;

WHEREAS, the Planning Commission, on the aforementioned date, forwarded a recommendation to the City Council to approve the proposed condominium plat according to the Findings of Fact, Conclusions of Law and Conditions of approval as stated herein;

WHEREAS; the City Council, held a public hearing on January 5, 2017, and approved the 152 Sandridge Road Subdivision;

WHEREAS; the City Council, held a public hearing on May 17, 2018 and approved an extension of the plat approval to May 17, 2019;

WHEREAS, it is in the best interest of Park City, Utah to approve the extension of the 152 Sandridge Road Subdivision approval to allow time to resolve issues of interest to the City that are also required to be complied with prior to plat recordation.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 152 Sandridge Road Subdivision as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 152 Sandridge Road Subdivision, located at the same address, is within the Historic Residential (HR-1) District. It is identified by Summit County as tax parcel PC-591.
2. The proposed subdivision will create one (1) legal lot of record from a metes and bounds parcel consisting of a total of 4,375.38 square feet; Lot 1 containing the historic house consists of 3,368.99 square feet and Parcel A containing the historic shed consists of 1,006.39 square feet.
3. On October 5, 2015, the applicants submitted an application for a subdivision to

create a legal lot of record from a metes and bounds parcel; the application was deemed complete on October 8, 2015. The amended plat amendment was deemed complete on October 4, 2016.

4. The parcel at 152 Sandridge Road currently contains a Historic house and shed structure. The site has been identified as Significant on the City's Historic Site Inventory.
5. The HR-1 zone requires a minimum lot size of 1,875 square feet. The proposed Lot 1 is 3,388.99 square feet. Proposed Parcel A is 1,006.39 square feet.
6. The maximum footprint for a lot of this size is 1,710.84 square feet based on the size of Lot 1 and Parcel A.
7. The minimum front yard setbacks for this property are 10 feet from the edge of Sandridge Road and 10 feet from the rear property line. The historic house is currently 3 feet from Sandridge Road and 7 feet from the rear property line. The historic shed is 1 foot from Sandridge Road and 0 feet from the property line to the east.
8. The minimum side yard setbacks for this property are 10 feet, for a total of 24 feet. The house has a side yard setback of 10 feet from the north property line and 44 feet from the south. The shed has a 0 foot setback from the north property line and 52 feet from the south.
9. Historic Structures that do not comply with Building setbacks, off-street parking, and driveway location standards are valid complying structures.
10. The applicant completed a quit claim deed, recorded November 2, 2015, in order to claim ownership of a gap of land which should have been included in previous conveyances of the property. The proposed plat amendment reflects the addition of this parcel. The gap parcel will be incorporated into Lot 1.
11. The applicant also completed a quit claim deed, recorded September 22, 2016, to address a triangle parcel located in Lot 1.
12. Sandridge Road runs north-south through the eastern portion of the property. It is located approximately 14 feet from the east property line on the north side and 9 feet from the east property line on the south side. The road is approximately 10 feet wide. The road was not used in the calculation of the allowable footprint.
13. The property currently has improvements that extend beyond the property lines, including existing stone and rock retaining walls, fencing, and an outdoor stone fireplace shared with the neighboring property to the south at 130 Sandridge Road that encroach beyond the property lines of 152 Sandridge.
14. City Council approved the Sandridge Road Subdivision as Ordinance 2017-02 on January 5, 2017.
15. On January 5, 2018, the applicant submitted a written request for an extension of the approval to allow additional time to address the required conditions of approval that have to be completed prior to plat recordation. The application for extension was deemed complete on April 17, 2018.
16. There have been no changes of circumstance of either the property, the Land Management Code, or the zoning map, since the date of approval, that create the need to make additional changes to the proposed plat prior to action on the extension request.
17. The Land Management Code allows for the City Council to approve extensions of

plat approvals.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the subdivision 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 at the County within one year from the date of City Council approval for extension (January 5, 2019). 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.
3. Recordation of this plat and completion and approval of a final Historic District Design Review (HDDR), applications are required prior to building permit issuance for any construction on the proposed lot.
4. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the subdivision is recorded with the Summit County Recorder's office.
5. The applicant shall dedicate to the City the portion of the built Sandridge Road located within the property lines of 152 Sandridge Road.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment agreements shall be provided.
7. Encroachments into Chambers Street shall either be removed or the applicant shall enter into an agreement with the City to remove these at a specified future date.
8. Residential fire sprinklers will be required for all new construction per the requirements of the Chief Building Official.
9. Prior to recordation of the subdivision plat, there shall be a plat note addressing the required setbacks. A plat note shall also be added limiting the maximum footprint for Lot 1 and Parcel A to 1,710.84 square feet; any new development shall be limited to Lot 1 of the 152 Sandridge Road Subdivision.
10. Pursuant to LMC 15-15-1.37, the historic shed on Parcel A is exempt from footprint requirements and shall not be included in the total allowed footprint.
11. Parcel A is appurtenant to Lot 1 and cannot be separately developed.

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

PASSED AND ADOPTED this 17th day of May, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

553

STATE OF UTAH
JAN 19 1978
PROFESSIONAL
GREGORY R. WOLBACH
G.R.W.

[illegible]

A vicinity map titled "VICINITY MAP NLS" with a north arrow pointing towards the top-left. The map shows a grid of streets. Major roads include Highway 90 running vertically on the left, Highway 67 running horizontally across the middle, and Highway 80 running diagonally from the bottom-left to the top-right. Other labeled streets include Highway 100, Highway 101, Highway 102, Highway 103, Highway 104, Highway 105, Highway 106, Highway 107, Highway 108, Highway 109, Highway 110, Highway 111, Highway 112, Highway 113, Highway 114, Highway 115, Highway 116, Highway 117, Highway 118, Highway 119, Highway 120, Highway 121, Highway 122, Highway 123, Highway 124, Highway 125, Highway 126, Highway 127, Highway 128, Highway 129, Highway 130, Highway 131, Highway 132, Highway 133, Highway 134, Highway 135, Highway 136, Highway 137, Highway 138, Highway 139, Highway 140, Highway 141, Highway 142, Highway 143, Highway 144, Highway 145, Highway 146, Highway 147, Highway 148, Highway 149, Highway 150, Highway 151, Highway 152, Highway 153, Highway 154, Highway 155, Highway 156, Highway 157, Highway 158, Highway 159, Highway 160, Highway 161, Highway 162, Highway 163, Highway 164, Highway 165, Highway 166, Highway 167, Highway 168, Highway 169, Highway 170, Highway 171, Highway 172, Highway 173, Highway 174, Highway 175, Highway 176, Highway 177, Highway 178, Highway 179, Highway 180, Highway 181, Highway 182, Highway 183, Highway 184, Highway 185, Highway 186, Highway 187, Highway 188, Highway 189, Highway 190, Highway 191, Highway 192, Highway 193, Highway 194, Highway 195, Highway 196, Highway 197, Highway 198, Highway 199, Highway 200. Landmarks include "CITY OF DENVER" in the center, "DENVER INTERNATIONAL AIRPORT" at the bottom, and "MOUNT EVEREST" at the top. A small inset map shows the location of the site within the state of Colorado.

[illegible]

STATE OF _____) LINDA J. ARMSTRONG,

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, STATE _____

$$y_t$$

STATE OF _____) JOSEPH R. ARMSTRONG

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____

**Evergreen
Engineering, Inc.**
Civil Engineering • Land Surveying • Land Planning
2970 Bonanza Drive • Suite 104
Oroville, CA 95966 • Phone • 840600
Fax • 840600 • City • 432.649.4687 • Fax • 432.649.9219
e-mail • office@evergreen-engineering.com

ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION FILED IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF _____ A.D. 2018.

RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS _____ DAY OF _____
_____ AD 2018.

COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION ON THIS 14th
DAY OF DECEMBER A.D. 2016.

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2018

APPROVAL AND ACCEPTANCE BY THE PARK
CITY COUNCIL THIS 5TH DAY OF
JANUARY A.D. 2017.

I CERTIFY THIS WAS APPROVED BY PARK
CITY COUNCIL THIS 5TH DAY OF
JANUARY 2017. A.D.

N^o. _____,
STATE OF _____,
COUNTY OF _____,
RECORDED AND FILED AT THE REQUEST OF:

Reason for Request of Extension
152 Sandridge Ave., Park City, UT 84060

Extension requested due to delay in finalizing Plat Amendment submission by required due date. In addition, legal review of documents could not be completed until Plat Amendment documents were finalized.

Signed:  Date: 1/30/18



Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Laura Newberry

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

Suggested Action:

Attachments:

[Staff Report and Ordinance](#)

City Council Staff Report



Subject: PL-18-03784 – Land Management Code Amendment- Recreation Commercial (RC) & Residential Development (RD) Zones Conditional Uses
Author: Laura Newberry – Planning Technician
Department: Planning
Date: May 17, 2018
Type of Item: Legislative

Summary Recommendation

Staff recommends that the City Council review and approve the proposed Amendments to Land Management Code (LMC) Zoning Chapter 2.13 Residential Development (RD) and Chapter 2.16 Recreation Commercial (RC), as described in this staff report and reflected in the Draft Ordinance.

Description

Applicant: Promontory Investment, LLC dba The Promontory Club – Shawn Potter and Planning Department
Project Name: LMC Amendments related to Conditional Uses for Chapter 2.13 Residential Development (RD) and 2.16 Recreation Commercial (RC)
Approximate Location: Residential Development (RD) and Recreation Commercial (RC) Zoning Districts
Reason for Review: Amendments to the Land Management Code (LMC) require Planning Commission review, public hearing, and recommendation plus City Council review, public hearing, and final action.

Executive Summary

The applicant is proposing to amend the Chapter 2.16 Recreation Commercial (RC) Conditional Uses to allow Club, Private Residence Off-Site (See Exhibit 2 for a map of the RC Zoning District). Staff is recommending that the Conditional Uses in the Residential Development (RD) zone also be amended to include this Use only within a Master Planned Development. Staff is also proposing a footnote be added to both zones that would specify that this Use shall be reviewed under an Administrative CUP if the project is within an existing commercial building or if it is within a development with ten or more units. During the [April 25, 2017 Planning Commission meeting](#), the Commission reviewed the proposed LMC Amendments and recommended also removing “real estate” from the Club, Private Residence Off-Site definition. The Commission then opened a public hearing, and forwarded a positive recommendation to the City Council (5-0, unanimous vote, one [1] member was absent). The Commission’s proposed definition amendment will be brought to City Council at a future meeting in order to meet the noticing requirements.

Acronyms within this Report

CUP Conditional Use Permit
LMC Land Management Code
RC Recreation Commercial
RD Residential Development

The Opportunity

As resort destinations continue to evolve, Off-Site Private Residence Clubs are becoming more and more prevalent. In order for Park City to remain competitive in the resort industry and consistent in the City's zoning regulations, staff is proposing to allow this Use in the Recreation Commercial (RC) and Residential Development (RD) zone, which includes the Park City Mountain Resort and the Deer Valley base.

Background

On January 19, 2018, the Planning Staff received a request to modify the LMC specifically to add Club, Private Residence Off-Site to the Conditional Uses in the Recreation Commercial (RC) Zone. On February 21, 2018, the application was deemed complete.

This proposed LMC amendment would affect the entire Recreation Commercial (RC) Zone. See Exhibit 2 - Map of the Recreation Commercial (RC) Zoning District.

In order to remain consistent with other resort-oriented Zoning Districts, staff recommends the Residential Development (RD) zone should also be amended to include this zone within Master Planned Developments (i.e. the Deer Valley base).

[Club, Private Residence Off-Site](#) is defined in [LMC 15-15 Defined Terms](#) as:

“Any Use organized for the exclusive benefit, support of, or linked to or associated with, or in any way offers exclusive hospitality services and/or concierge support to any defined Owner's association, timeshare membership, residential club, or real estate project. Hospitality includes, but is not limited to, any of the following services: real estate, restaurant, bar, gaming, locker rooms, storage, salon, personal improvement, Office. ”

See Table 1 and Table 2 for examples of previous LMC Amendments and Conditional Use Permit (CUP) Applications related to Private Residence Club.

During the April 25, 2017 Planning Commission meeting, the Commission reviewed the proposed LMC Amendments and recommended also removing “real estate” from the Club, Private Residence Off-Site definition. The Commission then opened a public hearing, and forwarded a positive recommendation to the City Council (5-0, unanimous vote, one [1] member was absent).

Analysis of Proposed LMC Amendments

The intent of this LMC Amendment is to remain consistent with other resort-oriented Zoning Districts (Historic Recreation Commercial and Residential Development Zoning Districts) and to allow for a diversified mix of uses at resort bases.

The LMC implements goals, objectives and policies of the General Plan to maintain the quality of life and experiences for residents and visitors and to preserve the community's unique character and values. These proposed LMC amendments were reviewed for consistency with the General Plan. The General Plan outlines Park City's community goals and values as it pertains to the Recreation Commercial Zone:

- Core Value: Sense of Community
 - It is essential that Park City does not lose its adaptability in order to remain competitive in the tourism industry.
- General Plan Sense of Community Goals
 - 11A: The vibrancy of Park City's resorts is essential to the success of resort support businesses. The City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City.
 - 11.13: Encourage more frequent visitation by second homeowners.

In order for Park City to remain adaptable and competitive in the resort industry and consistent in the City's zoning regulations, staff is proposing to allow this Use in the Recreation Commercial (RC) and Residential Development (RD) zone, which includes the Park City Mountain Resort and the Deer Valley base. Additionally, the long-term economic sustainability of Park City depends upon the continued economic success of the Ski Base Areas, including Park City Mountain Resort and Deer Valley.

These proposed LMC Amendments proactively direct a Use that has a positive impact upon the economic and social vitality and activity level of the Recreation Commercial and the Residential Development zones.

There have been previous LMC Amendments to include "Clubs" in the Conditional Uses in other resort-oriented Zones. Table 1 identifies the previous LMC Amendments related to "Clubs" and pertinent information to the review process for each LMC Amendment.

Table 1: Previous LMC Amendments related to "Clubs".

