

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
MAY 16, 2013**

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 16, 2013.

Joint Meeting with Planning Commission

8:00 a.m. – 10:30a.m. Bonanza Park Plan

P. 8 - 28

Field Trip

2:00 p.m. Meet at Library and Education Center

2:20 p.m. Meet at Museum

Closed Session

3:00 p.m. Property and litigation

Study Session

4:30 p.m. Community technology

P. 29 - 36

5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council and Manager's Report questions/comments

P. 37 - 38

III PUBLIC INPUT (*Any matter of City business not scheduled on the agenda*)

Presentation of Historic Preservation Award – Washington School

P. 39 - 63

IV MINUTES OF MEETING OF MAY 2, 2013

P. 64 - 78

V NEW BUSINESS

Consideration of authorizing the City Manager to enter into a construction contract in a form approved by the City Attorney's Office with Newstar Construction in the amount of \$194,322

P. 79 - 81

VII ADJOURNMENT

Work Session

Rocky Mountain Power expansion/relocation

P. 82 - 89

- Public input

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

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 23, 2013**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, May 23, 2013.

Posted: 05/06/13

See: www.parkcity.org

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
MAY 30, 2013**

TENTATIVE

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 30, 2013.

Closed Session

Property and litigation

Study Session

2:45 p.m. Soils Commission

Work Session

4:00 p.m. Council questions and comments

4:15 p.m. Special Event overhaul

4:45 p.m. 4th of July event

5:00 p.m. Budget – operating expenditures – Strategic Plan team presentations

5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III PUBLIC INPUT *(Any matter of City business not scheduled on the agenda)*

IV MINUTES OF MEETING OF MAY 16, 2013

V CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

2013 Pavement Management Plan contracts

VI NEW BUSINESS

1. Consideration of a Resolution adopting the Revised Budget for Fiscal Year 2013-2014 and the Proposed Budget for Fiscal Year 2014-2015 for Park City Municipal Corporation and its related agencies

(a) Public hearing

(b) **Motion to continue to June 6, 2013**

2. Consideration of a Resolution authorizing the sale and issuance of General Obligation Bonds of the City, in one or more series; and providing for related matters

(a) Public hearing

3. Consideration of an Ordinance - 2260 Jupiter View Drive, Park View Condominiums amendment to record of survey

- (a) Public hearing
- (b) Action

4. Consideration of an Ordinance - 1450-1460 Park Avenue plat amendment

- (a) Public hearing
- (b) Action

VII ADJOURNMENT

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

Posted: 05/27/13

See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.

May 2013

- 16 **Dana gone**
- 23 **No meeting**
- 30 See agenda

June 2013

- 6 Budget – P&P Manual; fee changes council compensation, budget policies, outstanding budget issues – work
RMP relocation/expansion – work/public input
Ordinance adopting Title 4, Chapter A – Special Event Temporary Alcoholic Beverage Licenses described in the Municipal Code of Park City and amendment Title 4, Chapter 4, Beer and Liquor Licensing; Title 4, Chapter 5, Beer Licenses described; Title 4, Chapter 6, Liquor License Described, of the Municipal Code of Park City
Resolution adopting Personnel P&P Manual - action
Resolution on City Fee Schedule – public hearing/action
Ordinance setting Council compensation – public hearing/action
Resolution adopting CEMP –action
Resolution adopting tentative budget – public hearing/action
- 13 **No meeting (unless time needed for budget)**
- 20 Budget – presentation of final and outstanding issues – work
Resolution adopting a final budget – public hearing/action
 - RDA and MBA budgets – public hearing/action
- 27 UDOT Region II Director (15 min - 4 to 5 p.m.)
Old Town curb recycling - TP

July 2013

- 4 **No meeting**
- 11 Appoint election judges
Study session – disposable bags with lodging community
- 18 *Diane at ICMA training*
- 25 *Diane at ICMA training*
Presentation to Courchevel students
RMP public hearing/possible action

August 2013

- 1
- 8
- 15
- 22 **No meeting**
- 29 **No meeting**
Diane at MPA class

September 2013

- 5
- 12
- 19 **No meeting – City Tour**
- 26 Ordinance accepting the public improvements for the Echo Spur Subdivision
Ordinance renaming the section of McHenry Avenue extending from Rossi Hill Drive north to the name of Echo Spur Drive, Park City, Utah – old business

October 2013

3

10 **No meeting**

17

24

31 **No meeting****November 2013**

7

14

21

28 **No meeting - Thanksgiving****December 2013**

5

12

19

26 **No meeting****January 2014**

2

9

*14&15 Tentative 2014 Visioning*16 **No meeting – Sundance**

23

30

Pending Items:

Regional recreation strategic plan

Ice operations - study

Meeting management software

Water leak adjustment policy - work

Amendment to Municipal Code - pre-inspections for business licenses

Latino Community outreach and engagement – study

Joint City Council & Planning Commission Staff Report



Subject: Bonanza Park Area Plan
Author: Katie Cattan, Senior Planner
Thomas Eddington, Planning Director
Department: Planning
Date: May 16, 2013 (Special Meeting 8am – 10am)
Type of Item: Work Session

Summary Recommendations:

The purpose of this meeting is to review the Bonanza Park Area Plan and provide policy direction to guide the future implementation strategies in the Bonanza Park District.

Topic/Description:

The draft Bonanza Park Area Plan was completed in January 2012 as a long-range planning document to guide future development within the existing mixed-use district. The ten (10) principles within the Bonanza Park Area Plan reinforce that redevelopment in this neighborhood should be focused on creating local housing and job opportunities in a sustainable manner. The implementation of this vision requires commitment to public/private partnerships and further policy direction by the City Council and Planning Commission toward the give/gets. The Bonanza Park Area Plan is available online at <http://www.parkcity.org/index.aspx?page=773>

Background:

The Bonanza Park District

The Bonanza Park district is the oldest commercial district outside of the City's historic Main Street area. As a planning area, the boundaries are Bonanza Drive to the East (and those properties just east of this right-of-way, e.g. Park Plaza, etc.), Park Avenue to the west, Kearns Boulevard to the north, and Deer Valley Drive to the south. This district encompasses 99 acres; five times the area of the City's renowned Main Street Historic District (±18 acres).

The area is currently a broad mix of land uses ranging from resort commissary and parking, to shops and restaurants, banking, public works buildings, residential and a special events venue. Other uses include a storage area, small art and consignment shops, banks and real estate offices. The only movie theater in the City is within the area as well as one of the City's two main grocery stores. The area is currently zoned General Commercial (GC), Light Industrial (LI), and Estate (E). The area includes housing along Kearns Boulevard (e.g. Claimjumper and Homestake Condos), within the Rail Central Development and along Ironhorse Loop.

Today, Bonanza Park plays an important role within the local economy. This commercial and light industrial area is the place where residents shop for groceries; get

repairs done to their automobiles, bikes, and skis; recycle; eat; buy paint; workout, etc. It is where locals go for everyday needs, goods, and services.

The Bonanza Park area is a prime redevelopment area due to the age of existing buildings, central location, history of mixed use, and interest of the existing property owners in improving the area. It is an opportunity to apply new urbanism principles for redevelopment that support the current population while creating new opportunities for improved quality of life, including: jobs, housing, and diversity.

Previous Direction from Planning Commission and City Council

Through the course of five (5) joint redevelopment meetings held by the City Council and Planning Commission in the summer and fall of 2011 a series of “policy agreements” were made on the City’s posture on redevelopment:

- Competition and market reality mean redevelopment is essential for a resort economy to remain viable and for its benefits (residential amenities) to continue without having to raise taxes;
- Partnership is necessary between Park City and the development community to stay sufficiently ahead of the market to obtain desired outcomes grounded in the community’s stated core values;
- Policy and other tools can be used to obtain the values-linked outcomes that the community wants; and
- Getting the development outcome the community wants requires that a series of choices be made, working cooperatively to allow one or more “gives” in order to obtain one or more “gets.”

Specifically relative to the Bonanza Park District, the Planning Commission and City Council policy agreements included:

- City Council and Planning Commission agree that Park City needs a Bonanza Park plan that:
 - Incorporates power station needs;
 - Converts BoPa to a vibrant, affordable, mixed-used, locally serving area; and
 - Balances “gives” with maximum height, density, and economic development tool usage.
- Both City Council and Planning Commission directed staff that a greater maximum height could be considered in exchange for the following:
 - Open space, a smaller footprint, view corridor protection, affordable housing, and a resulting area built within a set of design guidelines;
- Both City Council and Planning Commission directed staff to allow for additional density (through receiving Transfer of Development Rights (TDR) credits) in BoPa to obtain:
 - Protection of historic structures, increase connectivity, achieve housing affordability, achieve green building practices and recognizes the importance of environmental and economic sustainability.

Understanding the relationship between the FBC and the Area Plan

The draft Bonanza Park Area Plan suggested that a Form Based Code (FBC) for the Bonanza Park District be adopted as an implementation tool. The FBC will guide redevelopment projects to incorporate residential and mixed use development with authentic building form and materials and a cohesive public realm. The Bonanza Park Area Plan will direct the Form Based Code creation and implementation.

Prior to adopting the FBC and creation of a Community Development Area (CDA), the Bonanza Park Area Plan must be adopted as a supplement section of the General Plan, replacing the existing 2006 Bonanza Park supplemental section.

Form Based Code Development and Review

The City Council awarded the contract to develop the Form Based Code to Gateway Planning on March 22, 2012. On April 5 and 6, 2012, Gateway Planning hosted a series of stakeholder meetings for property owners, residents, and businesses within the Bonanza Park District to discuss future redevelopment in the area and introduce the concept of form based code. Gateway Planning returned to Park City to work with staff on refinement of the illustrative (site) plan based on the community input. An Open House was held on May 1, 2012. During the Open House, Gateway Planning and staff presented different options of the illustrative plan and introduced the concept of character zones within the District. The current regulating plan is based on the feedback of the public, stakeholders, Planning Commission, and City Council during these two (2) visits.

On October 24, 2012, Gateway Planning presented the first draft of the FBC during a joint Planning Commission and City Council work session. Gateway Planning presented an overview of how Form Base Code is administered and provided examples of how the code is applied. The draft BoPa-FBC presented on October 24, 2012 was approximately 70% complete. The full document will be presented to Planning Commission during the May 22, 2013 meeting and a public hearing will be held.

On May 8th, 2013, the Planning Commission held a work session to discuss key policy questions regarding the Area Plan and the form based code. Specifically, the Planning Commission discussed 1. Modifications to the Regulating Plan layout; 2. Local Business vs. National Chains strategies; and Height above three stories.

Analysis:

The Bonanza Park FBC is the first Form Based Code to be considered for adoption in Park City. The following outlines the structure of a Form Based Code and how the Bonanza Park FBC will be administered within the district.

The Park City Planning Department recommends adoption of a Form Based Code in the Bonanza Park District to create continuity of building form and the public realm throughout the district. Currently, the district lacks street and pedestrian connectivity

and a defined sense of place. There is a hodgepodge of standalone commercial and residential development that does not flow like a traditional neighborhood. By adopting a Form Based Code district wide, the district will evolve with niche neighborhoods of a residential, mixed-use, and resort oriented areas with a strong sense of place due to pattern making within the public realm. Elements influenced within the public realm include trails, sidewalks, bike lanes, pocket parks, and central gathering space. The aesthetic of the district and user experience will improve due to regulations guiding building form which influence the pedestrian experience.

Below is the existing, unconnected street network within the Bonanza Park District:



Form based code is a great tool to implement the ten Guiding Principles of the Bonanza Park Area Plan, as follows:

1. Reconnect to the history of this locale while continuing to build upon “local” history.
2. Take a collaborative partnership approach to redevelopment among the City, property owners, local residents, and business owners within the district.
3. Actively promote inward migration into the redevelopment area rather than passively allowing outward migration and sprawl.
4. Protect view corridors and the connection to the mountains.
5. Improve internal circulation as well as enhance connectivity to the surrounding mobility systems.
6. Redevelop utilizing future-oriented, environmentally-conscious development practices.
7. Maintain the area as a commercial district with special emphasis on fostering economic growth within the local resident population and existing businesses.

8. Establish Bonanza Park as an area for locals to live, work, and play within.
9. Address the housing and social needs of the neighborhood's diverse population.
10. Create an authentic and lively district through design and attention to the public realm.

Form Based Codes include a "Regulating Plan" which is adopted as the official zoning map for the district. Within any area subject to the approved Regulating Plan, the FBC becomes the exclusive and mandatory regulation. The Regulating Plan establishes Character Zones, Street Designations, Open Space/Civic Space Designations, and Special Frontage Standards. The FBC regulates the specific standards for each of these categories.