Year	Zone	LMC Amendment	Pertinent Information
2004	Residential Development (RD), Residential Development Medium (RDM), Resort Commercial (RC), General Commercial (GC), Limited Industrial (LI), Resort	LMC Definitions and Zones as listed	Staff prepared amendments to the LMC to add and revise definitions of fractional ownership units (i.e. Timeshare Units and Private Residence Club Units) and to allow these types of Uses as a Conditional Use in the specified zones.

	Commercial Overlay (RCO), Historic Commercial Business (HCB), Historic Recreation Commercial (HRC)		Unanimously approved by Planning Commission (Staff Report, pg. 6-9) (Minutes, pg. 18-21) and City Council (Staff Report, pg. 10-11) (Minutes, pg. 5-6) (Ordinance 04-39, pg. 117-146).
2007	Historic Commercial Business (HCB), Historic Recreation Commercial (HRC)	LMC Definitions and Zones as listed	Staff prepared amendments to definitions to include Club, Private Residence Off-site and amended HRC and HCB to allow this Use as a Conditional Use in these zones. Approved by Planning Commission, 3-1 vote (Minutes, pg. 18-23) and City Council (Staff Report, pg. 162-186) (Minutes, pg. 11-13) (Ordinance 07-55, pg. 66-75). <i>For CUP Applications that have been approved since LMC Amendment, see table 2.</i>

The Historic Recreation Commercial (HRC) and Historic Commercial Business (HCB) are the only zones that allow for Club, Private Residence Off-Site uses. In the HRC and HCB, Club, Private Residence Off-site is a Conditional Use. Below is a table of previously approved Conditional Use Permits for Club, Private Residence Off-site.

Table 2: Previous Conditional Use Permit for Clubs.

Date	Zoning District	Entity	Pertinent Information
2007	HRC	Promontory	Promontory applied for an Administrative CUP for a Club, Private Residence Off-Site. Staff approved the CUP with the only Condition of Approval being that they would not violate any International Fire Code, IBC, Municipal Code or Noise Ordinance. Approved by Planning Staff in September 2007 through an Administrative Conditional Use Permit (PL-07-0164).
2015	HRC	Victory Ranch	Victory Ranch applied for a Conditional Use Permit for a Club, Private Residence Off-Site. The Commissioners were concerned about the Use being on the storefront level on Main Street, but they were not concerned if the Use remained above or below this level. The Commissioners also wanted to add a Condition of Approval to limit the occupancy to the Fire District approved capacity. Additionally, parking impact mitigation was discussed in detail and a Condition of Approval was added to require a review (by Planning Staff only) after three years. This review would be brought to Planning Commission as a Staff Communication. Approved by Planning Commission, 4-1 vote (Staff Report, pg 237-300) (Minutes, pg 8-14)

Based on the previous approval of Club, Private Residence Off-Site projects in other resort-oriented zones, staff recommends adding this Use to the Recreation Commercial

(RC) and Residential Development (RD) Conditional Uses with conditions (see redlines).

The applicant requested to allow this as a Conditional Use in the RC zone. Staff recommends that Club, Private Residence Off-Site be included in the RC Zone Conditional Uses. Staff has included the following proposed redline changes to the LMC §15-2.16-2 Uses:

[15-2.16-2 Uses](#)

Uses in the RC District are limited to the following:

A. ALLOWED USES.

1. Single Family Dwelling
2. Duplex Dwelling
3. Triplex Dwelling
4. Secondary Living Quarters
5. Lockout Unit¹
6. Accessory Apartment²
7. Nightly Rental³
8. Home Occupation
9. Child Care, In-Home Babysitting⁴
10. Child Care, Family⁴
11. Child Care, Family Group⁴
12. Child Care Center⁴
13. Accessory Building and Use
14. Conservation Activity
15. Agriculture
16. Bed & Breakfast Inn
17. Boarding House, Hostel
18. Hotel, Minor
19. Parking Area or Structure with four (4) or fewer spaces
20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

B. CONDITIONAL USES.

1. Multi-Unit Dwelling
2. Group Care Facility
3. Public and Quasi-Public Institution, Church, and School
4. Essential Municipal and Public Utility Use, Facility, Service, and Structure
5. Telecommunications Antenna⁶
6. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
7. Raising, grazing of horses
8. Cemetery
9. Hotel, Major
10. Timeshare Project and Conversion
11. Timeshare Sales Office

12. Private Residence Club Project and Conversion⁹
13. Office, General⁸
14. Office, Moderate⁸
15. Office and Clinic, Medical⁸
16. Financial Institution without drive-up window⁸
17. Minor Retail and Service Commercial⁸
18. Retail and Service Commercial, personal improvement⁸
19. Transportation Service⁸
20. Neighborhood Market, without gasoline sales⁸
21. Café or Deli⁸
22. Restaurant, General⁸
23. Restaurant, Outdoor Dining^{8,9}
24. Bar⁸
25. Hospital, Limited Care Facility⁸
26. Parking Area or Structure with five (5) or more spaces
27. Temporary Improvement⁹
28. Passenger Tramway Station and Ski Base Facility¹⁰
29. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge¹⁰
30. Outdoor Events and Uses⁹
31. Recreation Facility, Public and Private⁸
32. Recreation Facility, Commercial⁸
33. Entertainment Facility, Indoor⁸
34. Commercial Stables, Riding Academy⁸
35. Master Planned Developments
36. Heliport⁸
37. Special Events⁹
38. Amenities Club
39. Club, Private Residence Off-site¹¹

C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly Rental of Lockout Units requires a Conditional Use permit

²See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

³Nightly Rentals do not include the Use of dwellings for Commercial Uses

⁴See LMC Chapter 15-4-9, Child Care Regulations

⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License. Requires an Administrative Permit.

⁶See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

⁷See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master Planned Development

⁹Requires an Administrative or Administrative Conditional Use permit, see Section 15-4

¹⁰As part of an approved Ski Area Master Plan

¹¹Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more units with approved Support Commercial space. A Parking Plan shall be submitted to determine site specific parking requirements.

To maintain consistency with other resort-oriented zones discussed previously, staff also recommends that Club, Private Residence Off-Site be included in the RD Zone Conditional Uses with a footnote to limit this Use to Commercial spaces or larger developments within Master Planned Developments. Staff has included the following proposed redline changes to the LMC §15-2.13-2 Uses:

15-2.13-2 Uses

Uses in the RD District are limited to the following:

A. ALLOWED USES.

1. Single-Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters
4. Lockout Unit¹
5. Accessory Apartment²
6. Nightly Rental³
7. Home Occupation
8. Child Care, In-Home Babysitting⁴
9. Child Care, Family⁴
10. Child Care, Family Group⁴
11. Accessory Building and Use
12. Conservation Activity Agriculture
13. Parking Area or Structure with four (4) or fewer spaces
14. Recreation Facility, Private
15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

B. CONDITIONAL USES.

1. Triplex Dwelling⁶
2. Multi-Unit Dwelling⁶
3. Guest House
4. Group Care Facility
5. Child Care Center⁴
6. Public and Quasi-Public Institution, Church, and School
7. Essential Municipal Public Utility Use, Facility, Service, and Structure
8. Telecommunication Antenna⁷
9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
10. Raising, grazing of horses
11. Cemetery
12. Bed and Breakfast Inn
13. Hotel, Minor⁶
14. Hotel, Major⁶
15. Private Residence Club Project and Conversion¹⁰
16. Office, General^{6,9}
17. Office, Moderate Intensive^{6,9}
18. Office, Medical^{6,9}
19. Financial Institution without drive-up window^{6,9}

20. Commercial Retail and Service, Minor^{6,9}
21. Commercial Retail and Service, personal improvement^{6,9}
22. Commercial, Resort Support^{6,9}
23. Café or Deli^{6,9}
24. Restaurant, Standard^{6,9}
25. Restaurant, Outdoor Dining¹⁰
26. Outdoor Event¹⁰
27. Bar^{6,9}
28. Hospital, Limited Care Facility^{6,9}
29. Parking Area or Structure with five (5) or more spaces
30. Temporary Improvement¹⁰
31. Passenger Tramway Station and Ski Base Facility¹¹
32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
33. Recreation Facility, Public
34. Recreation Facility, Commercial⁶
35. Entertainment Facility, Indoor^{6,9}
36. Commercial Stables, Riding Academy¹²
37. Master Planned Development with moderate income housing density bonus¹²
38. Master Planned Development with residential and transient lodging Uses only¹²
39. Master Planned Development with Support Retail and Minor Service Commercial Uses¹²
40. Heliport¹²
41. Vehicle Control Gate¹³
42. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
43. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
44. Amenities Club
45. Club, Private Residence Off-Site¹⁵

C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly rental of Lockout Units requires a Conditional Use permit

²See LMC Chapter 15-4-7, Supplemental Regulations for Accessory Apartments

³Nightly Rentals do not include the Use of dwellings for Commercial Uses and Nightly Rentals are not permitted in the April Mountain and Mellow Mountain Estates Subdivisions

⁴See LMC Chapter 15-4-9 for Child Care Regulations

⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License

⁶Subject to provisions of LMC Chapter 15-6, Master Planned Development

⁷See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunications Facilities

⁸See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

⁹Allowed only as a secondary or support Use to the primary Development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential Developments.

¹⁰Requires an administrative Conditional Use permit.

¹¹As part of an approved Ski Area Master Plan. See LMC Chapter 15-4-18.

¹²Subject to provisions of LMC Chapter 15-6, Master Planned Development

¹³See Section 15-4-19 for specific review criteria for gates

¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than

the original location set forth in the services agreement and/or Master Festival License.

¹⁵ Only allowed within a Master Planned Development Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more units with approved Support Commercial space. A Parking Plan shall be submitted to determine site specific parking requirements.

Process

Amendments to the LMC require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

Notice

Legal notice of this public hearing was posted in the required public spaces and public notice websites on April 5, 2018 and published in the Park Record on April 7, 2018 per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments.

Alternatives

- The City Council may adopt the recommended language; or the City Council may amend and then adopt the amended language; or the City Council may reject the recommended language and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the recommended language; or the City Council may remand the item back to the Planning Commission for specific discussion.

Significant Impacts

There are no significant fiscal or environmental impacts to the City from these LMC Amendments that provide clarification of current development code language and definitions and as further described above.

Summary Recommendation

Staff recommends the City Council review the proposed LMC Amendments, as described in this staff report and reflected in the Draft Ordinance. Staff recommends that City Council open a public hearing, and consider approving the Draft Ordinance.

Exhibits

Exhibit 1 – Draft Ordinance

Exhibit A – LMC § 15-2.16-3 Lot and Site Requirements in Recreation Commercial (RC)

Exhibit B – LMC § 15-2.13-3 Lot and Site Requirements in Residential Development (RD)

Exhibit 2 – [April 25, 2018 Planning Commission Staff Report beginning on Page 61](#)

Exhibit 3 – [April 25, 2018 Planning Commission Minutes](#)

Exhibit 1 – Draft Ordinance

Ordinance 2018-23

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING CHAPTER 15-2.16 RECREATION COMMERCIAL (RC) AND CHAPTER 15-2.13 RESIDENTIAL DEVELOPMENT (RD) ZONING DISTRICTS, RELATING TO CONDITIONAL USES WITHIN THOSE ZONES.

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations and to enhance the resort nature of Park City; to facilitate economically viable developments; and to enable development of Off-site Private Residence Club properties in the Recreation Commercial and the Residential Development zones; and

WHEREAS, it is in the best interest of the City to maintain Park City as a world class resort and amend the Land Management Code to encourage a variety of Uses, including Off-site Private Residence Clubs, in appropriate zoning districts; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the recently adopted Park City General Plan.

WHEREAS, it is essential that Park City does not lose its adaptability in order to remain competitive in the tourism industry.

WHEREAS, the vibrancy of Park City's resorts is essential to the success of resort support businesses. The City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City.

WHEREAS, the long-term economic sustainability of Park City depends upon the continued economic success and aesthetic attractiveness of the ski resort base area; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on April 25th, 2018 and forwarded a recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on May 17, 2018; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; to preserve and protect the vitality, activity and success of the ski resort base area; to ensure compatible development; and to preserve the community's unique character.

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

SECTION 1. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.13 Residential Development (RD)_Zoning Districts. The recitals above are incorporated herein as findings of fact. Chapter 15-2.13 of the Land Management Code of Park City is hereby amended as redlined (see Attachment A).

SECTION 2. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.16 Recreation Commercial (RC). The recitals above are incorporated herein as findings of fact. Chapter 15-2.16 of the Land Management Code of Park City is hereby amended as redlined (see Attachment B).

SECTION 3. EFFECTIVE DATE - This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 17th day of May, 2018

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Exhibit A – LMC § 15-2.13-2 Uses in RESIDENTIAL DEVELOPMENT (RD)

Exhibit B – LMC § 15-2.16-2 Uses in RECREATION COMMERCIAL (RC)

Exhibit A – LMC § 15-2.13-2 Uses in RESIDENTIAL DEVELOPMENT (RD)

15-2.13-2 Uses

Uses in the RD District are limited to the following:

A. ALLOWED USES.

1. Single-Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters
4. Lockout Unit¹
5. Accessory Apartment²
6. Nightly Rental³
7. Home Occupation
8. Child Care, In-Home Babysitting⁴
9. Child Care, Family⁴
10. Child Care, Family Group⁴
11. Accessory Building and Use
12. Conservation Activity Agriculture
13. Parking Area or Structure with four (4) or fewer spaces
14. Recreation Facility, Private
15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

B. CONDITIONAL USES.

1. Triplex Dwelling⁶
2. Multi-Unit Dwelling⁶
3. Guest House
4. Group Care Facility
5. Child Care Center⁴
6. Public and Quasi-Public Institution, Church, and School
7. Essential Municipal Public Utility Use, Facility, Service, and Structure
8. Telecommunication Antenna⁷
9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
10. Raising, grazing of horses
11. Cemetery
12. Bed and Breakfast Inn
13. Hotel, Minor⁶
14. Hotel, Major⁶
15. Private Residence Club Project and Conversion¹⁰
16. Office, General^{6,9}
17. Office, Moderate Intensive^{6,9}
18. Office, Medical^{6,9}
19. Financial Institution without drive-up window^{6,9}
20. Commercial Retail and Service, Minor^{6,9}
21. Commercial Retail and Service, personal improvement^{6,9}
22. Commercial, Resort Support^{6,9}
23. Café or Deli^{6,9}
24. Restaurant, Standard^{6,9}
25. Restaurant, Outdoor Dining¹⁰

- 26. Outdoor Event¹⁰
- 27. Bar^{6,9}
- 28. Hospital, Limited Care Facility^{6,9}
- 29. Parking Area or Structure with five (5) or more spaces
- 30. Temporary Improvement¹⁰
- 31. Passenger Tramway Station and Ski Base Facility¹¹
- 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- 33. Recreation Facility, Public
- 34. Recreation Facility, Commercial⁶
- 35. Entertainment Facility, Indoor^{6,9}
- 36. Commercial Stables, Riding Academy¹²
- 37. Master Planned Development with moderate income housing density bonus¹²
- 38. Master Planned Development with residential and transient lodging Uses only¹²
- 39. Master Planned Development with Support Retail and Minor Service Commercial Uses¹²
- 40. Heliport¹²
- 41. Vehicle Control Gate¹³
- 42. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 43. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
- 44. Amenities Club
- 45. Club, Private Residence Off-Site¹⁵

C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly rental of Lockout Units requires a Conditional Use permit

²See LMC Chapter 15-4-7, Supplemental Regulations for Accessory Apartments

³Nightly Rentals do not include the Use of dwellings for Commercial Uses and Nightly Rentals are not permitted in the April Mountain and Mellow Mountain Estates Subdivisions

⁴See LMC Chapter 15-4-9 for Child Care Regulations

⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License

⁶Subject to provisions of LMC Chapter 15-6, Master Planned Development

⁷See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunications Facilities

⁸See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

⁹Allowed only as a secondary or support Use to the primary Development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential Developments.

¹⁰Requires an administrative Conditional Use permit.

¹¹As part of an approved Ski Area Master Plan. See LMC Chapter 15-4-18.

¹²Subject to provisions of LMC Chapter 15-6, Master Planned Development

¹³See Section 15-4-19 for specific review criteria for gates

¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

¹⁵Only allowed within a Master Planned Development. Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more units with approved Support Commercial space. A Parking Plan shall be submitted to determine site specific parking requirements.

Exhibit B – LMC § 15-2.16-2 Uses in RECREATION COMMERCIAL (RC)

15-2.16-2 Uses

Uses in the RC District are limited to the following:

A. **ALLOWED USES.**

1. Single Family Dwelling
2. Duplex Dwelling
3. Triplex Dwelling
4. Secondary Living Quarters
5. Lockout Unit¹
6. Accessory Apartment²
7. Nightly Rental³
8. Home Occupation
9. Child Care, In-Home Babysitting⁴
10. Child Care, Family⁴
11. Child Care, Family Group⁴
12. Child Care Center⁴
13. Accessory Building and Use
14. Conservation Activity
15. Agriculture
16. Bed & Breakfast Inn
17. Boarding House, Hostel
18. Hotel, Minor
19. Parking Area or Structure with four (4) or fewer spaces
20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

B. **CONDITIONAL USES.**

1. Multi-Unit Dwelling
2. Group Care Facility
3. Public and Quasi-Public Institution, Church, and School
4. Essential Municipal and Public Utility Use, Facility, Service, and Structure
5. Telecommunications Antenna⁶
6. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
7. Raising, grazing of horses
8. Cemetery
9. Hotel, Major
10. Timeshare Project and Conversion
11. Timeshare Sales Office
12. Private Residence Club Project and Conversion⁹
13. Office, General⁸
14. Office, Moderate⁸
15. Office and Clinic, Medical⁸
16. Financial Institution without drive-up window⁸
17. Minor Retail and Service Commercial⁸

18. Retail and Service Commercial, personal improvement⁸
19. Transportation Service⁸
20. Neighborhood Market, without gasoline sales⁸
21. Café or Deli⁸
22. Restaurant, General⁸
23. Restaurant, Outdoor Dining^{8,9}
24. Bar⁸
25. Hospital, Limited Care Facility⁸
26. Parking Area or Structure with five (5) or more spaces
27. Temporary Improvement⁹
28. Passenger Tramway Station and Ski Base Facility¹⁰
29. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge¹⁰
30. Outdoor Events and Uses⁹
31. Recreation Facility, Public and Private⁸
32. Recreation Facility, Commercial⁸
33. Entertainment Facility, Indoor⁸
34. Commercial Stables, Riding Academy⁸
35. Master Planned Developments
36. Heliport⁸
37. Special Events⁹
38. Amenities Club
39. Club, Private Residence Off-site¹¹

C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly Rental of Lockout Units requires a Conditional Use permit

²See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

³Nightly Rentals do not include the Use of dwellings for Commercial Uses

⁴See LMC Chapter 15-4-9, Child Care Regulations

⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License. Requires an Administrative Permit.

⁶See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

⁷See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master Planned Development

⁹Requires an Administrative or Administrative Conditional Use permit, see Section 15-4

¹⁰As part of an approved Ski Area Master Plan

¹¹ Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more units with approved Support Commercial space. A Parking Plan shall be submitted to determine site specific parking requirements.

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Francisco Astorga

Submitting Department: Planning

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

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

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Staff Report and Ordinance](#)

City Council Staff Report



Subject: Land Management Code Amendments
Author: Francisco Astorga, AICP, Senior Planner
Application No. PL-18-03837
Date: 17 May 2018
Type of Item: Legislative – Land Management Code Amendments:
1. Replacing the term Record of Survey with Condominium
2. Updating the Board of Adjustment and Historic Preservation Board Voting Language
3. Amending the Definition of Floor Area

Summary Recommendations/Executive Summary

Staff recommends that the City Council review the proposed Land Management Code (LMC) Amendments replacing the term “Record of Survey” with “Condominium”; updating the Board of Adjustment (BOA) and Historic Preservation Board (HPB) voting language; and amending the definition of Floor Area, as described in this staff report and reflected on the Draft Ordinance. Staff recommends that the City Council open a public hearing and consider approving the Draft Ordinance.

Description

Proposal: Various LMC Amendments
Applicant: Planning Department initiated
Reason for Review: LMC Amendments require Planning Commission review, public hearing, and recommendation plus City Council review, public hearing, and final action

Acronyms within this Report

BOA Board of Adjustment
HPB Historic Preservation Board
LMC Land Management Code

Background

The term Record of Survey is used inaccurately within the LMC in lieu of the term Condominium. Staff has reviewed the BOA and HPB voting language and suggests amending applicable LMC sections. Staff requests to amend the definition of Gross Floor Area to clarify its original intent regarding basement areas below final grade. All of these changes require amending the LMC. These amendments are initiated by the Planning Department.

During the April 25, 2017 Planning Commission meeting, the Commission reviewed the proposed LMC Amendments, opened a public hearing, and forwarded a positive recommendation to the City Council (5-0, unanimous vote, one (1) member was absent).

Analysis - 1. Replacing the term Record of Survey with Condominium

The LMC does not define a “Record of Survey”. The LMC defines a Condominium as “Any Structure or Parcel that has been submitted to fractionalized Ownership under the provisions of the Utah Condominium Ownership Act.”

The Utah Condominium Owner Act was enacted in 1963 and its current version is found online [here](#). The Condominium Owner Act has the following definitions:

(8) "Condominium" means the ownership of a single unit in a multiunit project together with an undivided interest in common in the common areas and facilities of the property.

(9) "Condominium plat" means a plat or plats of survey of land and units prepared in accordance with Section 57-8-13.

(10) "Condominium project" means a real estate condominium project; a plan or project whereby two or more units, whether contained in existing or proposed apartments, commercial or industrial buildings or structures, or otherwise, are separately offered or proposed to be offered for sale. Condominium project also means the property when the context so requires.

(11) "Condominium unit" means a unit together with the undivided interest in the common areas and facilities appertaining to that unit. Any reference in this chapter to a condominium unit includes both a physical unit together with its appurtenant undivided interest in the common areas and facilities and a time period unit together with its appurtenant undivided interest, unless the reference is specifically limited to a time period unit.

The term “Record of Survey” appears in the LMC in five (5) separate sections:

1. [15-4-12 Condominium Conversion](#)
2. [15-7.1-3\(C\) Classification Of Subdivision](#)
3. [15-7.1-6\(G\) Final Subdivision Plat](#)
4. [15-12-15\(A\)\(9\) Review By Planning Commission](#)
5. [15-15-1 Definitions](#): Application

The term “Record of Survey” is not found in other Titles of the Park City Municipal Code, other than the LMC.

The term “Condominium” appears in the Park City Municipal Code, including the LMC (Title 15) in twenty-five (25) separate sections:

1. [4-1-1 Definitions](#): Bedroom, Nightly Lodging Facility, and Unit
2. [11-3-2 Automatic Fire Extinguishing Systems](#)
3. [11-12-5 Condominium Conversion, Timeshare](#)
4. [11-12-14 Approvals Withheld](#)
5. [14-4-2 Private Streets; Duty To Remove Snow](#)
6. [14-4-7 Private Snow Removal On Public Streets](#)
7. [15-1-8 Review Procedure Under The Code](#)
8. [15-1-10 Conditional Use Review Process](#)
9. [15-1-12 Notice](#)

10. [15-1-21 Notice Matrix](#)
11. [15-2.6-9 Parking Regulations](#)
12. [15-2.12-7 Parking Requirements For Triplexes](#)
13. [15-3-6 Parking Ratio Requirements For Specific Land Use Categories](#)
14. [15-4-9 Child Care And Child Care Facilities](#)
15. [15-4-10 Timeshare Projects](#)
16. [15-4-11 Timeshare Conversion](#)
17. [15-4-12 Condominium Conversion](#)
18. [15-4-13 Placement Of Satellite Receiving Antennas](#)
19. [15-4-14 Telecommunication Facilities](#)
20. [15-6-5 MPD Requirements](#)
21. [15-6-8 Unit Equivalents](#)
22. [15-7.1-4 General Procedure](#)
23. [15-7.1-6 Final Subdivision Plat](#)
24. [15-15-1 Definitions](#): Club, Condominium, Final Plat, Hotel/Motel, Open Space, and Recreation Facilities
25. [15-15-2 List Of Defined Terms](#)

The term "Record of Survey" is no longer used in the industry to depict what is currently a Condominium or Condominium Plat. Staff recommends that the City Council replace the current references of Record of Survey found in the LMC with the term Condominium, as recommended by the Planning Commission. Staff will also be working with the City Council to replace the term on the City's adopted fee schedule to reflect consistency.

Analysis - 2. Updating the BOA and HPB voting language

Staff finds that the BOA voting language needs to be clarified as the current language does not expressly indicate that all present members in attendance vote. The language here reflects the current practice in these Boards. As recommended by Staff, the Planning Commission recommended the following amendments marked in red:

15-10-5 Organization

- A. **CHAIR**. The Board of Adjustment shall elect one of its members to serve as Chair for a term of two (2) years at its first meeting following the date of expiration of terms in June. The Chair may be elected to serve for one (1) consecutive additional term, but not for more than two (2) successive terms. If the Chair is absent from any meeting where a quorum would otherwise exist, the members may appoint a Chair Pro Tem to act as Chair solely at that meeting.
- B. **QUORUM**. No business shall be conducted unless at least three (3) members of the Board, not counting the alternate, are present.

[...]

15-10-11 Vote Necessary

All actions of the BOA shall be represented by a vote of the membership. The concurring vote of three (3) members of the Board shall be necessary to reverse any

order, requirement, or determination of any such administrative official, board, or commission, or to decide in favor of the Applicant.

Staff finds that the HPB language regarding when the Chair votes needs to be clarified as the current language simply says that the Chair *may* vote. As recommended by Staff, the Planning Commission recommended the following amendments marked in red:

15-11-3 Organization

- A. **CHAIR.** The HPB shall elect one of its members to serve as Chair for a term of one (1) year at its first meeting following the expiration of terms and appointment of new members. The Chair may be elected to serve for one (1) consecutive additional term, but not for more than two (2) successive terms. If the Chair is absent from any meeting where a quorum would otherwise exist, the members may appoint a Chair Pro Tem to act as Chair solely for that meeting.
- B. **QUORUM.** No Business shall be conducted without a quorum at the meeting. A quorum shall exist when the meeting is attended by four (4) of the appointed members, including the Chair or Chair Pro Tem.
- C. **VOTING.** All actions of the HPB shall be represented by a vote of the membership. A simple majority of the members present at the meeting in which action is taken shall approve any action taken. The Chair ~~may~~**shall** vote at the meetings **to break any ties.**

After additional consideration and review in preparation for this City Council meeting, Staff requests to further clarify the text above under LMC Section 15-11-3(C) with the following amendments marked in red:

VOTING. All actions of the HPB shall be represented by a vote of the membership, **including the HPB Chair.** A simple majority of the members present at the meeting in which action is taken shall approve any action taken. ~~The Chair may vote at the meetings.~~

Analysis - 3. Amending the definition of Floor Area

Currently the LMC provides the following definition of floor area:

1. **Floor Area, Gross Residential.** The Area of a Building, including all enclosed Areas. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Residential Floor Area. Garages, up to a maximum Area of 600 square feet¹, are not considered Floor Area. Basement and Crawl Space Areas below Final Grade are not considered Floor Area. Floor Area is measured from the finished surface of the interior of the exterior boundary walls.
2. **Floor Area, Gross Commercial.** The Area of a Building including all enclosed Areas excluding parking areas. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Commercial Floor Area. Areas below Final Grade used for commercial purposes including, but not limited to, storage, bathrooms, and meeting space, are considered Floor Area.

3. **Floor Area, Net Leasable.** Gross Floor Area excluding common hallways, mechanical and storage Areas, parking, and restrooms.
¹400 sq. ft. in Historic Districts

Staff requests to focus on Gross Residential Floor Area, specifically when analyzing basement spaces below final grade. Due to healthy real estate values that the City has experienced for some time now, property owners, developers, architects, etc., often contest how basement spaces below final grade is calculated by Staff, as per the defined term, it does not count towards floor area.

Staff finds that the original intent to not count areas below final grade meant that if the ceiling of the basement space was found below final grade, then that area does not count. In other words, if the basement area is **completely** buried (below final grade), that area does not count. Challengers of the current definition interpret the intent to mean that if the floor of the basement space is below final grade, then that area does not count. In order to clarify its intent of not counting spaces below final grade, buried basement spaces, staff proposes the following LMC amendments:

Floor Area, Gross Residential.