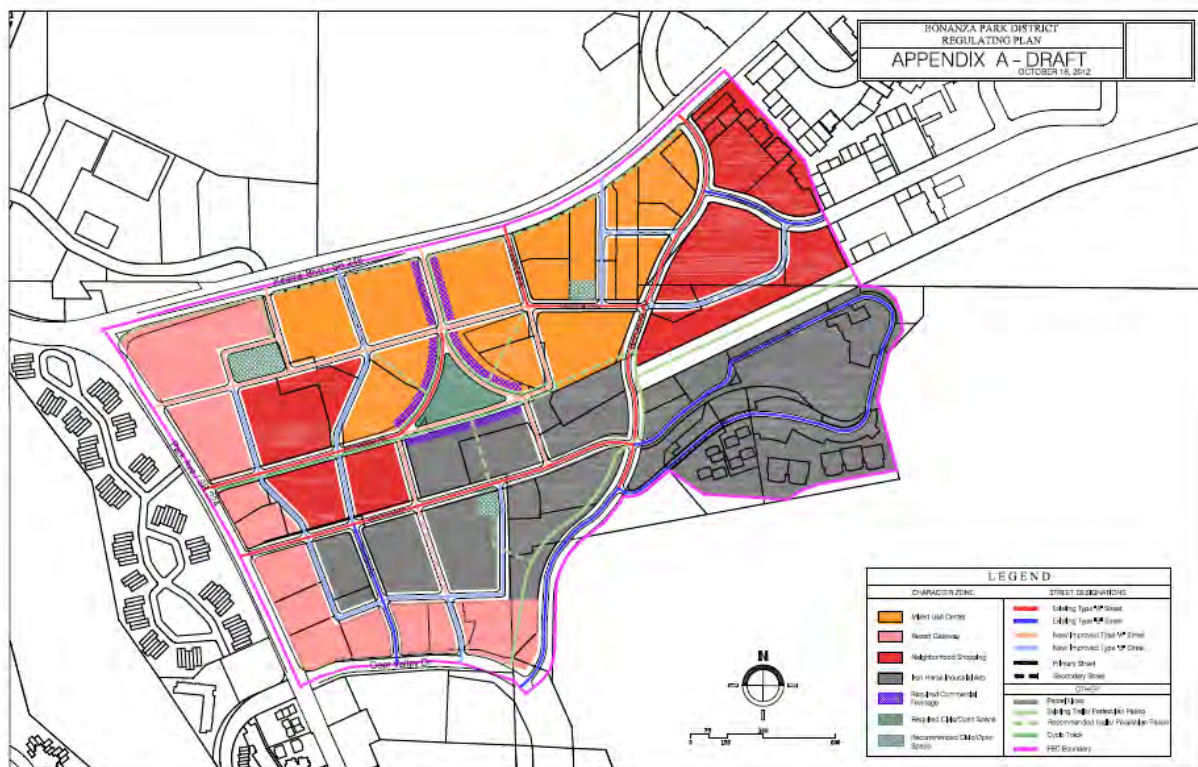
During the October 24, 2012 joint City Council and Planning Commission work session, concern was raised regarding the changes to the street layout and pedestrian pathways introduced within the Bonanza Park Area Plan and the amended street layout and pedestrian pathways proposed regulating plan for the Form Based Code. The concerns were focused on the removal of the interior pedestrian pathways and the dual purpose they achieve in pedestrian connectivity and protecting view corridors.

Planning Commission discussed the layout of the regulating plan during the May 8, 2013 work session. During the work session property owners in the district presented requested modifications to the layout and character zone changes to maintain existing residential as pure residential without a mixed use component. Planning Commission directed staff to amend the regulating plan to (1) maintain the existing residential development, (2) incorporate the suggested modifications of the property owners, and (3) create increased, meaningful open space throughout the district. Staff has incorporated this direction into the draft regulating plan. The following pages illustrate the evolution of the Bonanza Park Layout.

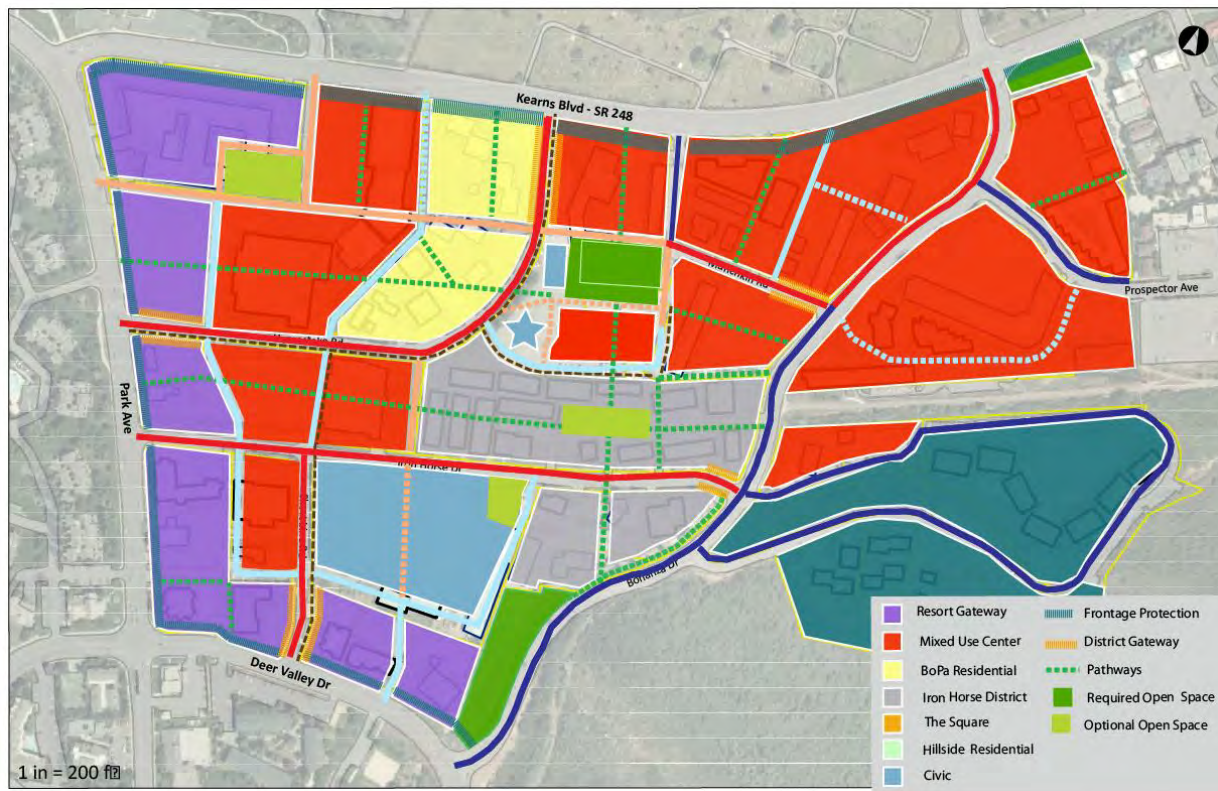
Layout from the original Bonanza Park Area Plan dated January 2012:



Layout of original Regulating Plan dated October 2012:



Layout of evolved draft Regulating Plan dated May 16, 2013:



Enhanced Options

The Bonanza Park Area Plan created enhanced options to allow developers/property owners to develop beyond the base zoning in exchange for community benefits. Section 6 (pg. 107 – 113) of the draft Bonanza Park FBC outlines the enhanced options for development greater than that established within the base zoning. The enhanced option standards allow developers to build a 4th and 5th story in exchange for a minimum right of way dedication, open space, attainable housing, net zero buildings, or transfer of development right credits. Currently, the draft area plan suggests enhanced options to allow development on the 4th story up to 75% of the ground floor building area and 25% of the ground floor building area on the 5th story.

The Bonanza Park Area Plan originally suggested including economic development strategies within the enhanced options. Due to the challenges of limiting uses through deed restrictions on business, such as requiring business incubator space, staff suggested removing economic incentives from the enhanced options. The Planning Commission and City Council voiced support for removing uses from the list of incentives during the October 24, 2012 joint work session.

Further direction is needed in the review of the Enhanced Options and identifying the appropriate tool to achieve the desired outcome.

The Enhanced Options Tool Box:

Height:

During the May 8th, 2013, Planning Commission work session, Staff requested direction regarding the use of additional height options for desired community benefits.

Commissioner Thomas requested that staff organize a field trip for the Planning Commission to observe 3, 4, and 5 story buildings to help guide the decision making process. The current FBC draft allows a maximum height of 35' in all character zones. Within the enhanced options matrix, a property owner may exceed the height limit and build upon 75% of the building pad within the fourth story (max height 50') and 25% of the building pad within the fifth story (max height 60'). The enhanced options matrix allows additional height for right-of-way dedications (roads and pathways) consistent with the regulatory plan, on-site affordable & attainable housing, transfer of development right credits, and net-zero carbon buildings.

One of the four (4) core values of Park City is "small town." The staff and Planning Commission have concerns that the enhanced options, as currently proposed up to 5 stories (60' max), may threaten the "small town" experience. As discussed during the May 9th Joint Planning Commission & City Council work session, a self-guided tour is recommended prior to the May 16th joint meeting. Also, an excerpt from Jan Gehl's book Cities for People is included in the packet as Exhibit A. This excerpt focuss on "sense of scale."

The following locations are suggested areas to observe variety in building height:

- Sugar House: 21st South and 11th East looking west;
- Tony Caputo's (314 W 300 S) north to Gateway Mall; and
- Lower Main Street Marriott Summit Watch.

Funding

The City may opt to utilize funding to achieve some of the desired outcomes within the Bonanza Park Area Plan. Street rights-of-way, increased affordable/attainable housing, open space, and business/tech improvements may be enhanced through funding mechanism rather than height. Currently, the City Council has directed staff to evaluate the potential creation of a Community Development Area (CDA) for the Bonanza Park Area as an economic development tool to facilitate redevelopment of the area. "CDA's" are intended to undertake any economic or community development purpose of the city, including job growth or retail sales. A CDA is a form of tax increment finance which would allow the City to define a community project area which is expected to see sales and property tax growth as a direct result of project improvements. The CDA, as currently being evaluated, will be used almost exclusively for the relocation costs of the Rocky Mountain Power. The current boundary for the CDA includes those properties in close proximity to the substation.

If directed by the City Council, staff could research the methodology for the creation of another CDA or expansion of the existing CDA as well as other funding mechanisms to help facilitate desired outcomes within the Bonanza Park Area Plan. Some of the future

financing challenges for the area include street and sidewalk improvements, park improvements, possible shared parking areas, signage (wayfinding), etc.

Desired Outcomes

Desired Outcome 1: Affordable Housing

The current enhanced option matrix sets policy to allow an additional square foot of development for each square foot of development designated to affordable housing and attainable housing. (Bonanza Park Area Plan pg. 110) For an explanation on the reason behind the affordable housing options, please see Principle 8 of the Bonanza Park Area Plan (pg. 72). This enhanced option goes beyond the typical affordable housing allowances within the current Land Management Code.

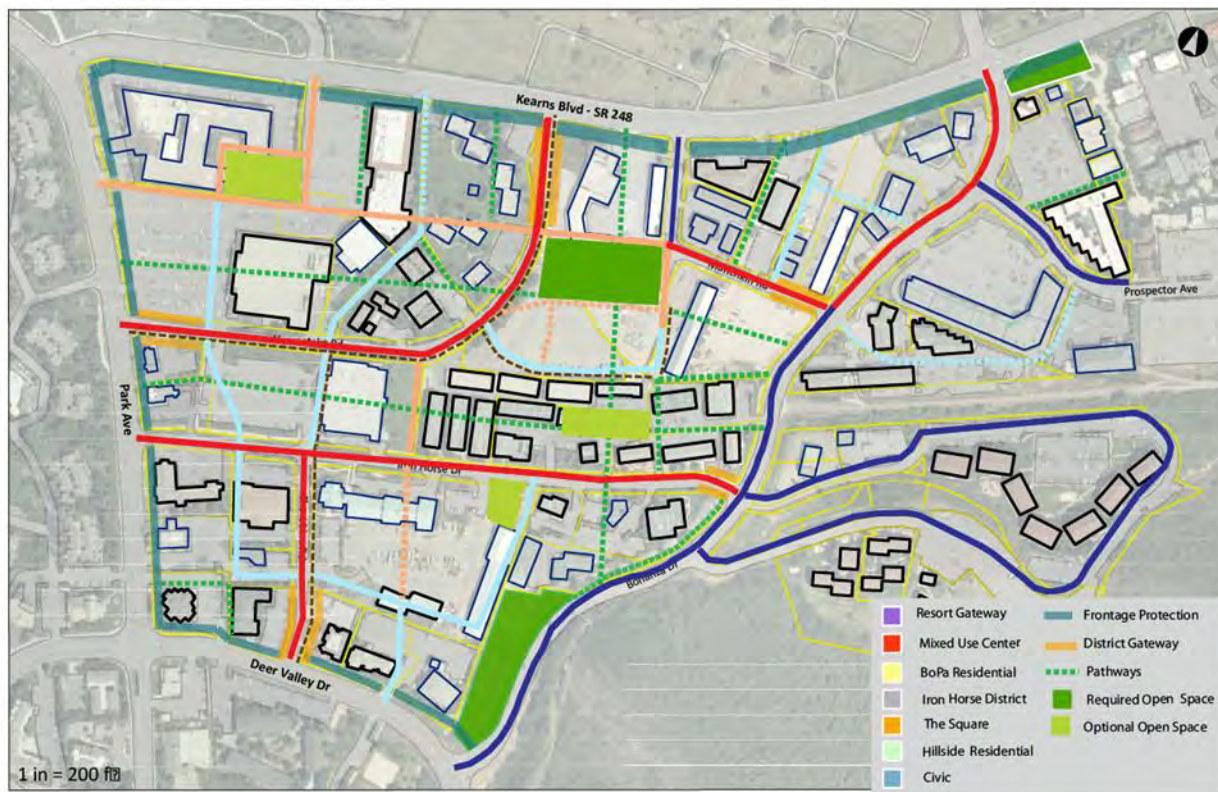
Park City has adopted an “inclusionary housing” policy in which deed restricted affordable housing units do not count toward a developer’s maximum unit equivalents; however, the units must be built *within* the building pad of the site with no exception to go beyond the zone height. Within developments that contain 100% affordable housing and no market rate units, additional incentives toward decreased open space are allowed. City Council and Planning Commission could direct staff to remove the affordable/attainable housing incentive from the incentives matrix and require that the required units be built within the allowed building envelope.

DISCUSSION and DIRECTION REQUESTED:

- 1. Should Planning Staff include housing within the enhanced option for Affordable Housing or should developers within this area build all affordable housing within the building envelope?*
- 2. Do City Council and Planning Commission believe that ADDITIONAL attainable housing, as part of a mixed-use development, may be incentivized by an increase in height?*

Desired Outcome 2: Right-of-Way Dedications:

Increased connectivity throughout the district is a priority to create a neighborhood that functions properly for pedestrians, bicycles, public transit, and automobiles once it is built-out. The enhanced options matrix allows for one (1) square foot of development per one (1) square foot of right-of-way dedication of Primary Streets (solid light pink and light blue roads) and ½ square foot of development per one (1) square foot of right-of-way dedication of Secondary Streets (dashed light pink and light blue roads).



The 2012 Traffic Study identified the costs associated with the menu of right of way options presented in the Bonanza Park Area Plan. The resulting cost estimates within the study for construction of the January 2012 street and trail networks was estimated at \$8.5 million dollars; including, \$8.1 for the street network and \$0.4 million for the trails. It is typical within greenfield development for a developer to pay for the cost of new roads, then the City will maintain the roads if they become dedicated right-of-way. Due to the infill nature of Bonanza Park and multiple property owners, the City must collaborate and partner financially with property owners to achieve desired circulation in the district.

The staff would like to revisit the Enhanced Option for road dedications with the City Council and Planning Commissioners, primarily due to the hesitation toward additional height in the district. In addition, staff would like to further explore the utilization of CDA funds for additional infrastructure work in the Bonanza Park district.

Typical Section DESCRIPTION	ROW Width (ft)	Cost (Exist) (\$/LF)	Cost (New) (\$/LF)	Travel Lane Width (ft)	Bike Lane Width (ft)	Parking Width (ft)	Walk Width (ft)
Interior Block No Cycle Track	52	\$ 270	\$ 460	10	-	8	8
Interior Block with Cycle Track - Along Rounded Edge of Spur	52	\$ 270	\$ 470	10	11	8	15
Interior Block with Cycle Track - Along Straight Edge of Spur	55	\$ 280	\$ 510	10	11	8	8
Interior Block with Cycle Track - Roads with Cycle Track and Two Sides of Floating Parking Lane	63	\$ 310	\$ 540	10	11	8	8

DISCUSSION and DIRECTION REQUESTED:

3. *Would the City Council and Planning Commission like the enhanced height option in exchange for R-O-W dedications to remain in the incentive matrix; or prefer that Staff remove R-O-W dedications from the enhanced options and begin exploring the possibility of funding to partner with developers on the construction of the pathways and roads?*

Desired Outcome 3: Transfer of Development Rights (TDR) receiving zone

The draft Bonanza Park Area Plan allows for Transfer of Development Rights (TDR) credits to be received within the Enhanced Option area (75% of building area within the 4th story, 25% of building area within the 5th story). TDR sending zones in Park City are primarily located within the Historic District as a historic preservation tool, steep slope protection, and view protection. The Bonanza Park District is a receiving zone for TDR credits.

Height is the only viable option to creating additional buildable area in which to receive development credits within the Bonanza Park.

DISCUSSION and DIRECTION REQUESTED:

4. *Would the City Council and Planning Commission like the enhanced height option to allow development of TDR credits within the 4th and 5th stories to remain in the incentive matrix?*

Desired Outcome 4: Net Zero Carbon Buildings

The draft Bonanza Park Area Plan allows for Net Zero Carbon Buildings to be received within the Enhanced Option area (75% of building area within the 4th story, 25% of building area within the 5th story). A net zero carbon building is a building that produces, at a minimum, the energy it consumes without contributing carbon to the atmosphere. If a developer opts to build a net zero carbon building, the Bonanza Park area plan suggests allowing the developer to build to the maximum of the enhanced options matrix.

DISCUSSION and DIRECTION REQUESTED:

5. *Would the City Council and Planning Commission like the enhanced height option to allow net zero carbon building to build within the 4th and 5th stories to remain in the incentive matrix?*

Next Steps:

Planning Commission review of the Bonanza Park Area Plan is a staff priority. The Area Plan must be adopted prior to the creation of the Community Development Area (CDA). Staff plans to begin moving forward on the creation of a CDA in August of 2013. The following table outlines the future Planning Commission and City Council meetings for review of the Bonanza Park Area Plan.

Review Calendar for PC and CC for BoPa Area Plan and FBC		
May 16th	PC & CC	Joint policy discussion on enhanced options of Bonanza Park Area Plan
May 22nd	PC	Form Based Code with Gateway Planning
June 12th	PC	Bonanza Park Area Plan review #1
June 26th	PC	Bonanza Park Area Plan review #2
July 10th	PC	Bonanza Park Area Plan review #3. Recommendation to CC
July 25th	CC	Bonanza Park Area Plan review & possible adoption by City Council
August 1st	CC	Bonanza Park Area Plan adoption by City Council (if not adopted 7/25)

A second priority is compilation of the Lower Park Avenue and Resort Center studies, with an executive summary document for future planning in the area, by the Planning Director. The executive summary and previous studies will be published within the August 1st City Council packet.

The Planning Commission & City Council did not get to complete the prioritization of other long range planning documents during the May 9, 2013 joint work session. Staff suggests the following timeline for the review of the General Plan.

Review Calendar for PC and CC for FBC and General Plan		
August 14th	PC	Form Based Code review by Planning Commission
August 13th	PC & CC	General Plan Joint Meeting Kickoff
August 28th	PC	General Plan: Small Town Trends (pg 15 – 34); Small Town Goals, Principles, & Strategies (pg 93 – 114); Small Town Strategies (pg 175 – 199)
August 29th	PC	Form Based Code review by Planning Commission
September 11th	PC	General Plan: Review of August 28th edits of Small Town
September 25th	PC	Form Based Code review by Planning Commission with recommendation to City Council
October 9th	PC	General Plan: Natural Setting Trends (pg 35-47); Natural Setting Goals, Principle, & Strategies 117 – 130; Natural Setting Strategies (201 – 236)
October 23rd	PC	General Plan: Review of October 9 th edits of Natural Setting
November 13th	PC	General Plan: Sense of Community Trends (pg 48-88); Sense of Community Goals, Principles, & Strategies(pg 131-162); Sense of Community Strategies (Large Section. Meeting 1 of 2)
November 14th	CC & PC	Joint Meeting to discuss progress on General Plan and Form Based Code
November 20th Special Mtg.	PC	General Plan: Sense of Community Trends (pg 48-88); Sense of Community Goals, Principles, & Strategies(pg 131-162); Sense of Community Strategies (Large Section. Meeting 2 of 2)
December 11th	PC	General Plan: Review of November 13 th and 20 th edits of Sense of Community
December 25th	PC	HOLIDAY
2014		
January 8th	PC	General Plan: Historic Character (pg. 89-92); Historic Character Goals, Principles, & Strategies (pg. 165-174); Historic Character Strategies (pg. 289-310)
January 22nd,	PC	General Plan: Review January 8 th edits of Historic Character
February 12th	PC	General Plan: Neighborhoods 1 – 5
February 25th	PC	General Plan: Neighborhoods 6 - 9
March 12th	PC	General Plan: Recommendation to City Council
March 27th	CC & PC	Joint Meeting for Planning Commission to present General Plan to City Council.
Beyond April 2014	CC	General Plan review by City Council.

Questions for City Council and Planning Commission regarding future scheduling:

1. What feedback do the City Council and Planning Commission have on the proposed schedule for General Plan and Form Based Code?

2. What is the process by which the schedule can be changed? (While this may seem to some as a trivial topic, where there has been concern in the past about schedule changes, it is important to come to an agreement on the process to change the schedule.)
 - a. If City Council wants the schedule extended:
 - i. Mayor and Planning Commission Chair discuss and decide; or
 - ii. Mayor informs Planning Commission Chair; or
 - iii. Other
 - b. If Planning Commission wants the schedule extended:
 - i. Planning Commission Chair and Mayor discuss and decide; or
 - ii. Planning Commission Chair informs Mayor; or
 - iii. Other
 - c. If Staff wants the schedule extended:
 - i. Planning Director informs City Manager and City Manager discusses and decides with Mayor; other
 - ii. Planning Director informs City Manager and City Manager informs Mayor and Council; or
 - iii. Other

Summary Recommendations:

Staff recommends that the Planning Commission and City Council provide staff with direction on the policy questions raised within the report pertaining to the Bonanza Park Area Plan.

Exhibits

Exhibit A – Jan Gehl Cities for People excerpt

Again, please note: The Bonanza Park Area Plan is available online at <http://www.parkcity.org/index.aspx?page=773>



0.5 m / 1.6 ft
2 m / 6.5 ft
5 m / 16.5 ft
7.5 m / 25 ft
10 m / 33 ft
20 m / 66 ft
50 m / 164 ft
80 m / 262 ft
100 m / 328 ft

We can see people 100 meters/328 feet away, and if the distance is shortened, we can see a bit more. But the experience only becomes interesting and exciting at a distance of less than 10 meters/33 feet, and preferably at even closer ranges where we can use all our senses.²

other human being as a dim shape in the distance. Depending on the background and light, we can identify people as human rather than animals or bushes at a distance of 300 to 500 meters (330 to 550 yards).

Only when the distance has been reduced to about 100 meters (110 yards) can we see movement and body language in broad outline. Gender and age can be identified as the pedestrian approaches, and we usually recognize the person at somewhere between 50 and 70 meters (55 and 75 yards). Hair color and characteristic body language can also be read from this distance.

At a distance of about 22 – 25 meters (24 – 27 yards), we can accurately read facial expression and dominant emotions. Is the person happy, sad, excited or angry? Increasingly more detail becomes visible as the person comes closer, with the viewer's field of vision being directed to the upper body, then to the face only and finally only to parts of the face. In the meantime, the person has long been within hearing distance: At 50 – 70 meters (55 – 75 yards) we can hear shouts for help. At 35 meters (38 yards)

social field of vision

one-way communication can be conducted in a loud voice like that used from the pulpit, stage or auditorium. At a distance of 20 to 25 meters (22 to 27 yards), short messages can be exchanged, but genuine conversation is not possible until people are within seven meters (7.5 yards) of each other. The shorter the distance in the range from seven meters (7.5 yards) to half a meter (19.5 inches), the more detailed and articulated the conversation can be.³

The other senses also come into play as distance lessens: we can smell sweat or perfume. We can sense temperature differences on the skin, an important means of communication. Blushing, affectionate glances and white-hot anger are exchanged close up. Physical affection and touching are naturally also relegated to this intimate sphere.

We can summarize these observations about distance, senses and communication by saying that very little happens at distances from 100 to about 25 meters (110 to 27 yards), after which richness of detail and communication intensify dramatically meter by meter (yard by yard). Finally, between seven to zero meters (7.5 to 0 yards), all of the senses can be used, all details experienced and the most intense feelings exchanged.

In an urban planning context, where the relationship between the senses, communication and dimensions is an important theme, we speak of a social field of vision. The limit of this field is 100 meters (110 yards), the point at which we can see people in motion.