The Area of a Building, including all enclosed Areas-, **consisting of the Area of all floors located under a ceiling that is above Final Grade, measured in square feet.** Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Residential Floor Area. Garages, up to a maximum Area of 600 square feet¹, are not considered Floor Area. Basement and Crawl Space Areas below Final Grade are not considered Floor Area. Floor Area is measured from the finished surface of the interior of the exterior boundary walls.
¹400 sq. ft. in Historic Districts

Staff also requests to add the following definition to solidify the intent of the code:

Basement Area Below Final Grade.

The Area located under a ceiling that is below Final Grade.

Process

Amendments to the LMC require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

Notice

On April 7, 2018, legal notice of a public hearing was posted in the required public spaces and published in the Park Record.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of LMC amendments. The public hearing for these

amendments was properly and legally noticed as required by the LMC. No public input has been received as of the date of this report.

Alternatives

- The City Council may adopt the recommended language; or
- The City Council may amend and then adopt the amended language; or
- The City Council may reject the recommended language and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the recommended language; or
- The City Council may remand the item back to the Planning Commission for specific discussion.

Significant Impacts

There are no significant fiscal or environmental impacts to the City from these LMC Amendments that provide clarification of current development code language and definitions and as further described above.

Recommendation

Staff recommends that the City Council review the proposed LMC Amendments replacing the term “Record of Survey” with “Condominium”; updating the BOA and HPB voting language; and amending the definition of Floor Area, as described in this staff report and reflected on the Draft Ordinance. Staff recommends that the City Council open a public hearing and consider approving the Draft Ordinance.

Exhibits

Exhibit A – Proposed Ordinance

[Exhibit B – 25 April 2018 Planning Commission Staff Report](#)

[Exhibit C – 25 April 2018 Planning Commission Minutes](#)

Exhibit A – Proposed Ordinance

Draft Ordinance 2018-24

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, SECTIONS 15-4-12, 15-7.1-3, 15-7.1-6, AND 15-15-1 TO REPLACE THE TERM RECORD OF SURVEY WITH CONDOMINIUM; SECTIONS 15-10-11 AND 15-11-3 TO UPDATE THE BOARD OF ADJUSTMENT AND HISTORIC PRESERVATION BOARD VOTING LANGUAGE; AND SECTION 15-15-1 TO UPDATE THE DEFINITION OF FLOOR AREA

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors; and to preserve the community's unique character and values; and

WHEREAS, the City reviews the Land Management Code and identifies necessary amendments to address planning and zoning issues that have come up in the past, and to address specific Land Management Code issues raised by the public, Staff, and the Commission, and to align the Code with the Council's goals and implementation of the General Plan; and

WHEREAS, the City's goals include preservation of Park City's character regarding Old Town improvements, historic preservation, sustainability, affordable housing, and protecting Park City's residential neighborhoods and commercial districts; and

WHEREAS, Section 15-4-12 provides an overview of the condominium conversion process; and

WHEREAS, Section 15-7.1-3 provides a classification of subdivisions; and

WHEREAS, Section 15-7.1-6 provides the application procedure and requirements, Planning Commission and City Council review of final subdivision plats; and

WHEREAS, Section 15-10-5 provides a description of the organization of the Park City Board of Adjustment; and

WHEREAS, Section 15-11-3 provides a description of the organization of the Park City Historic Preservation Board; and

WHEREAS, Section 15-12-15 provides a description of the review of the Planning Commission; and

WHEREAS, Section 15-15-1 provides definitions of terms, how words shall be used, interpreted, and defined as set forth in the Land Management Code

WHEREAS, on April 7, 2018, legal notice was published in the Park Record as required by the Land Management Code; and

WHEREAS, the Planning Commission conducted a public hearing at the regularly scheduled meeting on April 25, 2018, and a positive recommendation to the City Council; and

WHEREAS, the City Council conducted a public hearing at its regularly scheduled meeting on May 17, 2018; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the Park City General Plan and to be consistent with the values and identified goals of the Park City community and City Council to protect health and safety, maintain the quality of life for its residents, preserve and protect the residential neighborhoods, and preserve the community's unique character.

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

SECTION 1. AMENDMENTS TO TITLE 15 – Land Management Code Chapter 15-4 Supplemental Regulations Section 15-4-12, Chapter 15-7.1 Subdivision Procedures Section 15-7.1-3 and 15-7.1-6, Chapter 15-12 Planning Commission Section 15-12-15, and Chapter 15-15 Defined Terms Section 15-15-1. The recitals above are incorporated herein as findings of fact. The applicable Sections of the Land Management Code of Park City are hereby amended as redlined (see Attachment 1).

SECTION 2. AMENDMENTS TO TITLE 15 – Land Management Code Chapter 15-10 Board of Adjustments Section 15-10-11 and Chapter 15-11 Historic Preservation Section 15-11-3. The recitals above are incorporated herein as findings of fact. The applicable Sections of the Land Management Code of Park City are hereby amended as redlined (see Attachment 2).

SECTION 3. AMENDMENTS TO TITLE 15 – Land Management Code Chapter 15-15 Defined Terms Section 15-15-1. The recitals above are incorporated herein as findings of fact. The applicable Sections of the Land Management Code of Park City are hereby amended as redlined. (see Attachment 3).

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 17th day of May, 2018

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

Attachment 1 – Condominium Amendments

Condo Amendment #1:

15-4-12 Condominium Conversion

Existing Structures shall not be converted to Condominium ownership without first receiving the review and recommendation of the Planning, Engineering and Building Departments, City Attorney, and ~~Condominium-record-of-survey~~ plat approval from the City. Required Public Improvements and landscaping shall be completed at the time of conversion or security provided to ensure completion as provided by ordinance. The Structure must be brought into substantial compliance with the Building code as a condition precedent to plat approval.

Condo Amendment #2:

15-7.1-3 Classification Of Subdivision

- A. **SUBDIVISION**. At its discretion, the Planning Commission may waive one or more of the steps in the approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and final Subdivision Plat into a single submittal.
 - 1. **MINOR SUBDIVISION**. A Subdivision containing not more than three (3) Lots fronting on an existing Street, not involving any new Street or road, or the extension of municipal facilities, or the creation of public improvements.
 - a. Final Plat. A Final Plat shall be approved in accordance with these regulations.
 - 2. **MAJOR SUBDIVISION**. A Subdivision of land into four (4) or more Lots, or any size Subdivision requiring any new Street.
 - a. Preliminary Plat. A Preliminary Plat may be approved in accordance with these regulations.
 - b. Final Plat. A Final Plat shall be approved in accordance with these regulations.
- B. **PLAT AMENDMENT**. The combining of existing subdivided Lots into one or more Lots or the amendment of plat notes or other platted elements including but not limited to easements, limits of disturbance boundaries or areas, building pads, and house size limitations. Plat Amendments shall be reviewed according to the requirements of Section 15-7.1-6 Final Subdivision Plat and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.
 - 1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these regulations.
- C. ~~**CONDOMINIUM PLAT**~~~~**RECORD-OF-SURVEY**~~.
 - 1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these regulations.

D. **LOT LINE ADJUSTMENT**. The relocation of the Property boundary line between two adjoining Lots.

1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these regulations.

Condo Amendment #3:

15-7.1-6 Final Subdivision Plat

- A. **APPLICATION PROCEDURE AND REQUIREMENTS**. Following approval of the Preliminary Plat, if necessary, the Applicant, if he wishes to proceed with the Subdivision, shall file with the Planning Department an Application for approval of a final Subdivision Plat. The Application shall:
1. Be made on forms available at the Planning Department and determined complete. A complete Application shall include all elements of the Subdivision and shall produce all information required by the Subdivision Application.
 2. Include all contiguous holdings of the Owner, unless specifically waived by the Planning Department and Planning Commission, including land in the "same ownership," as defined herein, with an indication of the portion which is proposed to be subdivided, accompanied by an affidavit of ownership, which shall include the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present Owner as recorded in the County Recorder's office. The affidavit shall advise as to the legal Owner of the Property, the contract Owner of the Property, the date a contract of sale was executed, and, if any corporations are involved, a copy of the resolution legally empowering the Applicant to make the Application.
 3. Include the entire Subdivision, or section thereof, which derives access from an existing state, county or local government highway.
- B. **REVIEW OF FINAL SUBDIVISION PLAT**. The Planning Department staff shall schedule the Final Plat Application for review by the Development Review Committee, including officials or agencies of the local government, adjoining counties or municipalities, school and special districts, and other official bodies as it deems necessary or as mandated by law, including any review required by metropolitan, regional, or state bodies under applicable state or federal law.

The Planning Department shall request that all officials and agencies, to whom a request for review has been made, submit their report to the Staff. The Staff will consider all the reports submitted by the officials and agencies concerning the Final Subdivision Plat and shall submit a report for proposed action to the Planning Commission.

Once an Application is received, the Staff will work diligently to review the Application, as quickly as time and workload allows. The scale or complexity of a project or Staff workload may necessitate a longer processing period. In such

cases the Staff will notify the Applicant when an Application is filed as to the projected time frame.

- C. **PLANNING COMMISSION AND CITY COUNCIL REVIEW OF FINAL SUBDIVISION PLAT.** The Planning Commission shall review the Final Subdivision Plat and the report of the Staff, taking into consideration requirements of the Land Management Code, the General Plan, and any Master Plan, site plan, or Sensitive Lands Analysis approved or pending on the Property. Particular attention will be given to the arrangement, location and width of Streets and 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, requirements of the Preliminary Plat (if a Preliminary Plat was required), and requirements of the Official Zoning Map and Streets Master Plan, as adopted by the Planning Commission and City Council.

The Planning Commission shall make a finding as to Good Cause prior to making a positive recommendation to City Council.

1. The Planning Commission shall give notice pursuant to Section 15-1-12 of this Code and hold a public hearing on the proposed final Subdivision Plat before making its final recommendation to the City Council.
2. After considering the final Subdivision Plat and proposed ordinance, the Planning Commission shall recommend to the City Council approval or disapproval of the Subdivision Application and set forth in detail any conditions to which the approval is subject, or the reasons for disapproval.
3. The City Council may adopt or reject the ordinance either as proposed by the Planning Commission or by making any revision it considers appropriate.
4. In the final ordinance the City Council shall stipulate the period of time when the Final Plat shall be recorded and when the performance Guarantee shall be filed or the required improvements installed, whichever is applicable. Provided, however, that no plats will be approved or released for recording until necessary Guarantees have been established in accordance with the Land Management Code. In no event shall the period of time stipulated by the City Council for completion of required improvements exceed two (2) years from the date of the final ordinance.
5. Extension of Approval. Applicants may request time extensions of the City Council approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The City Council may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12.

- D. **SUBMISSION AND REVIEW.** Subsequent to the resolution of the Planning Commission, one
1. paper copy of the construction plans, and one copy of the original Subdivision Plat on paper shall be submitted to the Planning Department for final review. No final approval shall be endorsed on the plat until the staff's review has indicated that all requirements of the ordinance have been met.
- E. **VESTED RIGHTS.** Vesting for purposes of zoning occurs upon the filing of a complete Application provided, however, that no vested rights shall accrue to any plat by reason of preliminary or final approval until the actual signing of the plat by the Chairman of the Planning Commission and the Mayor of Park City. All requirements, conditions, or regulations adopted by the Planning Commission and City Council applicable to the Subdivision or to all Subdivisions generally shall be deemed a condition for any Subdivision prior to the time of the signing of the Final Plat by the Chairman of the Planning Commission and Mayor. Where the Planning Commission or Council has required the installation of improvements prior to signing of the Final Plat, the Planning Commission or Council shall not unreasonably modify the conditions set forth in the final approval.
- F. **LOT LINE ADJUSTMENTS.** The Planning Director may approve a Lot Line Adjustment between two (2) Lots without a plat amendment, within the corporate limits of Park City, if:
1. the Owners of both Lots demonstrate, to the satisfaction of the Planning Director that:
 - a. no new developable Lot or unit results from the Lot Line Adjustment;
 - b. all Owners of Property contiguous to the adjusted Lot(s) or to Lots owned by the Applicant(s) which are contiguous to the adjusted Lot(s), including those separated by a public Right-of-Way, consent to the Lot Line Adjustment;
 - c. the Lot Line Adjustment does not result in remnant land;
 - d. the Lot Line Adjustment, and resulting Lots comply with LMC Section 15-7.3 and are compatible with existing lot sizes in the immediate neighborhood;
 - e. the Lot Line Adjustment does not result in violation of applicable zoning requirements;
 - f. neither of the original Lots were previously adjusted under this section;
 - g. written notice was mailed to all Owners of Property within three hundred feet (300') and neither any Person nor the public will be materially harmed by the adjustment; and
 - h. the City Engineer and Planning Director authorizes the execution and recording of an appropriate deed and Plat, to reflect that the City has approved the Lot Line Adjustment.
 - i. Extension of Approval. Applicants may request time extensions of the Lot Line Adjustment approval by submitting a request in writing

to the Planning Department prior to expiration of the approval. The Planning Director shall review all requests for time extensions of Lot Line Adjustments and may grant a one year extension.

Extension requests may be granted when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for Lot Line Adjustments in Section 15-1-12.

2. If, based upon non-compliance with Subsection (1), the Planning Director denies the Lot Line Adjustment, the Director shall inform the Applicant(s) in writing of the reasons for denial, of the right to appeal the decision to the Planning Commission, and of the right to file a formal plat amendment Application.

G. COMBINATION OF ADJOINING CONDOMINIUM UNITS WITH A CONDOMINIUM ~~RECORD OF SURVEY~~ PLAT.

1. Subject to the condominium declaration, a unit owner after acquiring an adjoining unit that shares a common wall with the unit owner's unit and after recording an amended condominium ~~record of survey~~ plat in accordance with this Title, a unit owner may:
 - a. remove or alter a partition between the unit owner's unit and the acquired unit, even if the partition is entirely or partly common areas and facilities; or
 - b. create an aperture to the adjoining unit or portion of a unit.
2. A unit owner may not take this action if such action would:
 - a. impair the structural integrity or mechanical systems of the building or either unit;
 - b. reduce the support of any portion of the common areas and facilities or another unit;
 - c. constitute a violation of Utah Code Section 10-9a-608, as amended, or violate any section of this code of the IBC.
3. Approval of a condominium plat amendment to combine units does not change an assessment or voting right attributable to the unit owner's unit or the acquired unit, unless the declaration provides otherwise.