Twenty-five meters (27 yards) is another significant threshold, the one at which we can start decoding emotions and facial expressions. Not surprisingly, these two distances are key in many physical settings where the focus is on watching people.⁴

watching events

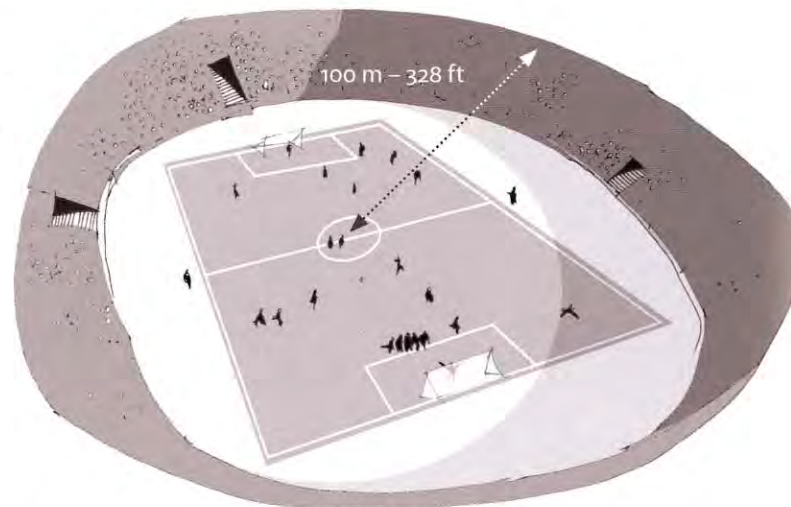
Arenas built for spectator events such as concerts, parades and sports bring the 100-meter (110-yard) distance into play once more. For athletics or sports matches where spectators need to keep their eye not only on the overall situation but also on the ball, people and movement, the distance from mid-field to the furthest seats is about 100 meters (110 yards).

Arenas are designed so that the seating towers above the field itself. That way spectators see everything slightly from above, which is usually not a problem for sports events, where the general patterns of activity are themselves an important part of the attraction. Tickets can be sold as long as seats are located within the magic range of approximately 100 meters (110 yards) — the distance from which we can see people moving.

This 100-meter (110-yard) distance also provides an upper limit to how many people can be packed together. Even the largest arenas can only accommodate a relatively limited number of spectators with a maximum of about 100,000 seats, such as Barcelona's football arena Camp Nou (98,772) or the Olympic Stadium in Beijing (91,000).

to see events

The ability to see people at distances up to 100 meters/328 feet is reflected in the dimensions of spectator space for watching sports and other events.



What we have here is a highly effective 100-meter (110-yard) "viewing wall," a biological limit to the size of such facilities. If the number of spectators is to be increased, the focus of their viewing attention must be magnified. At rock concerts both picture and sound are magnified on a large screen adapted to the total size of the spectator space. At drive-in theatres movies are projected onto a giant screen so that viewers can follow the action even from quite a distance.

experiencing emotion

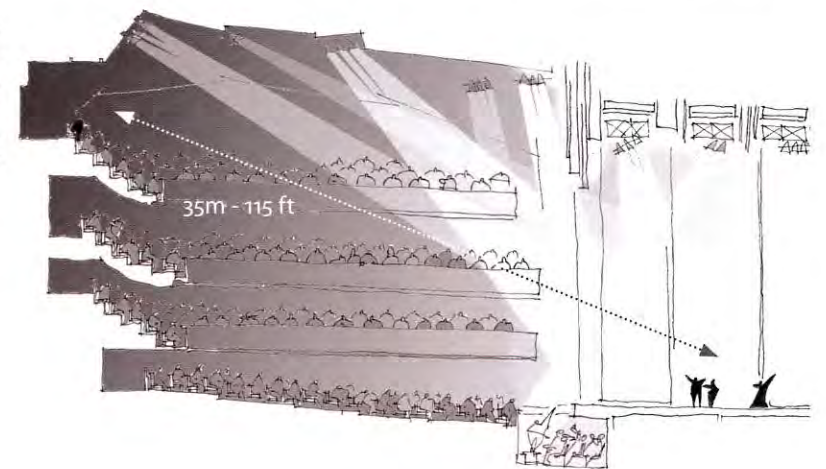
The second threshold value appears in the theatre or opera house, namely the approximately 25 meters (27 yards) from which facial expression, well-articulated singing and conversation can be experienced. In both the theater and the opera, the primary purpose of communication is to evoke mood and emotion. Faces must be visible and variations in vocal pitch heard.

If we look at theatres and opera houses around the world, however, the critical distance between stage and the most distant seats turns out to be 35 rather than 25 meters (38/27 yards). The reason for this enlarged spectator extension can be found in the actors' body language, make-up and voice projection. Make-up accentuates and exaggerates facial expression, body movements are cleverly emphasized, body language becomes "theatrical," and language is modulated through articulation and exaggeration, as is known from the "stage whisper" that can be heard 35 meters (38 yards) away. All these ploys give theatergoers a strong impression of the emotions being played out — even though the stage is actually 35 meters (38 yards) away. That is the limit of what is possible.

Theaters and opera houses also extend the seating in height and to the sides in order to achieve the greatest capacity. Ground-floor orchestra seating is supplemented by one, two or even three balconies that tower above the stage, as well as side balconies raised high above the stage floor. The magic 35 meters (38 yards) is the common denominator that allows us to sense and feel.

to experience emotions

When emotion rather than motion is in the spotlight, 35 m / 115 feet is the magic number. Used in theatres and opera houses all over the world, this is the greatest distance at which audiences can read facial expression and hear speech and song.



you get the experience you pay for

Even though a space can physically accommodate a certain number of spectators, the quality of the experience varies dramatically, and this difference is reflected equally dramatically in ticket prices. The highest prices are exacted for seats in the middle of the theatre closest to the stage, in the first rows on the ground floor or first rows in the balcony. From these seats the audience can view the performance frontally, up close and more or less at eye level. The most powerful experience is to be had here. Seats cost less further back because the experience is less intense, although it is still frontal and at eye level. Higher up, further away and further out to the sides, the experience becomes more distant and the view more awkward, and ticket prices are correspondingly lower. Finally there are the cheapest seats in the uppermost balcony and all the way out to the sides. In fact from these seats you can't really see the performance, only the actors' wigs and the patterns in which they move. In compensation these ticket-holders can hear the actors' lines and get a good view of the wings.

Theatre seats and ticket prices tell us something significant about our sensory apparatus and human communication. Key words for the most attractive seating are: close up, largely frontal and at the same level. Key

Our sense of sight has developed to enable us to see and comprehend what is happening on the horizontal plane. If we see people and events from above or below, it is rather difficult for us to grasp essential information.



scale, senses and the dimensions
of city space

words for the less attractive seating are: greater distance and seen from the side. Least attractive by far is the view from on high. From this perspective the viewer can see distant views, but certainly not faces and emotions.

The social field of vision at approximately 100 meters (110 yards) is also reflected in the size of most squares and plazas in old cities. The 100-meter (110-yard) distances enables onlookers to stand on one corner and get a general view of what is going on in the square. Walk a few paces into the square and at 60 – 70 meters (65 – 77 yards) they can begin to recognize people and thus see who else is there.

Many old squares in Europe are found within this range of dimensions. Squares are rarely larger than 10,000 m² (11,960 sq. yards), with the majority measuring 6 – 8,000 m² (7,000 – 9,500 sq. yards), and many are much smaller. If we look at dimensions, distances greater than 100 meters (110 yards) are rare and 80–90-meter (87–98-yard) lengths much more common. Width varies from plazas that are geometrically square to those that have the more common rectangular shape, and a typical measurement may be 100 x 70 meters (110 x 76 yards). In a square of this size you can see activities everywhere. If you take a walk through the square, you can see most faces within the 25 meters (27 yards) that enable you to observe facial expression and detail. The dimensions of the space offer the best of two worlds: overview and detail.

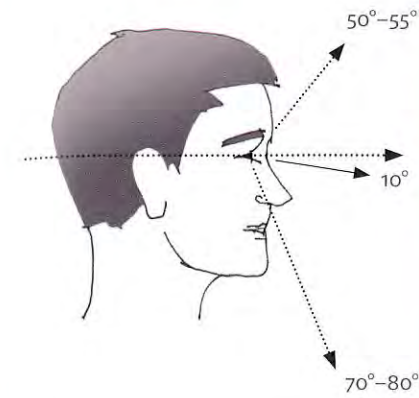
In the Tuscan town of Siena, the main square, Piazza del Campo, is a large space. It is longest on the Town Hall side, 135 meters (147 yards), and 90 meters (98 yards) on the other dimension. A row of bollards just inside the perimeter creates a new space at about the magic 100 meters (110 yards) distance of experience. The middle of the square, which is sunken like a deep bowl, provides a perfect view and a space for activities. The Campo in Siena demonstrates that large spaces can also have a human dimension, provided they are carefully designed.

the square — staying and
activity space proportioned to
match the eye's ability

Where paths and streets were described in the preceding section as movement space whose form can be directly related to the linear movement of feet, squares and plazas as spatial shape can correspondingly be related to the eye and its potential to grasp events within a radius of 100 meters (110 yards). Whereas the street signals movement: "please move on," psychologically the square signals staying. Whereas movement space says "go, go, go," the square says: "stop and see what's happening here." Both feet and eyes have left an indelible mark on urban planning history. The basic building blocks of urban architecture are movement space: the street, and experience space: the square.

a horizontal sensory apparatus

It has already been mentioned that the price of theatre tickets falls dramatically when the performance cannot be experienced at eye level —



Our sense of sight has developed to enable us to walk on a horizontal plane. We do not see much above us and only slightly more when we look down in order to avoid obstacles in our path. In addition, we typically bow our heads 10 degrees while we are walking.⁵

Low buildings are in keeping with the human horizontal sensory apparatus, but high buildings are not (Boori and Turning Torso, Malmö, Sweden).

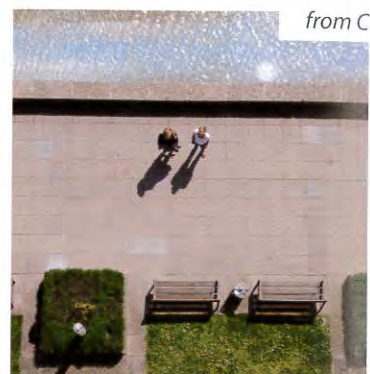
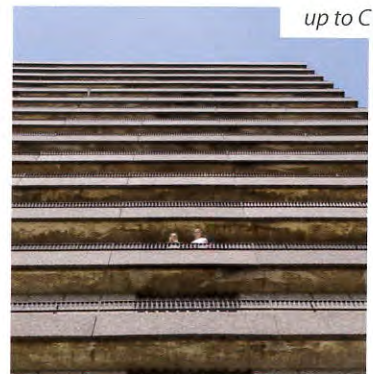
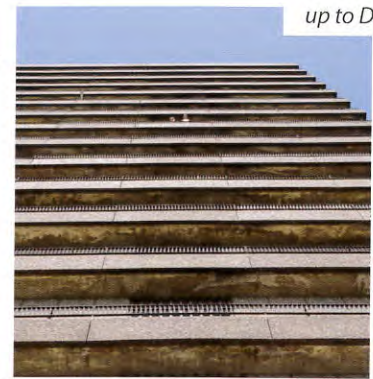
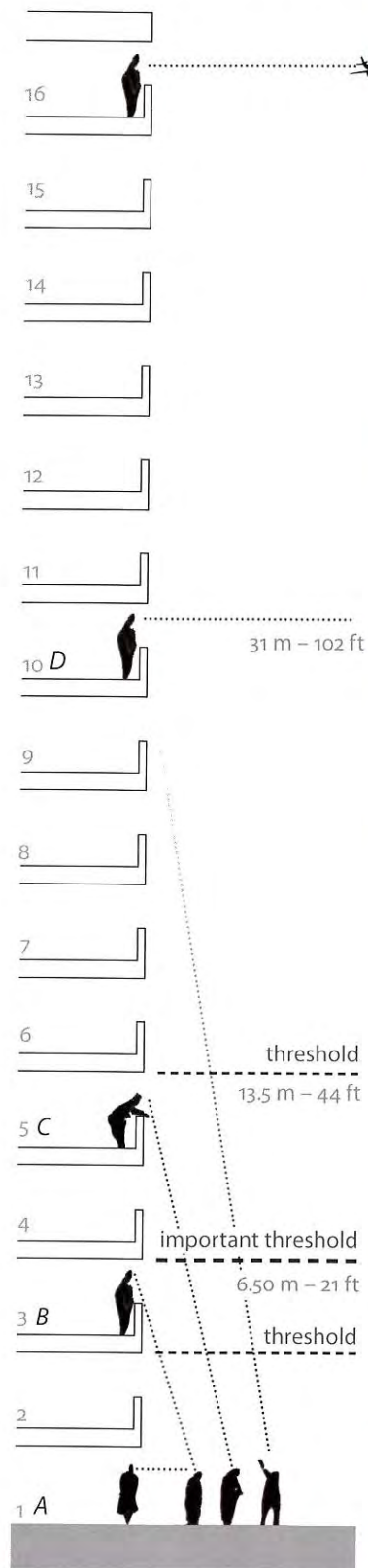
The location of the vegetables in front of the shop makes its own statement about field of vision.



with the view from the highest balcony being particularly unpopular. The explanation is mankind's horizontally developed sensory apparatus. As they evolved, sight, the other senses and the body have adapted to a situation in which their owners moved linearly and horizontally at a walking pace. Earlier in our history it was important for walkers to be able to detect dangers and enemies lurking ahead, and to spot thorns and scorpions on the path in front of them. It was also crucial to be able to keep an eye on what was happening on both sides of the path.