Condo Amendment #4:

15-12-15 Review By Planning Commission

- A. General planning and review of specific Development projects by the Planning Commission shall be divided into the following functions:
 1. City General Plan and General Plan amendments review and recommendation to City Council;
 2. Annexation and zoning review with recommendation to City Council;

3. Land Management Code and re-zoning review with recommendation to City Council;
 4. Subdivision approval with recommendation to City Council;
 5. Large scale Master Planned Development approval;
 6. Conditional Use permit ratification of findings of fact, conclusions of law and conditions of approval, if applicable;
 7. Consent agenda items;
 8. Review of appeals of Planning Directors interpretation of the Land Management Code and decisions;
 9. Subdivision and ~~Condominium-record-of-survey~~ plat and plat amendment review with recommendation to City Council;
 10. Sensitive Lands review; and
 11. Extension of Conditional Use permit and Master Planned Development approvals.
- B. The scope of review for each of these functions is as follows:
1. **CITY GENERAL PLAN REVIEW.** The Planning Commission shall have the primary responsibility to initiate and update the City General Plan, including planning for adequate Streets and utilities, parks, trails, recreation facilities, housing, and open space. The Commission shall consider long-range zoning and land use objectives, protection of Sensitive Lands, and shall conduct periodic review of existing plans to keep them current.
 2. **ANNEXATION REVIEW.** The Commission shall review all annexation requests according to the Utah State Code regarding annexations, including Section 10-2-401.5, regarding adoption of an annexation policy plan, and shall make a recommendation to City Council for action. The Commission shall recommend zoning on land to be annexed.
 3. **LAND MANAGEMENT CODE AND REZONING REVIEW.** The Commission shall initiate or recommend zone changes and review the Land Management Code Development standards within zones. The Commission shall hear all requests for zone changes and forward a recommendation to City Council for action. The Commission shall have the primary responsibility to review amendments to the Land Management Code and shall forward a recommendation to the City Council.
 4. **SUBDIVISION APPROVAL.** The Planning Commission shall review all applications for Subdivisions under the provisions of the Park City Subdivision Control Ordinance in Section 15, Chapter 7.
 5. **LARGE SCALE MASTER PLANNED DEVELOPMENT APPROVAL.** All proposals for large scale Master Planned Development approval shall be reviewed by the Planning Commission. In reviewing requests for large scale Master Planned Development approval, the Commission shall consider the purpose statements and MPD requirements as stated in Section 15-6-1 and Section 15-6-5. All Master Planned Developments shall be processed by the Planning Department and the Planning Commission as outlined in Section 15-6-4.

6. **RATIFICATION OF CONDITIONAL USE PERMITS.** The Planning Commission has the authority to review and ratify or overturn all actions of the Planning Department regarding Conditional Use permits. In reviewing requests for Conditional Use permits, the Commission shall consider the Conditional Use process and review criteria as stated in Section 15-1-10. In approving or denying a Conditional Use permit the Commission shall ratify and include in the minutes of record the findings of fact, conclusions of law, and conditions of approval, if applicable, upon which the decision to approve or deny was based.
7. **CONSENT AGENDA ITEMS.** The following items may be placed on the consent agenda, if the Application is uncontested, or if a public hearing has already been conducted and has been closed by formal action of the Planning Commission:
 - a. Conditional Use permits, including Steep Slope Conditional Use permits;
 - b. Plat and plat amendment approvals;
 - c. Requests for time extensions of Conditional Use permit, Master Planned Development, and plat approvals.
 - d. Other items of a perfunctory nature, which the Chair directs the Department to place on the consent agenda for action.

All items on the consent agenda shall be passed or denied by a single motion at the Commission meeting, unless a motion to remove a specific item is made. If a member of the public or a member of the Planning Commission requests a public hearing on a consent agenda item, then the item shall be removed from the consent agenda. When an item is removed from the consent agenda, it shall be acted on at the same meeting at which the removal occurs, unless the Applicant requests the item be continued in order to prepare additional information to respond to the Commissions concerns.

8. **REVIEW OF APPEALS OF THE PLANNING STAFF'S INTERPRETATION OF THE LAND MANAGEMENT CODE.** The Owner, Applicant, or any non-Owner with standing as defined in Section 15-1-18(D) of this Code may request that Planning Staff Final Action on a project be reviewed by the Planning Commission. The standard of review by the Planning Commission shall be the same as the scope of review at the Staff level. Appeal process shall be in accordance with Section 15-1-18. Appeals shall be heard by the Planning Commission within forty-five (45) days of the date that the appellant files an appeal unless all parties, including the City, stipulate otherwise.
9. **SUBDIVISION AND ~~CONDOMINIUM RECORD OF SURVEY~~ PLAT AND PLAT AMENDMENT REVIEW.** The Commission shall review all plats affecting land within the City limits or annexations to the City, according to Section 15-7. The scope of review on plat approval is limited to finding substantial compliance with the provisions of the state statute on recording of plats, and that all previously imposed conditions of approval, whether imposed by the Staff or the Commission have been satisfied.

Upon finding that the plat is in compliance with the state statute, and that conditions of approval have been satisfied, the plat must be approved. The City Engineer, City Attorney, City Recorder, City Council, and Mayor shall all review the plat as required by statute before recording. Plats may be approved on the consent agenda.

10. **SENSITIVE LANDS REVIEW.** Any project falling within the Sensitive Lands Area Overlay Zone is subject to additional requirements and regulations as outlined in the Sensitive Area Overlay Zone Regulations, Section 15-2.21.
11. **EXTENSION OF CUP AND MPD APPROVAL.** See extension of Conditional Use Permit, Section 15-1-10(G) and MPD Section 15-6-4(H), Length of Approval.

Condo Amendment #5:

15-15-1 Definitions

[...]

APPLICATION. A written request, completed in a manner prescribed in this Code, for review, approval, or issuance of a Development permit, including but not limited to Conditional Use permits, Building Permits, variances, annexation and re-zoning requests, Subdivision and ~~Condominium record-of-survey~~ plats, plat amendments, Code amendments, design review, and Administrative Permits.

1. **Application, Complete.** A submission that includes all information requested on the appropriate form, and payment of all applicable fees.

[...]

Attachment 2 – BOA and HPB Chair Vote Amendment

BOA Amendment:

15-10-11 Vote Necessary

All actions of the BOA shall be represented by a vote of the membership. The concurring vote of three (3) members of the Board shall be necessary to reverse any order, requirement, or determination of any such administrative official, board, or commission, or to decide in favor of the Applicant.

HPB Amendment:

15-11-3 Organization

- A. **CHAIR**. The HPB shall elect one of its members to serve as Chair for a term of one (1) year at its first meeting following the expiration of terms and appointment of new members. The Chair may be elected to serve for one (1) consecutive additional term, but not for more than two (2) successive terms. If the Chair is absent from any meeting where a quorum would otherwise exist, the members may appoint a Chair Pro Tem to act as Chair solely for that meeting.
- B. **QUORUM**. No Business shall be conducted without a quorum at the meeting. A quorum shall exist when the meeting is attended by four (4) of the appointed members, including the Chair or Chair Pro Tem.
- C. **VOTING**. All actions of the HPB shall be represented by a vote of the membership, **including the HPB Chair**. A simple majority of the members present at the meeting in which action is taken shall approve any action taken. ~~The Chair may vote at the meetings.~~

Attachment 3 – Floor Area Amendment

15-15-1 Definitions

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations"; "used" or "occupied" as applied to any land or Building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

[...]

BASEMENT AREA BELOW FINAL GRADE.

The Area located under a ceiling that is below Final Grade.

[...]

FLOOR AREA.

1. **Floor Area, Gross Residential.** The Area of a Building, including all enclosed Areas, **consisting of the Area of all floors located under a ceiling that is above Final Grade, measured in square feet.** Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Residential Floor Area. Garages, up to a maximum Area of 600 square feet¹, are not considered Floor Area. Basement and Crawl Space Areas below Final Grade are not considered Floor Area. Floor Area is measured from the finished surface of the interior of the exterior boundary walls.
2. **Floor Area, Gross Commercial.** The Area of a Building including all enclosed Areas excluding parking areas. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Commercial Floor Area. Areas below Final Grade used for commercial purposes including, but not limited to, storage, bathrooms, and meeting space, are considered Floor Area.
3. **Floor Area, Net Leasable.** Gross Floor Area excluding common hallways, mechanical and storage Areas, parking, and restrooms.

¹400 sq. ft. in Historic Districts

[...]

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Christopher Phinney

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

Suggested Action:

Attachments:

[Latino Arts Festival Staff Report](#)



City Council Staff Report

Subject: New Level Three Special Event Approval-
Latino Arts Festival
Author: Chris Phinney, Special Events Coordinator
Department: Special Events
Date: May 7, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends City Council hold a public hearing and approve the new Level Three Event, Latino Arts Festival, to be held June 15 to 18, 2018, on Park City Library Field, based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office in accordance with [Park City Municipal Code 4A-2-4C](#).

Executive Summary

In December, staff received an application from the Christian Center of Park City for a new Level Three event, Latino Arts Festival, a two-day outdoor arts and music festival, requesting to use Park City Library Field. The Christian Center of Park City has worked with staff to mitigate the impacts of the event; including: a noise variance, parking use, sustainability and transportation mitigation.

The Opportunity and the Problem

The Latino Arts Festival provides an opportunity for a free multi-cultural, arts & culture gathering that supports many local Latino vendors and celebrates diversity. This event aligns with one of Council's Critical Priorities, Social Equity, and also aligns with Council's Top Priority of Arts and Culture.

The challenges to the recommended approval are:

- The event is scheduled on a busy event weekend. Details of other events on this weekend can be found in [Attachment B](#).
- The event is requesting a full fee reduction. This event causes increased staffing and budget needs.

Background

In 2016 and 2017, the Christian Center of Park City (CCOPC) held a one day Latino Arts Festival that was contained in its entirety inside the Park City Library and was not permitted through the Special Events Department. In its third year, the Latino Arts Festival is looking to expand to a two day event and their footprint to include Library field ([Attachment C](#)). The event is all about community, culture, and celebration - the festival will feature 30 art vendors, a Sundance partner film screening, 10 community partners and nonprofit spaces, folkloric dance, live music, and food in celebration of the Latino community.

Analysis

An Analysis about the following topics can be found in [Attachment B](#).

Event Timeline & Operations:

- Friday, June 15, 2018, 11:00 a.m. to 4:00 p.m., Set Up
- Saturday, June 16, 2018, 3:00 p.m. to 9:00 p.m., Festival
- Sunday, June 17, 2018, 3:00 p.m. to 9:00 p.m., Festival
- Monday, June 18, 2018, 10:00 a.m. to 3:00 p.m., Break Down and Clean Up

Participation:

- In 2017 the one day festival had a total of 350 attendees. The 2018 anticipated attendance is 450 attendees per day, with expected attendance of 250 at one time.

Public Safety:

- Park City Police determined a public safety plan to in coordination with other events scheduled throughout the City on the two festival days. Council can request for staff to return and review the Public Safety plan in a closed session.

Parking:

- Event organizer will promote, walking, biking, carpooling or using public transit to the event and include a bike parking area.
- Parking will be used at the North End of Library Field along Calhoun Street for event staff, vendors and food truck parking. ([Attachment C](#))
- 3 hour parking limits will be enforced in the Park City Library and Mawhinney lots.
- The Latino Arts Festival receives 50 parking passes in the Library and Mawhinney lots that are included in the rental of the Jim Santy Auditorium and community room spaces.

Community Engagement & Notification

- Summit Land Conservancy has been notified of the event and supports the event.
- Notification of local residents adjacent to Library Field along Norfolk Avenue and Calhoun Street.
- City Text Alert System Citywide in coordination with all other events; and

Financial Considerations

- The Applicant has applied for a fee waiver for \$5,029 in City fees. Normally this amount can be approved under the authority of the City Manager, according to the Special Event Fee Reduction Policy; however where the applicant did not apply by the fee reduction deadline of October 1, and where total fee waivers for the fiscal year have exceeded the \$200,000 annual threshold established by City Council, this waiver shall be approved by City Council.

Alternatives for City Council to Consider

1. Recommended Alternative

Staff recommends City Council hold a public hearing and approve the new Level Three Event, Latino Arts Festival, to be held June 15 to 18, 2018, on Park City Library Field, based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office in accordance with [Park City Municipal Code 4A-2-4C](#).

Pros

- a. City Council Top Priority Opportunity for a free Multi-cultural and Arts and Cultural event.
- b. Allows a local non-profit organization to hold a free community event.
- c. Event at a venue that is on existing transit route.

Cons

- a. There are other events that have already been approved on this day. A list of those events can be found in [Attachment B](#)

2. Modified Alternative

City Council could ask that the event be held at a different location in order to proceed with approval. Alternate location option is South City Park.

Pros

- a. Bandstand structure mitigates the need for a portable stage.
- b. Available power for live music and dance performances mitigates the need for portable generators.
- c. Available onsite parking.

Cons

- a. Separates the event into two location; Jim Santy Auditorium for Sundance film screening and South City Park for all other activities.

3. Deny Alternative:

City Council could deny the new Level Three Special Event Permit for Latino Arts Festival.

Cons

- a. The Festival wouldn't happen, precluding a unique, local community event that celebrates the Latino Community.

Department Review

Special Events, Police, Building, Building Maintenance, Parking Services, Transit, Transportation Planning, Recreation, Parks, Executive, and Legal

Funding Source

The applicant has applied for a fee reduction of \$5,029 in City fees. The Funding source for these fees will come from the general fund and will need to be absorbed into the operating budgets of Police and the Building departments and may require a future budget adjustment.