The eye can see clearly and precisely straight ahead and at a great distance. Furthermore, the rods and cones in the photoreceptor layer of the eye are organized primarily horizontally, enabling us to see movement further out in the field of vision, perpendicular to the walking direction.

However, our downward and upward sight has developed very differently. Looking down where it is important to see what we are stepping on,



Left: contact between building and street is possible from the lowest five floors. Contact with the city quickly dissipates above the fifth floor, with the contact interface changing to views, clouds and airplanes.

we humans can see up to 70 – 80 degrees below the horizon. Upwards, where in the later phases of evolutionary history we had only few enemies to beware of, the angle of vision is limited to 50 – 55 degrees above the horizon.

In addition, we can move our head quickly from side to side if we need to focus on something happening by the roadside. It is also easy to bend our head down, and in fact our head is usually inclined about 10 degrees downward during normal walking so that we can better assess the situation on the path. Raising our head upward is much more difficult.⁶

Our senses and our locomotor apparatus paint a clear picture of an extremely alert pedestrian who looks ahead and down, but has only a limited field of upward vision. Thus hiding in trees has always been a good idea. Looking down is easy enough, but looking up is another story: we have to literally “crane our necks.”

This whole account of the horizontal sensory apparatus is the key to how we experience space, for example, how much of buildings pedestrians experience when walking along streets. Naturally that also impacts on the experience of low-rise and tall buildings in cities. In general, the upper floors of tall buildings can only be seen at a distance and never close up in the cityscape.

Events that take place in urban space or in the doors and windows on ground floors can be seen at a distance of up to 100 meters (110 yards). In these situations, we can also get close up and bring all our senses to bear. From the street, we can only experience with difficulty events that take place higher up in buildings. The higher up, the more difficult it is to see. We have to move further and further back to look up, distances become greater and greater, and what we see and experience dimin-

Our horizontal field of visions means that when we are walking along building façades, only the ground floors can offer us interest and intensity. If ground floor façades are rich in variation and detail, our city walks will be equally rich in experience (street in Gamla Stan, Stockholm, Sweden, and ground floors in Dublin, Ireland).





When we walk we have time to see faces and details (Piazza Navona, Rome, Italy). And it is still possible to see a fair amount of detail when we bicycle (18 km/h – 11 mph) or run (12 km/h – 7.5 mph).



ishes. Shouting and gesticulating don't help much. In fact the connection between street plane and tall buildings is effectively lost after the fifth floor.⁷

Communication from tall buildings to their surroundings is correspondingly excellent from the two lower stories and feasible from the third, fourth and fifth floors. From there we can watch and follow the life of the city; talking, shouting and arm movements can be perceived. We are actually taking part in the life of the city. Above five stories the situation changes drastically. Details cannot be seen, people on the ground can neither be recognized nor contacted. Above the fifth floor, offices and housing should logically be the province of the air-traffic authorities. At any rate, they no longer belong to the city.

perception and speed
— a 5 km/h (3 mph) creature
that can also manage 15 km/h (9
mph)

Our sensory apparatus and systems for interpreting sensory impressions are adapted to walking. When we walk at our usual speed of four to five km/h (2.5 – 3 mph), we have time to see what is happening in front of us and where to place our feet on the path ahead. If we meet other people, we can see them from a distance of 100 meters (110 yards). It takes between 60 and 70 seconds before we actually meet face to face. Within this timeframe our volume of perceived information increases, and there is plenty of time to assess and respond to the situation.

When running at 10 – 12 km/h (6 – 7 mph), we can still perceive and process sensory impressions and thus gain an acceptable level of control over the situation, assuming that the road is even and the surroundings reasonably easy to comprehend. It is interesting that the running experience largely corresponds to cycling at an ordinary speed of 15 – 20 km/h (9 – 12 mph). As cyclists we are also in good sensory contact with our surroundings and other people.⁸

If the road is full of obstacles or the big picture is too complex, our running and cycling speed drop because otherwise we wouldn't have time to see, understand and react. We have to slow down to about five km/h (three mph) to grasp the overall picture as well as the details.

Motorway accidents are a good example of how important low speed is to our having enough time to see what has happened, with drivers in the opposite lanes typically braking and crawling past at walking speed to watch. Another and far less macabre example is the lecturer who shows his slides too quickly, until the audience asks for more time to look at each one.

human scale — and car scale

5 km/h (3 mph) architecture and 60
km/h (36 mph) architecture.

At speeds greater than walking or running, our chances of seeing and understanding what we see are greatly diminished. In old cities where traffic was based on walking pace, space and buildings were designed as a matter of course on a five km/h (three mph) scale. Pedestrians don't





5 km/h (3 mph)



60 km/h (37 mph)



5 km/h (3 mph)



60 km/h (37 mph)

The 5 km/h (3 mph) scale has small spaces, small signals, many details — and people close by. The 60 km/h (37 mph) scale has large spaces, large signals and no details. At that speed it is not possible to see details — or people.

take up much space and can easily maneuver in a narrow setting. They have time and leisure to study the details of buildings up close as well as survey mountains in the distance. People can similarly be experienced both at a distance and right close up.

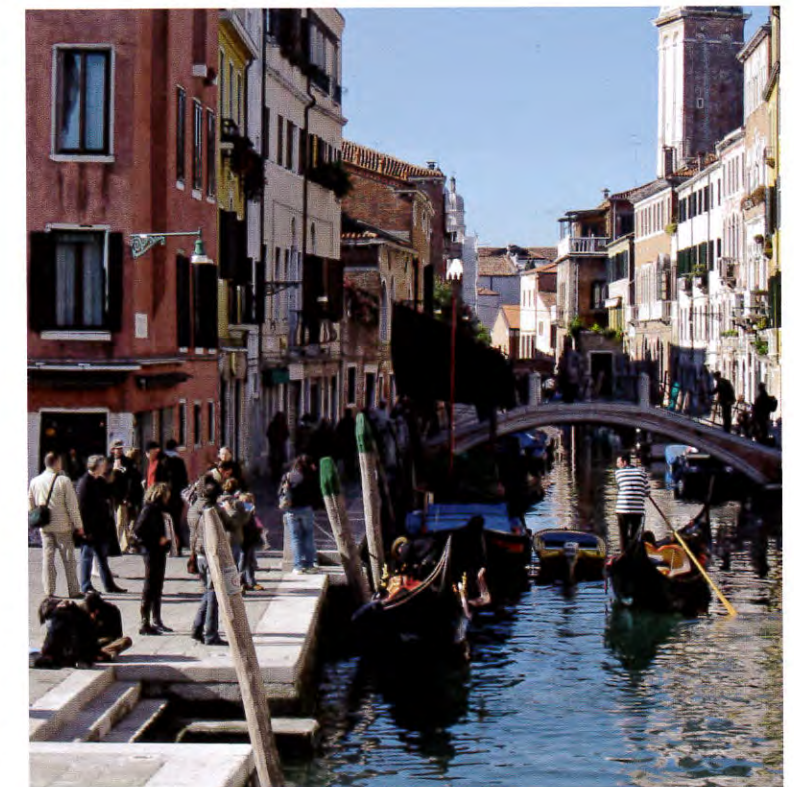
Five km/h (three mph) architecture is based on a cornucopia of sensory impressions, spaces are small, buildings are close together and the combination of detail, faces and activities contributes to the rich and intense sensory experience.

Driving in a car at 50, 80 or 100 km/h (31, 50 or 62 mph), we miss out on the opportunity to grasp detail and see people. At such high speeds spaces need to be large and readily manageable, and all signals have to be simplified and magnified so that drivers and passengers can take in the information.

The 60 km/h (37 mph) scale has large spaces and wide roads. Buildings are seen at a distance, and only generalities are perceived. Details and multifaceted sensory experiences disappear, and from the perspective of a pedestrian, all signs and other information are grotesquely magnified.

Taking a walk in 60 km/h (37 mph) architecture is an impoverished sensory experience: uninteresting and tiring.

Venice is a 5 km/h (3 mph) city with small spaces, elegant signals, fine details and many people. It is a city that offers a wealth of experiences and sensory impressions.



Dubai is primarily a 100 km/h (62 mph) city: large spaces, large signals, large buildings and high noise level.





City Council Staff Report

Subject: Community Broadband
Author: Scott W. Robertson
Department: Information Technology
Date: May 16, 2013
Type of Item: Informational – Study Session

Topic/Description:

This study session provides an overview of broadband technologies, explores needs, evaluates ideas, develops an understanding of use and regulation, and questions our organizational role in broadband development. Session will include a review of recent broadband developments in Park City in order to determine a future broadband roadmap.

The purpose of this report is to provide background material to be used in the Study Session. It would be impossible to provide a complete history and overview of the various technologies; this report is intended to be a start.

Background:

The world is changing faster than ever and broadband internet access has become an important focal point with wide implications in nearly every facet of our lives. Having access to broadband networks is essential to accessing and creating rich content and to leverage evolving technologies.

While developments are occurring, fundamental questions arise about the definition, use, and promotion of broadband networks.

What purpose is being served? Fiber to the home, wireless on Main Street, or access to higher speed networks? Our organization must strike a balance between broadband development and the customers we serve.

To accomplish this goal, there is a wide array of questions to explore:

- What is broadband; where and how is it accessed?
- Who provides broadband and what type?
- Are new networks being developed and by who?
- What broadband speeds are being offered today?
- What is considered “fast enough” broadband speed?
- What is government’s role (if any) in the promotion of broadband technology?
- What are the implications/benefits of municipal-operated networks?
- What is the rate of deployment of broadband networks?
- Is broadband the goal or a driver for something else (e.g., economic development)

Analysis:

Data communications requires use of a medium to carry digital signals—this includes air, copper, and glass mediums. Each of these mediums have physical properties that determine the amount of data and distance the data can effectively travel.

Air (Wireless): Highly flexible and excellent for medium bandwidth mobile devices; subject to frequency congestion and expensive carrier costs.

- Wi-Fi home infrastructure
- 4G cellular
- Bandwidth performance varies by distance, obstructions such as walls, trees, mountains and radio interference.

Copper (Wire): Ideal for interior spaces (short-distances) with high bandwidth flexible connections; low bandwidth over long-distances and susceptible to interference.

- Medium distance infrastructure; similar to the municipal street system
- Bandwidth limitations to 10 gigabytes

Glass (Fiber): Superior for high bandwidth and spanning large distances; less flexible and requires specialized connections and skills for installation.

- Core infrastructure; similar to the highway system
- Physical bandwidth limitations of fiber have not yet been reached

National Policy

According to the National Broadband Plan, released by the FCC in 2010, government can influence the broadband ecosystem in four ways:

- Design policies to ensure robust competition and, as a result, maximize welfare, innovation, and investment.
- Ensure efficient allocation and management of assets government controls or influences, such as spectrum, poles, and rights-of-way, to encourage network upgrades and competitive entry.
- Reform current universal service mechanisms to support deployment of broadband and voice in high-cost areas; and ensure that low-income Americans can afford broadband; and in addition, support efforts to boost adoption and utilization.
- Reform laws, policies, standards, and incentives to maximize the benefits of broadband in sectors government influences significantly, such as public education, health care, and government operations.

In addition to the recommendations of the National Broadband Plan, it also presents six long-term goals to accomplish over the next decade:

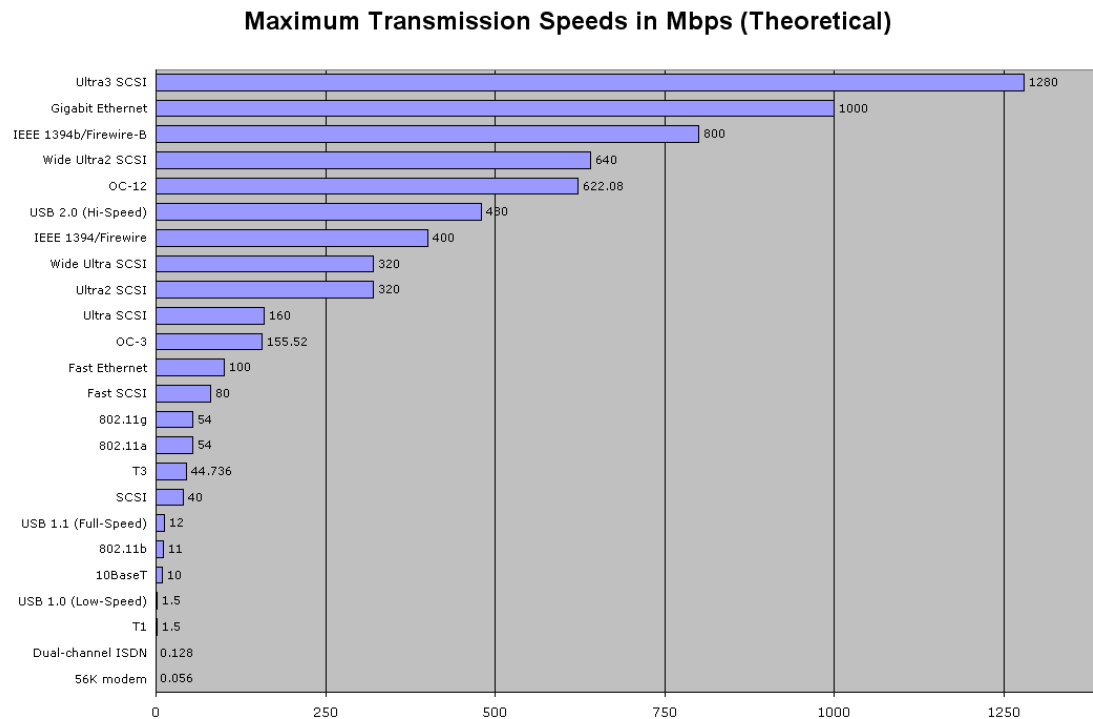
- At least 100 million U.S. homes should have affordable access to actual download speeds of at least 100 megabits per second and actual upload speeds of at least 50 megabits per second.
- The United States should lead the world in mobile innovation, with the fastest and most extensive wireless networks of any nation.
- Every American should have affordable access to robust broadband service, and the means and skills to subscribe if they so choose.

- Every American community should have affordable access to at least 1 gigabit per second broadband service to anchor institutions such as schools, hospitals, and government buildings.
- To ensure the safety of the American people, every first responder should have access to a nationwide, wireless, interoperable broadband public safety network.
- To ensure that America leads in the clean energy economy, every American should be able to use broadband to track and manage their real-time energy consumption.

Local Providers

Within Park City limits, approximately 90% of residents and businesses currently have access to broadband through the aforementioned carriers.

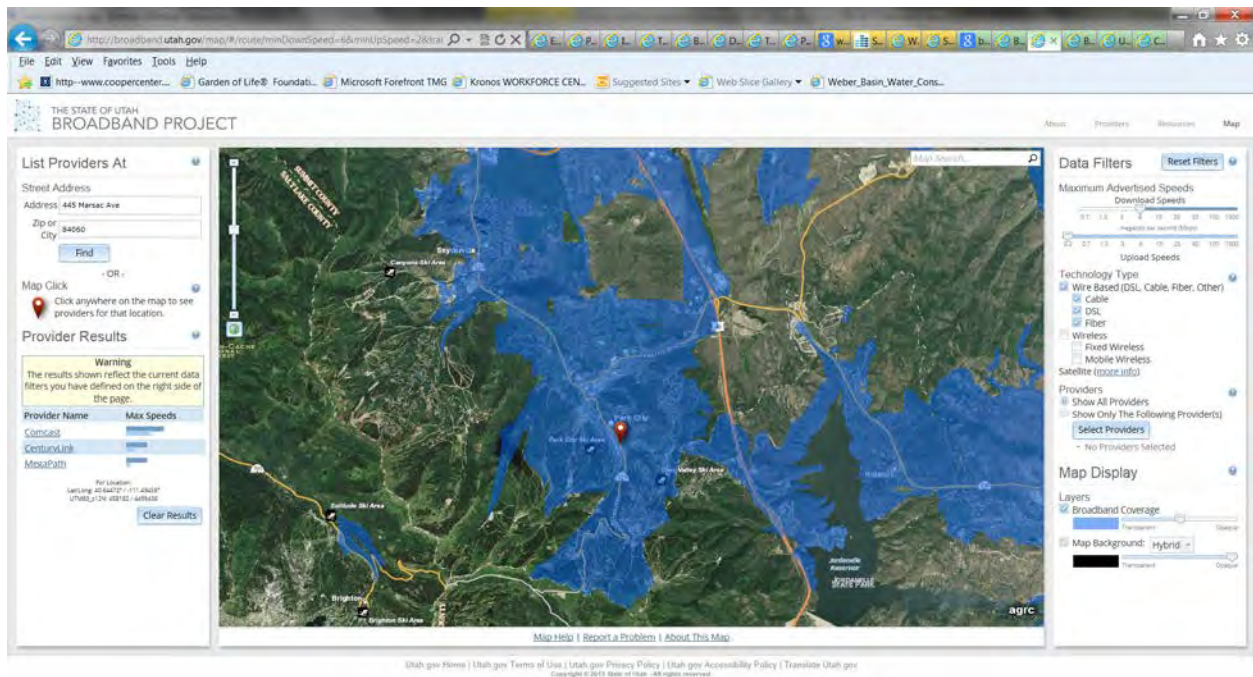
Internet service providers in Park City include All West Communications, Comcast, Catapultion, Utah Broadband, T-Mobile, Verizon, CenturyLink, MegaPath, AT&T, Leap, and Sprint. Each provider offers an array of advertised download speeds ranging from 1000Mbps to 760Kbs. The overall purchased bandwidth speed in Park City is about 20-to-50Mbps with 100Mbps being advertised in both Salt Lake City and Park City. UTOPIA offers residential speeds up to 1000Mbps. However, performance and cost will vary by location and by technologies used. See chart below for a perspective on transmission speed.



<http://www.mikeswanson.com/blog/images/Speed%20Chart.gif>

The map below can be found at <http://broadband.utah.gov/map/> This particular map looks at wire-based (cable, DSL & Fiber) connections with download speeds of at least

5 megabits per second. The blue indicates broadband coverage. The providers are shown to the left of the screen.



Prior to the 2002 Olympics, Park City Municipal invested in fiber and conduit to provide connectivity to City facilities and venues. This system is important infrastructure for ongoing operations of the City and meeting future opportunities. The overview map below shows the extents of City installed fiber.

Park City Municipal Fiber



Most service providers recognize the need for high-speed internet access but are constrained by many factors including return on investment (ROI), service adoption (take-rates), and consumers' willingness to pay.

UTOPIA (Utah Telecommunication Open Infrastructure Agency) installed fiber infrastructure to large population segments within participating regions but failed to garner the necessary customer take-rates. UTOPIA was funded with municipal bonds and is currently \$475 million in debt. A Utah Legislative Performance Audit (August 2012) http://le.utah.gov/audit/12_08rpt.pdf cited poor planning, prior mismanagement, and unreliable business partners contributed to UTOPIA's financial difficulties. UTOPIA cities include Brigham City, Centerville, Layton, Lindon, Midvale, Murray, Orem, Payson, Tremont, and West Valley City.

Development of a community-based network is expensive and requires deep analysis of the objective and commitment to ensure success. Access to existing broadband services and competition are also a major consideration factors.

For most broadband mediums, the "Last Mile" connection is usually the most costly component of the network—this is the network link to homes and to businesses. The "First Mile" is a contiguous network segment from the provider to the distribution point.

Park City Municipal's Role?

The following excerpt describes the management of broadband networks compared to other types of government-provided utilities:

- ...public utilities are based on single-use-facility economics. Broadband provider facilities are the opposite....
- Third, utilities deliver uniform units, while broadband delivers completely variable units. Since electric utilities only transmit electricity and water utilities only transport water, they only require availability management. Broadband is intrinsically different requiring network management to provide quality of service for multiple services with very different performance requirements and to continuously manage and combat: viruses, malware, bot-nets, denial-of-service attacks, and spam.
- Fourth, utilities are inherently "dumb" networks, while broadband networks are inherently "smart" networks... in that they can be monitored and repaired remotely.

Fifth, utilities are characterized by standard uniformity and glacial rates of change. In contrast, competitive broadband facilities are characterized by diversity, differentiation, and innovation because they operate in a continuously and rapidly changing competitive environment." [\[http://www.broadbandforamerica.com/blog/criticism-crawford%E2%80%99s-%E2%80%99captive-audience%E2%80%99D-mounts?qclid=CNX-wqa3zbYCFao7Mgodl2MALq\]](http://www.broadbandforamerica.com/blog/criticism-crawford%E2%80%99s-%E2%80%99captive-audience%E2%80%99D-mounts?qclid=CNX-wqa3zbYCFao7Mgodl2MALq)

Google fiber initiatives to promote broadband have incited optimism and stimulated conversations about broadband infrastructure. In March 2010 Park City's applied to become a Google Fiber City <http://www.youtube.com/watch?v=qE0EybkFF8M>. While Park City was not selected, we are excited to see that Provo has just been selected as one of the next Good Fiber cities. It is important to note that Google Fiber requires

significant investment from the local government and is **not** free for residents and business. For example, while Google Fiber is blazingly fast, in Kansas City, Google fiber costs \$70 per month for internet only and \$120 per month for internet and TV.

Other internet providers are also building experimental networks while investing in backbone infrastructure. It is estimated the Park City area has received millions of dollars in recent fiber investment from service providers. For example, CenturyLink is installing “fiber to the home” (FTTH) in new “greenfield” subdivisions of 50 lots or more. Builders must provide power and specific wiring out to the network interface. They must also provide open trenches for conduit and fiber.

Mobile devices and wireless access is a significant component to the broadband picture. Three out of four tablets purchased are Wi-Fi only and a majority of cellular phones are smartphones utilizing data services. With higher provider costs for cellular services, Wi-Fi is a convenient and fast substitute especially when freely available.

Free Wi-Fi on Main Street?

As needs have changed, discussions about open Wi-Fi access on Main Street are more frequent. However, it is important to establish the purpose, role, and financial responsibility required to manage such a system. The potential opportunities could include blanket access for special events as well as a quality of experience amenity for residents and visitors. Alternatively, Main Street already has a large number of Wi-Fi hotspots provided by community businesses but this access does not specifically address Special Events requirements. For example, the operational costs to Sundance for Main Street venues is approximately \$4800/mo. for internet services and \$15,000 in wireless equipment. Sundance utilizes 40 wireless access points across Park City during the film festival. Should PCMC wish to pursue underwriting free Wi-Fi on Main Street, competition with the private sector should be a consideration.

One approach to broadband development includes promotion of broadband initiatives through franchise agreements. Salt Lake County recently passed an initiative outlining this approach. Unlike traditional franchise agreements that are geared towards access rights, Salt Lake County frequently reviews service levels for locations of concern. It's important to note that Park City's franchise agreements affect only a few providers.

Summary:

Broadband access represents a compilation of technologies with fiber connectivity being the foundation layer. It is important to consider a broadband roadmap to address technology requirements and our customers' needs to ensure Park City remains competitive and prepared for future challenges and opportunities.

This brings us back to a few of the questions provided at the beginning of this background report:

- What is government's role (if any) in the promotion of broadband technology?
- What are the implications/benefits of municipal-operated networks?

- Is broadband the goal or a driver for something else (e.g., economic development)?

This last question is perhaps the most important: What does Park City Municipal need to do that the private sector is not doing?

This report was provided as background information to support a Study Session discussion.

Special thanks to the following for their contributions:

Bob Derber – Community Broadband Activist
 Georganne Weidenbach – CenturyLink, Utah State & Local Government Affairs
 Jackie Lalor – CenturyLink, Marketing Development Manager
 James Allred – CenturyLink, Planner
 Jack Walkenhorst – All West Communications, VP/Plant Engineering & Operations
 Jennifer Byrd – Park City Municipal, Analyst
 John Kramer – CenturyLink, Area Manager
 Johann Defa – CenturyLink, Area Plant Supervisor
 Matt Cassel – Park City Municipal, City Engineer
 Nate Marcotte – CenturyLink, VP/GM for outstate Utah
 Phil Marchant – All West Communications, Corporate Sales Executive
 Ryan Warner – CenturyLink, Field Engineer
 Scott Dansie, – Comcast, Government Affairs Director
 Tara N. Thue – Manager, Utah Broadband Project, Governor's Office of Economic Development

Study Background Information:

Category	Title and Description	Link
Bandwidth	Wikipedia definition of Broadband	http://en.wikipedia.org/wiki/Broadband
Video Bandwidth	Video data represents a significant portion of internet bandwidth, this article describes the next generation of video technology and illustrates the need for improved broadband connectivity	http://gizmodo.com/5914426/the-first-cinema-resolution-movie-download-available-to-consumers-is-160gb-and-absolutely-breathtaking
Broadband Coverage Map	Map of Broadband coverage in the Park City area as reported by internet service providers	http://www.broadbandmap.gov/internet-service-providers/455-marsac-avenue,-park-city,-ut/lat=40.6286736/long=-111.49596059999999/



Manager Report

To: Honorable Mayor/Member of City Council
Subject: 2013 Construction Projects Update
Author: Matthew Cassel, P.E., City Engineer
Department: Engineering
Date: May 16, 2013
Type of Item: Informational

To keep City Council members up to speed on road and other construction projects in the City ROW, staff is providing this backhoe report for the 2013 summer construction season.