Attachments

[Attachment A](#) – 2018 Latino Arts Festival Special Event Application

[Attachment B](#) – 2018 Latino Arts Festival Analysis

[Attachment C](#) – 2018 Latino Arts Festival Site Map

[Attachment D](#) – 2018 Latino Arts Festival DRAFT Findings of Fact and Conditions

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Corey Legge

Submitting Department: Engineering

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

Suggested Action:

Attachments:

[UDOT Contruction Agreement Staff Report](#)

[Appendix A - Background](#)

[2018 Proposition 10 Funding Reallocation Request-Prospector Avenue](#)

City Council Staff Report



Subject: UDOT Construction Agreement for
Prospector Avenue Re-Construction Project
Author: Corey Legge, E.I.T, Staff Engineer
Department: Engineering
Date: May 17th, 2018
Type of Item: Administrative

Summary Recommendations:

This report notifies City Council that Staff has received preliminary approval in the form of a favorable recommendation from the Summit County Council of Governments for additional funding through Summit County Local Transportation Sales Tax Projects and Small Cities Grant programs in order to award the bid for construction. Staff recommends that City Council authorize the City Manager to sign a UDOT Construction Agreement in a form approved by the City Attorney and for an amount of \$1,968,776 contingent on final approval of funds scheduled for approval by Summit County Council (SCC) scheduled for May 23, 2018.

Executive Summary:

Through the Small Urban Fund program, Park City was granted \$1,000,000 to be used for improvements to Prospector Avenue. The Small Urban Fund program is a Federal road funding program administered by Utah Department of Transportation (UDOT). Park City is considered a small urban community (5,000 – 50,000 population) and thus qualifies for these funds. The construction agreement is not attached because it is currently going through the UDOT approval process. Park City has previously signed this agreement for both the Bonanza Drive and Deer Valley Drive projects, which were also funded through this Small Urban Fund program.

The Problem:

Prospector Avenue, classified as a commercial collector in the Traffic & Transportation Master Plan, is less pedestrian friendly than other streets in the community and does not meet the City's desired "complete streets" standard. The street & pedestrian lighting is not as energy efficient as newer lighting in the City and the storm drain system has several deficiencies. Additionally, there are no bus pull outs/facilities on this street.

Background:

Please see Appendix A: "Background" for the full history of this project.

Alternatives:

A. Approve the Request:

This alternative provides the contractor for the construction phase of the project. This is staffs recommendation.

Pros – The project will be constructed as anticipated by staff and the Prospector Square neighborhood.

Cons – Three to four months of construction impacts to the Prospector Square neighborhood. These construction impacts, though, will be managed with a robust public outreach program and consultant services for public involvement with AECOM.

B. Deny the Request:

Pros – The City's local funds allocated to this project could be used for other projects or needs.

Cons – Denying this request would forfeit the rest of the federal moneys allocated to the project and the City may be required to reimburse for the federal funds already spent.

Analysis:

The Prospector Avenue Re-construction project will extend from just east of Bonanza Drive to the Gold Dust Lane and Sidewinder Drive intersection. The project's design elements were developed during a February 26, 2016 internal City meeting, in which Prospector Square HOA was present, and is proposed to include:

- Maintain parallel parking,
- Reduction of lane widths to 12 feet,
- Eight (8) foot wide multi-use pathway on the north side of the street,
- 5 ½ feet wide sidewalks on the south side of the street,
- Update the lighting to LED and new fixtures,
- Roll curb and gutter instead of high back curb and gutter,
- A storm drain system,
- Fiber optic conduit,
- Sharrows,
- Cross walks,
- Four to five feet wide park strips on both sides of the street, and
- Bus pull-outs

Because this project will be administered by UDOT, the contractor was selected using UDOT's low bid selection process. UDOT advertised to obtain competitive bids for the project. The consultant engineer's estimate for the project is \$1,672,150. Unfortunately the low bid submitted exceeds this amount by approximately 25%. A UDOT agreement with the Associated General Contractors (AGC) prevents sharing the contractor information prior to the project being awarded.

Staff identified eligible funds available through the Summit County Local Transportation Sales Tax Projects and Small Cities Grant programs. These funds are collected by Summit County and made available to local municipalities, including Park City, through annual process conducted in April of each year. Staff submitted a funding reallocation request to the Summit County Council of Governments (COG) who are statutorily required to review each proposal and provide a recommendation to the Summit County County Council. The COG unanimously recommended approval of the distribution of the funds in the amount of \$515,000 which is sufficient to award the bid for construction for the Prospector Avenue Re-Construction project. It is anticipated the Summit County County Council will review the COG recommendation on May 23rd, 2018.

Project Schedule

The construction of Prospector Avenue is anticipated to commence in mid-June 2018 with completion by October 15, 2018.

Department Review:

This report has been reviewed by City Manager, Budget, Community Development, Transportation Planning and Legal. All issues have been resolved.

Funding Source:

The Council has approved funding for this project as follows; Capital Project cp0336 (Prospector Avenue Reconstruction) contains \$875,000 for the project. The storm water fund will provide funding for the storm system improvements in the amount of \$360,000. This storm water funding was submitted to the CIP committee and is part of the CIP program for fiscal year 2017 and fiscal year 2018.

Additional monies in the amount of \$1,000,000 and \$515,000 have been encumbered through UDOT's STP Small Urban Funds Program and Summit County Local Transportation Sales Tax Projects and Small Cities Grant respectively.

Recommendation:

Staff recommends that City Council authorize the City Manager to sign a UDOT Construction Agreement in a form approved by the City Attorney and for an amount of \$1,968,776.

Attachments:

Attachment 1: Appendix A: "Background"

Attachment 2: 2018 Proposition 10 Funding Reallocation Request-Prospector Avenue

Background:

- For the year 2016, Park City was awarded \$1,000,000 in Small Urban Fund grant money for the reconstruction of Prospector Avenue.
- The original grant application to the Small Urban Fund program was made in 12/2011 and Park City was awarded the grant money in early 2012 with the funds to be available in the fall of 2016.
- This grant money has a matching requirement where Park City is responsible to provide matching funds in the amount of 7.2% of the total Federal grant.
- On August 11, 2016, City Council approved a UDOT consultant services agreement with AECOM to provide engineering design, environmental documentation and implementing a public involvement process through the design phase of the project.
- On March 30, 2017, City Council approved a UDOT consultant services agreement with AECOM to provide CEM services for the construction phase of the project.
- On March 30, 2017, City Council approved a UDOT consultant services agreement with Horrocks Engineers to provide Material Testing services for the construction phase of the project.
- On March 30, 2017, City Council approved an agreement with CenturyLink to relocate their facilities as part of this Prospector Avenue Re-Construction project.
- In early May, 2017, UDOT advertised this project for bids. One bid was received, which was rejected because it was approximately \$900,000 over engineer's estimate.
- On September 14, 2017, City Council approved a modification to AECOM's consultant agreement. The modification provided funds so AECOM could again prepare the bid package for bid and make adjustments to the bid package at the direction of the City.
- On January 11, 2018, City Council approved a UDOT consultant services agreement with AECOM to provide public involvement services during the construction phase of the project.
- The UDOT bid opening date was April 3, 2018. The low bid was over 10% of the Engineer's Estimate. Per the Federal Aid Agreement associated with the Small Urban Fund grant, the City is required to provide the additional funding to award the project.
- On April 17th, 2018, Summit County Council of Governments (COG) unanimously recommended approval of the distribution of funds in the amount of \$515,000 to the Summit County Council.
- On April 27th, 2018, staff submitted a letter of intent to award bid for construction to UDOT.
- The COG recommendation is scheduled review by SCC on May 23, 2018.



April 27th, 2018

Mr. Peter Tang, P.E.
Utah Department of Transportation
Region 2
2010 South 2760 West
Salt Lake City, Utah 84104-4592

Sent Via Email

**Re: Letter of Intent to Award Bid for Construction - Prospector Avenue Reconstruction
Project Project Number: F-LC35(213)**

Dear Peter:

The purpose of this letter is to summarize the intent of Park City Municipal Corporation (PCMC) to procure the additional funding required to award the Prospector Avenue Reconstruction Project for summer 2018.

The attached Federal Aid Agreement, executed April 19th, 2016, shows a local government contribution of \$929,384. In addition, a betterment agreement between UDOT and Allwest Communications in the amount of \$95,130 increases the local contribution to \$1,024,514. Thus, the up to date project value, including the STIP funds, is \$2,097,130.

PCMC programed local funding in the amount of \$1,235,000 well before the project was advertised. The additional funding was in place to pay 100% of the overruns that exceeded the project value and any ineligible costs to UDOT.

As we know, the contractor low bid summed \$1,968,776 including the base total and additive total. After bid opening, and through diligent coordination with UDOT, PCMC recognized the total additional funds needed to award the base and additive bid is \$517,067. This takes into account the required 10% contingency and the sub-total project costs through existing contracts for utility relocation, design, CEM, and PI.

It has always been PCMC's intent to include Gold Dust within this construction contract and PCMC is happy to report we have successfully secured the additional **\$517,067** in local funds to fully fund the Project, including Gold Dust. Notice of the additional funding, along with the UDOT contract for construction, is scheduled to be presented to City Council for action on May 17th. **As such, please accept this correspondence as formal confirmation that PCMC has secured all the necessary funds to construct the full scope of the Project and respectfully request UDOT proceed with issuing a Notice of Intent to Award to the lowest responsible/responsive bidder.** Given the shortened construction season in Park City and potential for low night time temperatures in the fall, it is imperative that the contractor initiate work at the earliest possible time.

Thank you in advance for your consideration of this request to proceed with contract award as well as UDOT's financial and technical support in delivering this critical local transportation project. Please do not hesitate to contact me via phone at (435) 615-5360 or via email at alfred.knotts@parkcity.org should you have any questions, comments, and/or require additional information

Sincerely,

A handwritten signature in black ink, appearing to read 'Alfred Knotts', written in a cursive style.

Alfred Knotts
Transportation Planning Manager

ec:

Andy Beerman, Mayor
City Council
Diane Foster, City Manager
Matt Dias, Assistant City Manager
Anne Laurent, Community Development Director
Corey Legge, E.I.T, ENV-SP, Engineering
Nate Rockwood, Grants and Capital Budgets

Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Matt Twombly

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

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

(A) Public Input (B) Action

Suggested Action:

Attachments:

[DRD Paving Award Staff Report](#)

Redevelopment Agency Staff Report



Subject: Main Street Bollards
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 construction agreement in a form approved by the City Attorney's Office with DRD Paving LLC., for the Main Street Bollard project in an amount not to exceed Eighty Two Thousand Four Hundred Forty Five Dollars (\$82,445).

Executive Summary

Staff recommends that the Redevelopment Agency award the construction agreement with DRD Paving LLC to install the bollard sleeves at all of the lower Main Street intersections and at the parking garage exits on to Main Street. The bollards will help protect the event goers to the special events on lower Main Street such as the Park Silly Market.

Acronyms

CIP	Capital Improvement Program
DVD	Deer Valley Drive
FY	Fiscal Year
LLC	Limited Liability Company
RDA	Redevelopment Agency of Park City

The Opportunity

Varied and multi-seasonal events as well as a safe community are core values to Park City. Having the bollards available for events will make our officers more available as we currently block the intersections with police and safety vehicles limiting their availability elsewhere in the community.

Background

- Based on security concerns for vehicle attacks around the world and concerns for the safety for such an attack at an event in Park City, staff formed the Bollard Task Force in August of 2017. The Task Force was made up of staff from Police, Emergency Management, Streets, Building, Sustainability, Special Events, Economic Development and Information Technology.
- The highest priority for the Bollard Task Force was for Lower Main Street intersections and the parking garages that exit onto Main (but also have entering and exiting not on Main so are useable during events).
- The map of the bollard locations are attached as exhibit A. The sleeves and bollards were purchased separately from this construction award. The project

was developed with a base bid and two additive alternates as we were not sure how the bidding would come in and we could make the project fit the budget.

Alternatives for City Council to Consider

Staff recommends that City Council approve a contract with DRD Paving LLC, for the Main Street Bollard project. Council should consider the following alternatives:

1. **Recommended Alternative:** Enter into a construction agreement in a form approved by the City Attorney's Office with DRD Paving LLC, for the Main Street Bollard project in an amount not to exceed Eighty Two Thousand Four Hundred Forty Five Dollars (\$82,445).

Pros

- a. The award of the contract will enable the project to move forward.
- b. The project provides mitigation for most vehicle incursions onto lower Main Street.
- c. The project will allow emergency resources to be freed up (if needed) for the most number of events in the Main Street area.

Cons

- a. Staff resources will be required to transport, install, remove and store the bollards when not in use.
2. **Reject all bids:** Council could choose to reject all bids and rebid the project if bids appear to be high.

Pros

- a. There may be more competition rebidding the project.

Cons

- a. Rebidding will delay the project and likely have more impacts to special events.
 - b. In the current bidding environment costs could even rise.
3. **Null Alternative:** The City Council could choose not to award the contract to DRD Paving LLC.

Pros

- a. It could free up Main Street RDA funding for other projects.

Cons

- a. The sleeves and bollards have been ordered.

Analysis

The Bollard Task Force recommends proceeding with this first phase as it provides mitigation for the most number of events on Main Street.

A request for bids was advertised in the Park Record on April 21st and 25th 2018, in the Salt Lake Tribune April 21st and 22nd 2018, on the Utah Legals website and the PCMC website. The submittal deadline was May 7, 2017. There was a mandatory pre-bid meeting on May 1, 2018 where 3 prospective bidders attended.

There was only 1 bidder on the project. DRD Paving LLC, was the one bidder. A breakdown of the sealed bid is outlined below. Staff feels the one bid is in line with current costs of construction. Current construction costs are rising approximately 6% per year. It is very difficult to find contractors in the current construction environment.

DRD Paving LLC		
Base Bid	Bollard Sleeves/Footings across Main/Heber, Main/DVD, 9 th , 7 th	\$47,690
Add/Alt 1	Bollard Sleeves/Footings across Main @ 9 th , Main @ 7 th	\$29,402
Add/Alt 2	Cored Sleeves across Town Lift Garage/9 th , Summit Watch Garage/Main	\$5,353
Total		\$82,445

The project is slated to start the beginning of June after the contract is executed, bonds and insurance are in place. The preliminary plan is to work on half the street at any one time so that flaggers can keep traffic moving. The bid documents specified a Substantial Completion date of June 30, 2018 and a final completion date of July 15, 2018. DRD Paving LLC has completed a number of improvement projects in Park City, specifically on Main Street.

Department Review

Legal, Sustainability, Emergency Manager and City Manager.

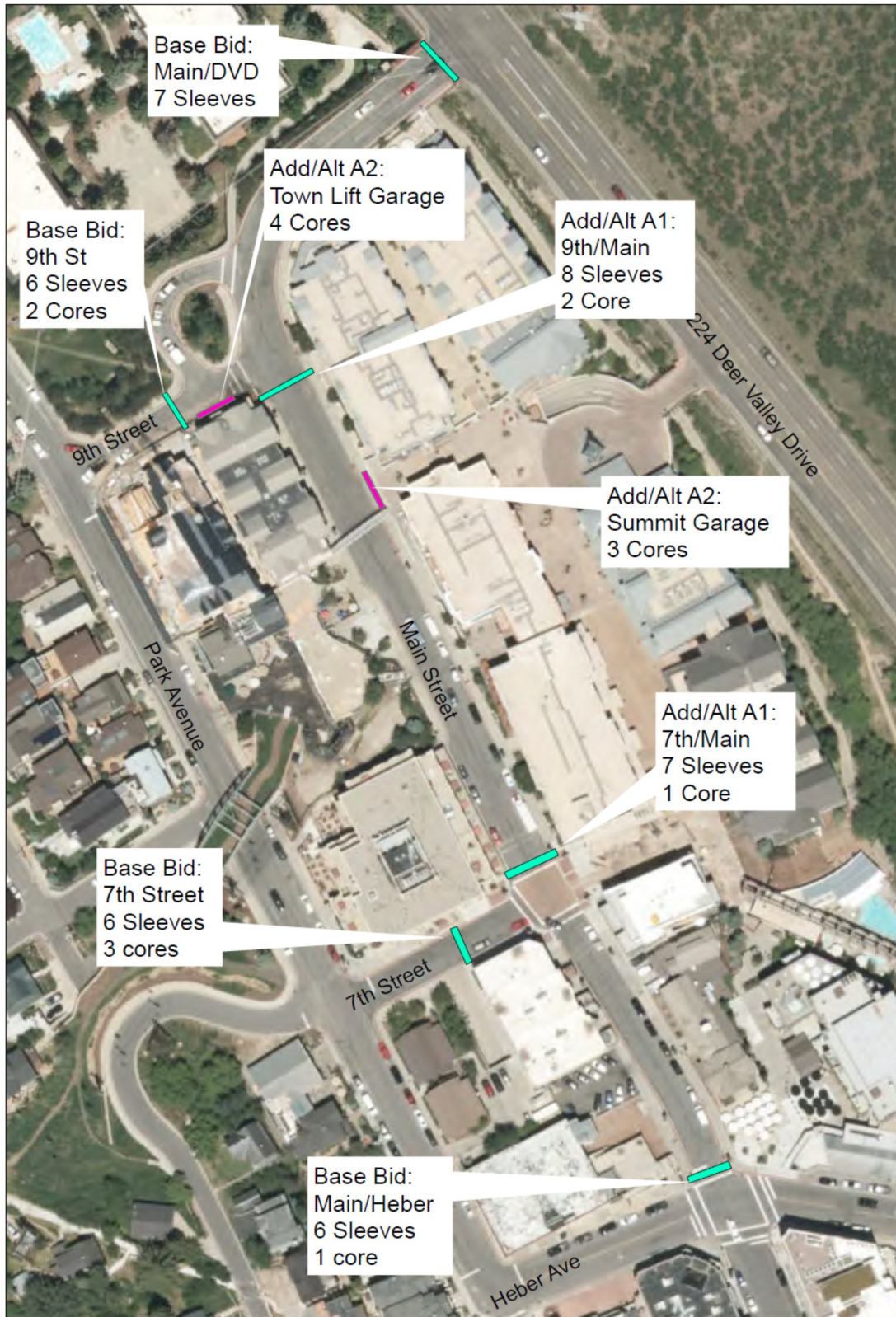
Funding Source

The funding for the project will be from the Main Street Bollards Phase 1 CIP account and the Security Projects CIP account.

Attachments

A Main Street Bollards project location map

Exhibit A



Main Street Bollards 2018



Council Agenda Item Report

Meeting Date: May 17, 2018

Submitted by: Corey Legge

Submitting Department: Engineering

Item Type: RDA

Agenda Section: NEW BUSINESS

Subject:

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

Suggested Action:

Attachments:

[Utility Easement Staff Report](#)

[Attachment 1 - Notice of Planning Commission Action](#)

[Attachment 2 - Submitted Easement Agreement](#)

Redevelopment Agency Staff Report

Subject: Non-Exclusive Utility Easement for the Benefit of 250 Main Street
Author: Corey Legge, Staff Engineer
Department: Engineering
Date: May 17th, 2018
Type of Item: Legislative

Summary Recommendation

Staff recommends City Council grant a non-exclusive utility easement, in a form approved by the City Attorney, across parcel PC-563-X owned by the Park City Redevelopment Agency (RDA). The purpose of the non-exclusive utility easement is to install Verizon Wireless fiber service to 250 Main Street.

Executive Summary

The Communication Fiber Optic Franchise Agreement between Park City Municipal Corporation (PCMC) and Zayo Group governs fiber installation for Verizon Wireless within the Public Right-of-Way (ROW). A proposed telecommunication facility on the roof of the Wasatch Brew Pub requires a connection to a recently installed Verizon Wireless fiber optic line on the east side of Swede Alley.

Acronyms

CUP	Conditional Use Permit
PCMC	Park City Municipal Corporation
RDA	Redevelopment Agency
RMP	Rocky Mountain Power
ROW	Right-of-Way
SBWRD	Snyderville Basin Water Reclamation District

The Problem

Park City Redevelopment Agency parcel PC-563-X is located between Swede Alley ROW and 250 Main Street (Wasatch Brew Pub). PC-563-X is a 0.04 acre lot which encompasses a small portion of Swede Alley. The alignment for a connection to the Verizon Wireless fiber optic line is proposed to be within the airspace of PC-563-X which requires a non-exclusive easement for construction and maintenance.

Background

- On September 22, 2016, the Planning Department received an application for a Conditional Use Permit (CUP) to allow Verizon Wireless to establish a new Telecommunication Facility on the roof of the Wasatch brew Pub. The application was considered complete on March 2, 2017.
- The Park City Planning Commission approved the CUP on April 26, 2017.

- On November 16, 2017, City Council approved a non-exclusive communication/fiber optic franchise agreement with Zayo Group, LLC.
- The Zayo Franchise agreement was signed by the Park City Mayor and recorded on January 26, 2018.
- On February 4, 2018, the City Engineering Department issued a permit for installation of fiber optic line within the Swede Alley ROW.
- On February 27, 2018, an easement agreement between Park City Redevelopment Agency and Wasatch Utah RSA No. 2 Limited Partnership Verizon Wireless was submitted to the City Engineering Department.

Analysis

The Park City Planning Commission approved a CUP for a telecommunication facility on the roof of the Wasatch Brew Pub. This facility will operate 24 hours a day seven days per week in order to increase the capacity to Verizon Wireless's 4G/LTE network. The small cell telecommunication antenna will be enclosed within a screening box per the Conditions of Approval of the CUP.

Condition of Approval number 9 states, "If a fiber connection from the right-of-way is ultimately required, a utility easement must be recorded with Summit County for the line to cross City property to reach the subject site." The fiber line connection will be made at an existing Rocky Mountain Power (RMP) power pole. The fiber optic line will run overhead across Swede Alley and Park City Redevelopment Agency parcel PC-563-X to reach the Wasatch Brew Pub. There is an existing overhead power line which occupies the same airspace. The contractor will be responsible for coordinating installation of the fiber optic line with RMP.

The existing conditions of Park City Redevelopment Agency parcel PC-563-X consists of hard surfaces (asphalt and concrete). Bollards protect an existing RMP transformer located at the rear of the Wasatch Brew Pub. There is a small landscape strip along the south side of the Wasatch Brew Pub. The proposed alignment of the fiber optic line, and existing alignment of the overhead power line, cross Swede Alley and this landscape strip which lies on PC-563-X. The proposed non-exclusive utility for construction in maintenance is five feet (5') wide along the length of the fiber optic line.

Alternatives

A. Approve the Request:

Approving the non-exclusive utility easement will allow Verizon Wireless and other permitted utilities to install and maintain infrastructure.

Pros – Allows the contractor to install overhead fiber optic line to a CUP approved telecommunication facility.

Cons – Additional lines will run overhead across Swede Alley.

B. Deny the Request:

Denying the non-exclusive utility easement will require Verizon Wireless to seek alternate locations for the telecommunication facility.

Pros – No further construction within Swede Alley or Wasatch Brew Pub as part of this project.

Cons– The previously installed fiber optic line within Swede Alley will not serve its ultimate purpose. Furthermore, there would be added delay with increasing the capacity of Verizon Wirelesses 4G/LTE network.

Department Review

This report has been reviewed by City Manager, Legal, Sustainability, Public Utilities, and Community Development. All concerns raised by these departments have been incorporated herein.

Funding Source

No funding impacts as a result of the recommended action.

Summary Recommendation

Staff recommends City Council grant a non-exclusive utility easement, in a form approved by the City Attorney, across parcel PC-563-A-X owned by the Park City Redevelopment Agency.

Attachments

Attachment 1 - Notice of Planning Commission Action

Attachment 2 - Submitted Easement Agreement



April 27, 2017

Verizon Wireless
c/o Tom Foster, Elevation Wireless, LLC
3773 Cherry Creek North Drive, Suite 575
Denver, CO 80138

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-16-03322
<u>Address</u>	250 Main Street
<u>Description</u>	Conditional Use Permit for the establishment of a new Telecommunication Facility on the roof of the Wasatch Brew Pub
<u>Action Taken</u>	Approved
<u>Date of Action</u>	April 26, 2017

On April 26, 2017, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission Approved your application based on the following:

Findings of Fact:

1. On September 22, 2016, the Planning Department received an application for a Conditional Use Permit (CUP) to allow Verizon Wireless to establish a new Telecommunication Facility on the roof of the Wasatch Brew Pub, located at 250 Main Street. The application was considered complete on March 2, 2017.
2. The subject property falls within the Historic Commercial Business (HCB) District.
3. The Land Management Code (LMC) states that, within the HCB District, Telecommunication Antennas are a Conditional Use, subject to LMC Section 15-4-14, Supplemental Regulations for Telecommunication Facilities, in addition to the standard Conditional Use review criteria of Section 15-1-10(E).
4. The proposed rooftop equipment will consist of one roof-mounted small cell antenna enclosed within a screen box, which will be painted to match the building wall of the Wasatch Brew Pub to mitigate visual impact.
5. The rooftop equipment will fall within a 121 square foot area to be leased by Verizon Wireless from the building owner.

6. The antenna and screen box have been proposed to have a height of 5'6" above the flat roofline, and will be set back 6'6" from the nearest roof edge.
7. Staff finds that the project, as proposed and conditioned, meets all requirements related to setbacks, height, and design found in LMC Section 15-4-14, Supplemental Regulations for Telecommunications Facilities.
8. The project may also include small signs near the equipment meant to ensure the health and safety of the general public.
9. The City is currently reviewing a right-of-way franchise agreement with a fiber optic provider to provide service to the subject site, as well as other proposed Verizon small cell locations. If all CUP requests for the Verizon small cell antennas are denied, the City would deny franchise rights to the fiber optic provider.
10. If a fiber optic franchise agreement is reached, the fiber system would need to cross City property to reach the antenna site from the right-of-way. This will require the institution of a utility easement over City property.
11. The applicant has indicated that all necessary power will come from existing sources on-site.
12. On April 12, 2017, the property was posted and notice was mailed to affected property owners within 300 feet. Legal notice was also published in the Park Record on April 12th.
13. This application has been reviewed under Land Management Code Section 15-1-10 (E).
14. The Findings in the Analysis Section are incorporated herein.

Conclusions of Law:

1. The application satisfies all Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16);
2. The Use, as conditioned, is compatible with surrounding structures in use, scale, mass, and circulation;
3. The Application complies with all requirements of the LMC; and
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. The scope of this approval includes the installation of one (1) small cell telecommunication antenna on the rooftop of the Wasatch Brew Pub as shown on the approved plans.
2. The rooftop equipment shall be entirely contained within 'Lease Area 1' as shown on the plans. No equipment shall be located outside of the Wasatch Brew Pub's building footprint.
3. The screening box and all equipment shall not exceed ten feet 5'6" in height measured from the plane of the flat roofline, and shall be set back a minimum of 6'6" from the nearest, street-fronting roof line, as shown on the plans.

4. The screening box shall be constructed and painted to match the siding and trim work of the existing building, making the equipment as stealth as possible. Final design is subject to approval by Planning Staff during the Building Permit application stage.
5. All necessary cable chases shall also be painted to match the existing building.
6. Signs shall only be installed on site if necessary for the health and safety of the general public. Exact dimensions and placement shall be reviewed and approved by the Planning Department prior to installation.
7. Prior to installing the equipment, the applicant must apply for and procure a Building Permit from the Building Department.
8. The Building Permit application shall include a fiber and power plan, and is subject to review and approval by the Planning Department and City Engineer.
9. If a fiber connection from the right-of-way is ultimately required, a utility easement must be recorded with Summit County for the line to cross City property to reach the subject site.

If you have questions regarding your project or the action taken please don't hesitate to contact me at (435) 615-5063 or ashley.scarff@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashley Scarff', with a stylized flourish at the end.

Ashley Scarff
Planning Technician

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Davis Wright Tremaine LLP
Attn: C. Eng
777 108th Avenue NE, Suite 2300
Bellevue, WA 98004-5149

Space above this line is for Recorder's use.

Grant of Easement

Grantor:	Redevelopment Agency Park City, Utah, a body politic of the State of Utah
Grantee:	Wasatch Utah RSA No. 2 Limited Partnership d/b/a Verizon Wireless
Legal Description:	County of Summit, State of Utah Official legal description attached as Exhibit A
Assessor's Tax Parcel ID#:	PC-563-X
Reference # (if applicable):	N/A

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("**Easement**") is dated as of the ____ day of _____, 201____, by Redevelopment Agency Park City, Utah, a body politic of the State of Utah (hereinafter "**Grantor**") and Wasatch Utah RSA No. 2 Limited Partnership d/b/a Verizon Wireless (hereinafter "**Grantee**").