Project

Empire Avenue Re-Construction Project

Schedule –The contractor is four days behind schedule but has been able to increase productivity to recapture the lost days.

Construction activity – Work for the next two weeks includes continued installation of the waterlines, installation of storm drains, finish the remaining sewer work and start landscaping in areas already completed.

Current issues – The contractor has slipped on their schedule because of issues with contaminated soils. The issue with been resolved, but the contractor lost a few days because of it. It is staffs contention that the issues that arose were created by the contractor. Contractor has already submitted a claim that staff is evaluating.

On May 9, staff brought AMEC on site to test the soil between Manor Way and 10th Street. This section of road could not be tested last year because the asphalt was still in place. If these results show the soil is contaminated, staff and our consultant will need to devise a plan to address this issue. Possible ideas include hauling the material to a landfill (most expensive) to using a geo-grid and paving right back over the material.

Condi Construction has submitted a \$500,000 claim for issues from last year. The issues deal mostly with the extra effort required to handle the soils. During the winter months we put the contractor on notice that any claims from last summer must be submitted by December 31, 2012. Because they did not submit this claim in a timely manner, staff will be rejecting it. This will not be the end of this issue.

Deer Valley Drive

Schedule –The construction will be starting on May 13!

Construction activity – Items to be worked on in the upcoming two weeks will be mobilization, shutdown of the water system on May 15 to change over to the temporary system, start construction of the new water line, remove concrete and mill areas of asphalt.

Current issues – There are no current issues.

10th and 11th Street Road Re-Construction

Schedule – This project is currently out to bid. Once approved, it will not start until Empire Avenue is completed.

2013 Water Department Pipe Line Projects

Schedule – This project is currently out to bid

Construction activity –

Current issues –

Main Street Construction

Schedule – Questar Gas is a few days behind schedule with the main line installation between 4th and 5th Street. Miller Paving is ahead of schedule. Demolition by Miller will hopefully allow Questar to get back on schedule week of 5-13.

Construction activity – Gas lateral lines to be installed starting 5-13 with an anticipated completion 5-17. Questar will then proceed to cross Main Street and work from 5th Street to the Claimjumper. Miller Paving started first section of the 2013 Improvements (4th – 5th East side) May 6 and anticipated completion on June 13. Storm Drain installation starting 5-9. Demolition from 5th – Terigo week of 5-13. Curb installation starting 5-13. Sidewalk and other improvements to follow.

Current issues – Ongoing coordination of Dining Deck and construction schedule. All Dining Decks should be able to be constructed on street by 6-13. Refurbishing historic street lights, new replacements, and footings are being coordinated with Mountain States Lighting, Planning, Public Works, Sustainability, Miller Paving and their subcontractors.



City Council Staff Report

Subject: 2012 HPB Award to Washington School Hotel
Authors: Anya Grahn, Historic Preservation Planner
Department: Planning Department, GI-11-00124
Date: May 16, 2013

Summary Recommendation:

Staff recommends that the City Council partner with the Historic Preservation Board (HPB) to present the 2012 HPB Award to the Washington School House Hotel at 543 Park Avenue for its Excellence in Restoration of a landmark structure.

Background:

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

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

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

In 2011, the Historic Preservation Board recognized the exemplary adaptive reuse of the High West Distillery. The Board commissioned artist Sid Ostergaard to create a twenty (20) by thirty (30) inch oil painting of the building that currently hangs in the entry area of City Hall.

The HPB chose to honor the hotel at 543 Park Avenue for its Excellence in Restoration. Listed on the National Register of Historic Places in 1978, the Washington School House Hotel required significant interior renovation work, bringing back many of the historical elements that had been lost over time. The 1889 limestone school is a local landmark, and its adaptive reuse contributes to the success of our resort economy. The restoration of the landmark Washington School House Hotel also promotes historic preservation within Park City, which adds to our community's identity and sense of place. Preservation is an integral part of the City, and supports our cultural-heritage tourism and resort-based economy. This year, the Board commissioned artist Jan Perkins to create a twenty (20) by twenty (20) inch oil painting of the Washington School Hotel to be displayed in the entry area of City Hall.

The Washington School was the first of three (3) schools built in Park City during the late nineteenth century that followed the "ward school" concept. Built of hammered and tooled limestone blocks quarried in Peoa, Utah, the 1889 structure is a T-plan concept that originally had three (3) classrooms and a centrally located, square bell tower. It was built for a cost of \$13,000. The school was one of the few buildings that survived the Great Fire of June 19, 1898. Elementary school classes commenced on November 18, 1889. Due to declining

enrollments, the school was sold in 1931. Though much of its historic materials were lost over time, the Washington School House Hotel has restored much of the structure's historic character and integrity.

Department Review:

Legal, Planning, and the City Manager reviewed this report and their feedback was incorporated.

Exhibit A—Historic Sites Inventory Form

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Internationally recognized & respected brand ~ Unique and diverse businesses + + +	~ Reduced municipal, business and community carbon footprints + Enhanced conservation efforts for new and rehabilitated buildings	+ Preserved and celebrated history; protected National Historic District + Community gathering spaces and places + Primarily locally owned businesses + Vibrant arts and culture offerings	+ Fiscally and legally sound + Engaged, capable workforce
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Positive 	Positive 	Very Positive 	Positive 
Comments: The Staff Recommendation advances a variety of goals and is responsive to historic preservation that enhance community character.				

Recommendation:

Staff recommends that the City Council partner with the Historic Preservation Board (HPB) to present the 2012 HPB Award to the Washington School House Hotel at 543 Park Avenue for its Excellence in Restoration of the landmark structure.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Washington School**

Address: 543 Park Ave

AKA: 541 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number: WSI-1

Current Owner Name: PCE

Parent Parcel(s): PC-78-88-89 PC-79-A

Current Owner Address: PO BOX 536, PARK CITY, UT 84060-0536

Legal Description (include acreage): ALL LOTS 9 BLK 5 PARK CITY SURVEY; CONT 0.04 AC

2 STATUS/USE

Property Category

- ☒ building(s), main
☐ building(s), attached
☐ building(s), detached
☐ building(s), public
☐ building(s), accessory
☒ structure(s)

Evaluation*

- ☒ Landmark Site
☐ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Institutional
Current Use: Commercial

*National Register of Historic Places: ☐ ineligible ☒ eligible
☒ listed (date: 12/08/1978 - Individually listed.)

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
☒ prints:
☐ historic: c.

Drawings and Plans

- ☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
☒ tax card
☐ original building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ newspapers
☒ city/county histories
☐ personal interviews
☐ Utah Hist. Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☐ Park City Hist. Soc/Museum
☐ university library(ies):
☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: School type

No. Stories: 2

Additions: ☐ none ☒ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☒ structure(s), # 1.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

☒ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Stone retaining walls extend along the Park Avenue.

Foundation: Stone

Walls: Stone.

Roof: Cross-wing roof form sheathed in Wooden shingles.

Windows/Doors: Four-over-four double-hung sash type, small one-over-one double-hung sash type in paired or grouped.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 2-story stone structure remains largely as it was described in the National Register nomination (see Nomination Form, National Register of Historic Places Inventory, 1978). When the site was nominated to the NR, the photographs suggest the building was vacant and in disrepair. The structure has been rehabilitated and adaptively reused as a Bed & Breakfast. Some changes have been made--garage added on north end of property--but many of the historical elements lost over time have been returned. The changes do not affect the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered from what is suggested in the Sanborn Insurance maps and what is described in the National Register nomination.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as an educational building constructed during the mining era are the use of stone, the building type of a central block with projecting wings, the bell tower, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the type of educational buildings constructed in western towns of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The school building was constructed in 1889. It is one of the oldest buildings in Park City and is associated with development of public education in Park City.

This site was individually listed on the National Register of Historic Places in 1978. It was built c. 1889, is associated with the development of public education in Park City, and it retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1889¹

Builder: ☐ Not Known ☒ Known: R. Hobbs, contractor (source: National Register nomination)

¹ National Register nomination.

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☒ Settlement & Mining Boom Era (1868-1893)
- ☐ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

As stated in the National Register nomination, " The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followed the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898. "

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: East elevation. Camera facing west, 2006.

Photo No. 3: Northeast oblique. Camera facing southwest, 2006.

Photo No. 4: East elevation - garage. Camera facing west, 2006.

Photo No. 5: Southeast oblique. Camera facing northwest, 1995.

Photo No. 6: Northeast oblique. Camera facing southwest, 1978.

Photo No. 7: Southeast oblique. Camera facing northwest, 1978.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 553 Park Ave
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>752</u>	<u>\$ -</u>	<u>\$ 1470</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> None ☒		<u>120</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Pot. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>8' 8" @ 1' 10"</u>	<u>97</u>	
Rear <u>8' 4" @ 1' 2"</u>	<u>84</u>	
Cellar—Basement <u>1/4 1/2 1/2 3/4 full-floor</u> <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. ☒ <u>Conc.</u>		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops ☒ Fix. _____ <u>Lbr. Lined No. 350s - 11 @ 35"</u>		<u>140</u>
Total Additions and Deductions	<u>571</u>	<u>260</u>
Net Additions or Deductions	<u>-260</u>	<u>1470</u>

Ave Age 45 Yrs. by { Est. Owner ☒ Tenant ☒ Neighbors ☒ Records ☒ } REPRODUCTION VALUE \$ 1781
 Depreciation 12-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 748
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____
 Remarks 37yr Ave Used (1941) Total Building Value \$ _____

Serial No.

PC 79

Location _____

Kind of Bldg. RESSt. No. 553 Park AveClass 3

Type 1 2 3 4

Cost \$ _____

X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		752		\$ 1527
	x x				
	x x				

Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None ☒	
Ext. Walls <u>SIDING</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gal.</u> Mtl. <u>Pat</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>88</u> @ <u>100</u>	<u>88</u>
Rear <u>84</u> @ <u>100</u>	<u>84</u>
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dnt</u>	<u>50</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____	
Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
Dishwasher _____ Garbage Disp. _____	<u>350</u>
Built-in-Appliances _____	
Heat—Stove ☒ H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir ☒ Hd. Wd. _____	
Floor—Fir ☒ Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	<u>572</u>

Year Built _____

Avg. 53

Current Value

\$ 2099

Age _____

Commission Adj. _____ %

Inf. by

{ Owner _____ Tenant _____
Neighbor - Record - Est. _____

Bldg. Value

Depr. Col. 1 2 3 4 5 6 34 %

Remodel Year _____

Est. Cost _____

Current Value Minus Depr.

\$ 714

Garage—Class _____

Depr. 2% 3%

Carport—Factor _____

Cars _____

Floor _____

Walls _____

Roof _____

Doors _____

Size—x

Age _____

Cost _____

x _____ %

Other _____

Total Building Value

\$ _____

Appraised

11-2919 57

By

1331

PC 79
Serial Number

SF
Card Number

Owners Name

Location

Kind of Bldg.

St. No.

Class

Type 1 2 3 4. Cost \$

X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	752		\$ 3,363	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. A Sills		
Ext. Walls Sid (A)		
Roof Type Gab Mtl. RR		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 80 # @ 150	120	
Rear 36 # @ 100	36	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar/Bsmt. — 1/4 1/2 3/4 Full Floor	80	
Bsmt. Gar.		
Basement—Apt. Rms. Fin. Rms.		
Attic Rooms Fin. 1 Unfin.	225	
Plumbing { Class 1 Tub. 1 Trays Basin 1 Sink 1 Toilet 1 Wtr. Sfr. Shr. St. O.T. Dishwasher Garbage Disp.	550	
Heat—Stove H.A. FA X HW Stkr Elec.	329	
Oil Gas X Coal Pipeless Radiant		
Air Cond. — Full Zone		
Finish—Fir. 1 Hd. Wd. Panel		
Floor—Fir. 1 Hd. Wd Other		
Cabinets 1 Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. 1 S.	30	
Awnings — Metal Fiberglass		

Total Additions

Year Built 1904

Avg. 1/904

Age 2.

Replacement Cost

Obsolescence

Inf. by

Owner Tenant
Neighbor Record Est.