WHEREAS, Grantor is the owner of certain real property in Summit County, Utah, legally described in **Exhibit "A"** attached hereto (the "**Property**").

WHEREAS, Grantee is the owner of a leasehold estate in certain real property legally described in **Exhibit "B"** attached hereto (the "**Leased Premises**"), pursuant to a Lease Agreement dated _____, 201____ (the "**Agreement**"); the Leasehold is within or adjacent to the Property.

WHEREAS, Grantee intends to build and maintain a communications facility on the Leased Premises.

WHEREAS, Grantor has agreed to convey to Grantee an overhead fiber easement route over and across the Property (the "**Easement Area**"), as described in Exhibit "C" attached hereto and made a part hereof.

NOW, THEREFORE, for and in consideration of the covenants contained herein, the parties agree as follows:

1. **Grant of Easement.** Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive easement over and across the Easement Area (said 5' Easement Area originating at a power pole located on the west side of Swede Alley, extending easterly over Swede Alley to a meter installed on the southeast side of the building, more particularly depicted and described on Exhibit "C" attached hereto), for the purposes of ingress and egress and for constructing, maintaining, operating, repairing and replacing fiber lines to and from the Leased Premises.
 - a. Each party shall utilize its estate in a manner which will minimize interference with the other party's use of its estate.
 - b. Upon completion of construction, Grantee shall restore the Easement Area to substantially its pre-existing condition.
2. **No Permanent Structures.** Grantor hereby covenants for and on behalf of itself, its heirs, successors or assigns, that neither it, nor any of them, shall construct or permit to be

constructed, any building or any other permanent structure within the Easement Area, or make any permanent excavation, or permit any permanent excavation to be made within the Easement Area.

3. **Term.** The easement, rights, and privileges herein granted shall be for a term coinciding with the term of the Agreement, including any renewals thereof, and shall, without any further action on the part of Grantor or Grantee, terminate immediately upon the termination of said Lease. Upon termination of this Easement for any reason, at Grantor's request Grantee shall execute with acknowledgement and deliver a notice of termination in form suitable for recording in the official records of the County.
4. **Termination for Default.** Upon Grantee's default hereunder, Grantor may deliver to Grantee a written notice of default, stating with specificity the nature of Grantee's default. If Grantee has not cured the default within a reasonable time (but not less than 30 days for a monetary default and 60 days for a non-monetary default) after receipt of the notice of default, Grantor may terminate this Easement effective immediately upon receipt by Grantee of Grantor's written notice of termination.
5. **Indemnification.** Grantee agrees to indemnify, defend and hold Grantor harmless from and against any direct injury, loss, damage or liability, costs or expenses (including reasonable attorneys' fees and court costs) resulting from its use of the Easement Area, except to the extent attributable to the negligent or intentional act or omission of Grantor or its servants or agents. Grantor agrees to indemnify, defend and hold Grantee harmless from and against any and all direct injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising from the actions or failure to act of Grantor or its agents, except to the extent attributable to the negligent or intentional act or omission of Grantee or its servants or agents.
6. **Insurance.** Grantee will carry, at its own cost and expense, the following insurance: (i) commercial general liability insurance with a minimum limit of liability of \$1,000,000 combined single limit for bodily injury or death/property damage arising out of any one occurrence; and (ii) Workers' Compensation Insurance as required by law. Grantee will name the Grantor as an additional insured under its commercial general liability policy. Notwithstanding anything in this Easement, with respect to all loss, damage, or destruction to a party's property (including rental value and business interruption) occurring during the term of this Easement, Grantor and Grantee hereby release and waive all claims (except for willful misconduct) against the other party and its employees, agents, officers, and directors. With respect to property damage, each party hereby waives all rights of subrogation against the other party, but only to the extent that collectible commercial insurance is available for said damage.

7. **Assignment.** Grantee may, at its discretion and upon written notification to Grantor, assign and delegate all or any portion of its rights and liabilities under this Easement in connection with any assignment of the Lease, or sublease or license of all or a portion of the Leased Premises, without Grantor's consent. Grantee shall be released from its obligations hereunder only with the prior written consent of Grantor.
8. **Dominant and Servient Tenements.** This Easement is granted for the benefit of the Leased Premises, and is appurtenant to the Leased Premises. The Leased Premises are the dominant tenement and the Property is the servient tenement.
9. **Entire Agreement.** This Easement constitutes the entire agreement between Grantor and Grantee relating to the above easement. Any prior agreements, promises, negotiations or representations not expressly set forth in this Easement are of no force and effect.
10. **Binding Effect.** This Easement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of Grantor and Grantee.
11. **Amendments.** Any modification or other termination of this Easement shall become effective only upon the execution by Grantor and Grantee of a written instrument.
12. **Recording.** Grantor agrees to execute a Memorandum of this Easement, and any amended Memorandum of Easement reflecting any material modifications to this Easement, which Grantee may record in the office of the County Clerk of Summit County, Utah.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Grant of Easement has been executed and delivered as of the day and year first above written.

GRANTOR: Redevelopment Agency Park City, Utah

By: _____

Name: _____

Title: _____

Date: _____

GRANTEE: Wasatch Utah RSA No. 2 Limited Partnership d/b/a Verizon Wireless
By: Verizon Wireless (VAW) LLC, its General Partner

By: _____

Name:

Title:

Date: _____

GRANTOR ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 201____, before me, a Notary Public in and for the State of _____, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the _____, of Redevelopment Agency Park City, Utah, a body politic of the State of Utah, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of _____,
My appointment expires _____
Print Name _____

GRANTEE ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date)
by _____, _____, of
Wasatch Utah RSA No. 2 Limited Partnership d/b/a Verizon Wireless, By Verizon Wireless
(VAW) LLC, its General Partner, on behalf of the partnership.

Notary Public

Print Name: _____

My commission expires: _____

EXHIBIT "A"
The "Property"

State: **Utah**

County: **Summit**

City: **Park City**

Parcel Number: **PC-563-X**

Legal Description (if available):

All of Lots, 6, 7, 8, 9, 10 and 11, Block 70, Park City Survey

EXHIBIT "B" (Page 1 of 2)
The "Leased Premises"

Property Address: **250 Main Street**

State: **Utah**

County: **Summit**

City: **Park City**

Parcel Number: **PC-272-B**

Legal Description (if available):

Beginning at a point South 23°31'00" East 9.72 feet and North 66°29'00" East 22.49 feet from the Northwest corner of Lot 14, Block 21, Park City Survey; and running thence 66°29'00" East 75.00 feet; thence South 23°31'00" East 35.00 feet; thence North 66°29'00" East 5.0 feet; thence South 23°31'00" East 20.00 feet; thence South 66°29'00" West 5.0 feet; thence South 23°31'00" East 15.00 feet; thence South 66°29'00" West 45.00 feet; thence North 23°31'00" West 10.00 feet; thence South 66°29'00" South 20.00 feet; thence North 23°31'00" West 5.0 feet; thence South 66°29'00" West 10.00 feet; thence North 23°31'00" West 5.00 feet; thence South 66°29'00" West 10.00 feet; thence North 23°31'00" West 15.00 feet; thence South 66°29'00" West 10.00 feet; thence North 23°31'00" West 25.00 feet; thence North 66°29'00" East 20.00 feet; thence North 23°31'00" West 10.00 feet to the point of Beginning.

The following is shown for information purposes only: PC-272-B

EXHIBIT "B" (Page 2 of 2)
The "Leased Premises"

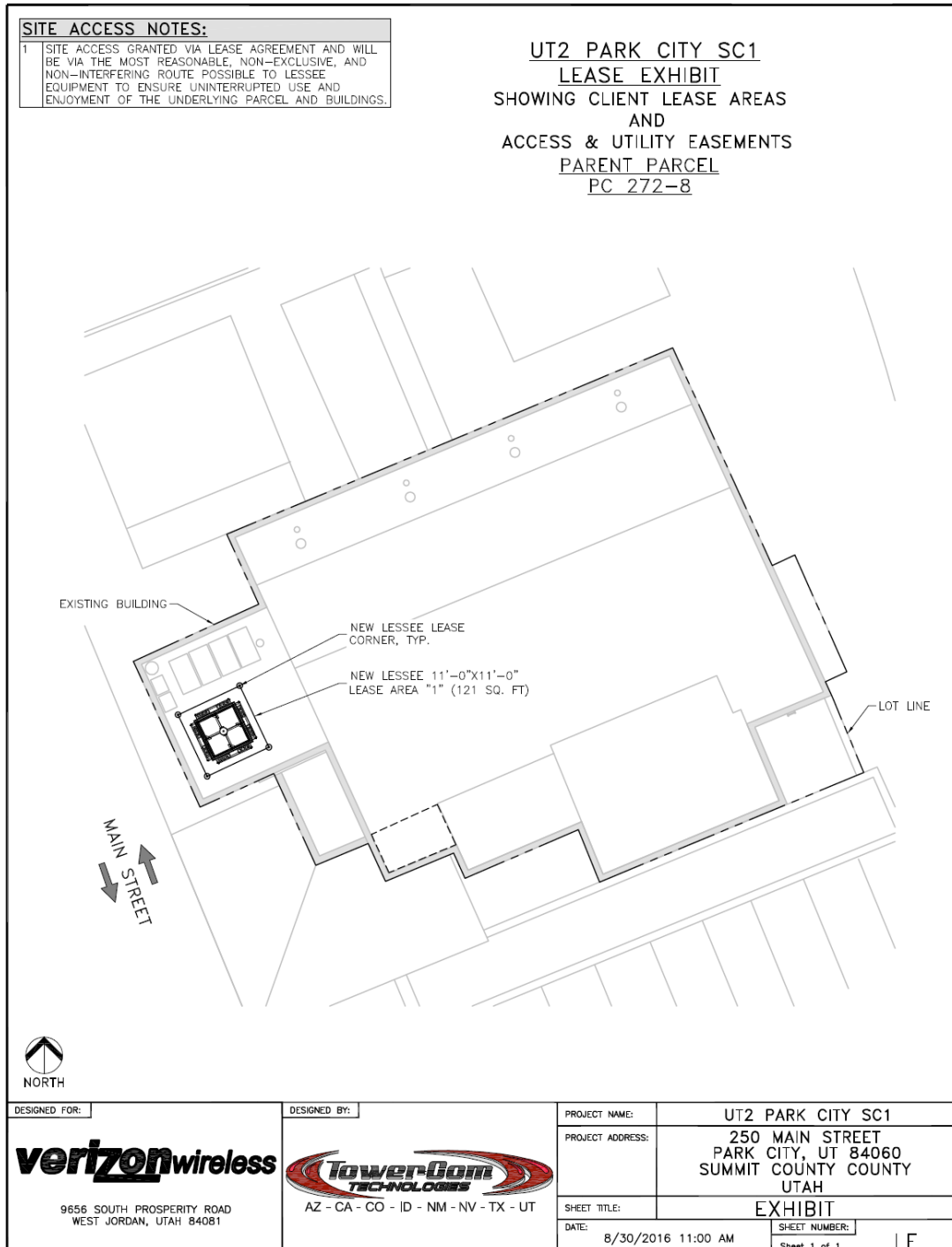


EXHIBIT "C" (Page 1 of 2)
The "Easement Area"

5/7/18

VERIZON WIRELESS UTILITY EASEMENT LAND DESCRIPTION:

A STRIP OF LAND 5 FEET (5') WIDE FOR THE PURPOSE OF SERVING A TELECOMMUNICATIONS EQUIPMENT LEASE AREA, SITUATE WITHIN THE CORPORATE LIMITS OF PARK CITY, SUMMIT COUNTY, UTAH, SAID STRIP COMPRISING A PORTION OF LOTS 12, 13, AND 14 OF BLOCK 21, PARK CITY SURVEY; THE CENTERLINE OF SAID STRIP IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A BUILDING, SAID CORNER IS S 67°37'18" W 26.63 FEET AND S 22°22' 42" E 70.07 FEET FROM A FOUND NAIL AT THE NORTHEAST CORNER OF THE SCHIRF BREWING COMPANY PROPERTY AS DESCRIBED IN BOOK 497 PAGE 732 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. THENCE S 85°59'52" E 43.66 FEET TO THE TERMINUS OF SAID CENTERLINE.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 121 SQUARE FEET IN AREA OR 0.003 ACRES MORE OR LESS.

PARENT PARCEL
SCHIRF BREWING CO.
APN#: PC 277-B
ZONED: HCB HISTORICAL COMMERCIAL BUSINESS

LOT LINE
#PC 272-5

LOT LINE
#PC 284-X-X

EXISTING BUILDING

EXISTING UTILITY EASEMENT

EXISTING POWER METER TO BE REPLACED WITH NEW DOUBLE GANG METER

NEW VERIZON WIRELESS CONDUIT TO BE ROUTED UNDER EXISTING WIRELESS CABLE CHASE ALL BE SILENT AND PAINTED TO MATCH EXISTING SILING

NEW VERIZON WIRELESS LEASE CORNER, TYP.

NEW VERIZON WIRELESS 11'-0"x11'-0" LEASE AREA 1" (21 SQ. FT.)

APPROXIMATE LOCATION OF FIBER DECOMPOSITION N. DUCT

LOT LINE
#PC-66-X

EXISTING PARKING LOT

MAIN STREET

SWEDE ALLEY

SCALE: 1" = 40'-0"

40'-0"

0

40'-0"

NORTH

SITE PLAN
SCALE: 1" = 40'-0"

APPROVED FOR CONSTRUCTION

VERIZON WIRELESS

UTZ PARK CITY SC1

EXISTING BUILDING ROOF TOP MOUNT

SMALL CELL INSTALLATION PROJECT

250 MAIN STREET

PARK CITY, UTAH 84080

SUMMIT COUNTY

SHEET TITLE

SITE PLAN

DATE

5/7/2016 4:54 PM

DESIGNED BY

NO. 872828-2002

ERIC V. HAWKINS

5/7/16

REGISTERED PROFESSIONAL ENGINEER

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