Adj. Bld. Value

Conv. Factor

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

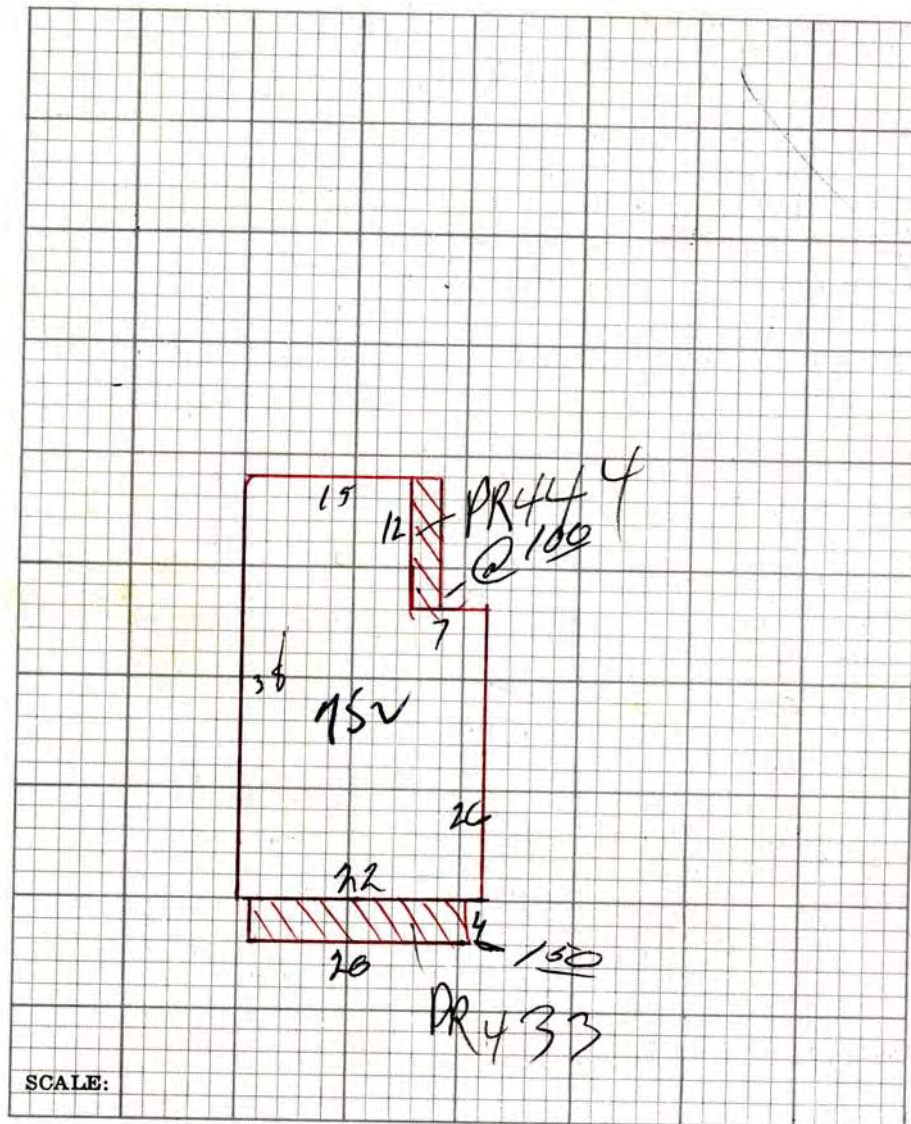
Total Building Value \$

Appraised ① 10-17-68 48 19 By 1208

Appraised ② 19 By

DEC 13 1968

1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47 % _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

JUN 6 1978

DATE ENTERED

DEC 8 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Washington School

AND/OR COMMON

Public School District No. 12

2 LOCATION

STREET & NUMBER

541 Park Avenue

___ NOT FOR PUBLICATION

CITY, TOWN

Park City

CONGRESSIONAL DISTRICT

STATE

Utah

___ VICINITY OF

CODE

COUNTY

Summit

CODE

142

3 CLASSIFICATION**CATEGORY**

___ DISTRICT

☒ BUILDING(S)

___ STRUCTURE

___ SITE

___ OBJECT

OWNERSHIP

___ PUBLIC

☒ PRIVATE

___ BOTH

PUBLIC ACQUISITION

___ IN PROCESS

___ BEING CONSIDERED

STATUS

___ OCCUPIED

☒ UNOCCUPIED

___ WORK IN PROGRESS

ACCESSIBLE

___ YES: RESTRICTED

☒ YES: UNRESTRICTED

___ NO

PRESENT USE

___ AGRICULTURE

___ COMMERCIAL

___ EDUCATIONAL

___ ENTERTAINMENT

___ GOVERNMENT

___ INDUSTRIAL

___ MILITARY

___ MUSEUM

___ PARK

___ PRIVATE RESIDENCE

___ RELIGIOUS

___ SCIENTIFIC

___ TRANSPORTATION

☒ OTHER: Vacant**4 OWNER OF PROPERTY**

NAME

David S. Grow

STREET & NUMBER

P. O. Box 202

CITY, TOWN

Provo

___ VICINITY OF

STATE

Utah

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Summit County Courthouse

STREET & NUMBER

CITY, TOWN

Coalville

STATE
Utah**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah State Historic Sites Inventory

DATE

1973/1978

___ FEDERAL ☒ STATE ___ COUNTY ___ LOCALDEPOSITORY FOR
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

50

STATE
Utah

7 DESCRIPTION

CONDITION

___EXCELLENT
___GOOD
___FAIR

XDETERIORATED
___RUINS
___UNEXPOSED

CHECK ONE

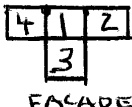
XUNALTERED
___ALTERED

CHECK ONE

XORIGINAL SITE
___MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The basic plan of the George Washington Schoolhouse is a "T" plan built in stone. It is a split level structure rising to a height of two full storeys at the main elevation and one and one half at the rear. Three wings extend from the central block on both sides and the front. The central square and wings will be numbered as follows:



The plot is located on a slope which causes the split leveling. The basement, done in cut stone, is partial, only extending under section #3. The exterior wall material is also cut stone and is a combination of broken course and composition coursing. The texture of the stone is hammered or tooled. In the exterior wall of the main facade there is a date stone which reads "Public School District No. 12, 1889."

The total roof shape is a "T" gable covered with wood (probably cedar) shingles. There are three interior chimneys which are centrally located at the end of wings 2,3, and 4. These are single units made of brick. There are several dormer windows of pediment shape and having windows of the "four sash with mullions" type. The eaves are done in wood which projects and have no exposed rafters. The raking is a wood fascia and frieze with no special features.

The main windows on the first floor are flat two sash (double hung) with a plain lintel. There are no side elements, but the sill is of lugsill type. Both lintel and sill are done in smoothly cut stone. The second floor windows are two sash with one upper and one lower. There are two circular windows in the uppermost storey of section two.

There are two identical doors, one main and one secondary, located off-center on the main floor.  Their structural openings are flat with plan, cut stone surround heads and sides. The architrave type is plain with embrasure. The side panels are recessed on both sides and the transom panels are plain and recessed. The doors are double, four panel doors, and the panels are recessed with moulded railings. The glazing on the door was undeterminable.

The location of the main staircase is at the main door. They extend straight from the main door parallel to the exterior wall from a low porch supported by wooden blocks.

One of the more interesting features of the building is the centrally located bell tower which is square in shape, supported at four corners by wood columns having bracketed eaves and scroll worked corner brackets. Topping the steep cupola roof is a flag pole which could be original. The sides of the cupola below the roof are open at this time and the bell has been removed.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☒ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES 1889

BUILDER/ARCHITECT R. Hobbs, contractor

STATEMENT OF SIGNIFICANCE

The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followed the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898.

HISTORY

Park City, Utah, quickly became one of the leading and most profitable argentiferous lead mining areas in the world. The initial discover date is cited as 1868, but it was the Ontario Mine, sold to George Hearst in 1872, that initiated efforts to mine lode ores and acted as the catalyst for Park City's reputation as a bonanza camp. The district grew rapidly attracting a diverse population, with commercial and social activity centered in the town of Park City.

The increase in population and prosperity affected Park City's development from a settlement, to a camp, and finally to a town. Within such a framework of development the social environment underwent changes, with various aspects of that environment needing attention. Education, practically from the outset, became of particular importance.

The first educational efforts in Park City culminated in the establishment of the Ontario School, in 1875. Other reports indicate that earlier in the winter of 1875, John L. Street and George C. Snyder sponsored a school taught by Dominic Dignan;¹ followed by the Ontario School, which was supported by subscriptions from the Ontario miners, and also from donations. Following closely were other schools sponsored by the Catholic Church, Congregational Church and the Public Free School No. 12.

The 1870's and 1880's proved a difficult period for public schools in Park City. Tax measures to aid public education were voted down and in addition, the presence of other schools, Saint Mary's (Catholic) and the Park Academy (Congregational), created alternatives to public education. The Free School was originally run by the New West Education Commission, Congregational Church, but sponsorship was later dropped because of financial difficulties. The church shortly thereafter sponsored the Park Academy. In 1883 citizens voted down a school tax levy;² children were to be sent to either Saint Mary's (still remaining) or the Park Academy.

¹William McPhee, The Trail of the Leprechaun: Early History of a Utah Mining Camp (Hicksville, N.Y., 1977), p. 69; J. Weston Woodbury, "A History of the Park City School District," (M.S. Thesis, University of Utah, 1960).

²Ibid., pp. 69-78; Woodbury, Park City School District, p. 57

9 MAJOR BIBLIOGRAPHICAL REFERENCES

McPhee, William M. The Trail of the Leprechaun: Early History of a Utah Mining Camp Hicksville, N.Y. 1977

Woodbury, J. Weston, "A History of the Park City School District." M.S. thesis, University of Utah, 1960

Park City School District No. 12, Treasurer Ledger, August 1880, to June 1897. Park City Board of Education Office

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Park City East, Utah

QUADRANGLE SCALE 1:24000

UTM REFERENCES

458-020 A 12 457990 44991210

ZONE

EASTING

NORTHING

B

ZONE

EASTING

NORTHING

D

F

H

C

E

G

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Philip F. Notarianni, Historian

ORGANIZATION

Utah State Historical Society

DATE

March 31, 1978

STREET & NUMBER

307 West 2nd South, Suite 1000

TELEPHONE

533-6017

CITY OR TOWN

Salt Lake City,

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

SHPO

DATE

May 24, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 12-8-78

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

William H. Brownham 12-8-78

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Population growth, apparently increased a demand, as reports indicated an enrollment of one hundred during the 1885-1886 school year. At that time the Public Free School, District No. 12³ had John F. Bledsoe as principal, later replaced by Miss Lizzie Holding, assisted by Miss Mary Kelly. During the 1886-1887 year, C.A. Short was hired as principal, with assistants Mrs. F. V. Davis and Miss E. L. Stalker. Enrollment increased to 162. In 1888, Professor M. G. Hoover replaced Short, with rolls climbing to 194 students.

During 1888, the Trustees of School District No. 12 debated the issue of building new schools. Opposition formed against the idea of a large central school because of a lack of a sufficient population and a lack of property valuation to provide for construction. This followed from an earlier meeting, in July 1888, in which interest was generated in the building of two ward school houses (political "wards")-upper and lower Park Avenue. This system was favored, and as a result studies were made, and plans obtained, of two existing schools -- one a ward school in Grand Haven, Michigan, and the other the school at Lynn, near Ogden, Utah.⁴

The June 15, 1889 issue of The Park Record related that the old public school house on Park Avenue was to be demolished to make way for a new structure. In July the Trustees of District No. 12 decided that the school should be constructed of rock, not lumber, and would contain three rooms, each 30 by 30 feet in size, with 16 foot ceilings. A contract was let to R. Hobbs, and grading commenced, but the excessive amount of grading necessary to prepare the lot caused a delay in the structure's completion.⁵

The rock building, in contrast to the red brick used in later structures, was completed in the late fall of 1889, at a cost of about \$13,000.⁶ Classes for the elementary grades commenced on November 18, 1889, and The Park Record quickly labeled the building as ". . . one of the finest in the state." The school, known originally as the Central School, or Building No. 1, was the first of three schools built in the 1880s and 1890s to accomodate Park City's growing population. School Buildings No. 2 and No. 3 were erected in 1891 and 1895 respectively. On July 12, 1897, F. R. Davis, Clerk of District No. 12, suggested that due to confusion, the Central School, and Buildings No. 2 and 3 be named the Washington, Jefferson, and Lincoln Schools. Davis' motion carried.⁸

³The first record of this district is a Treasurer's Ledger, dated August 10, 1880.

⁴The Park Record, July 14, 1888; December 1, 1888. In the July, 1888 meeting, Frank E. James stated that by law the trustees were not allowed to bond the school district or involve it in heavy debt; therefore, the board decided to postpone a decision until 1889, in time to have increased the building fund.

⁵The Park Record, June 15, 1889; July 27, 1889; September 14, 1889; Park City School District No. 12, Treasurer Ledger, August, 1880 to June 1897, p. 49, Hobbs was paid \$348.55.

⁶Sources vary from \$10,550.00 to \$13,807.⁷¹₅₄.

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⁷The Park Record, November 9, 1889.

⁸Record of District School No. 12, July 8, 1895- July 6, 1906, pp. 38,39.

The Washington School continued to function as an important part of Park City's educational program until 1931. At that time the school and lot were listed for sale, the Trustees having decided to close the school in the term, apparently due to declining enrollments. It was sold in 1936 to the Veterans of Foreign Wars for \$200.00. A new central school, the Marsac Elementary School, was constructed in 1936 when the Trustees voted to build a new central elementary school rather than remodeling the Jefferson or Lincoln schools.

Thus, the Washington School remains and is most significant because of its architectural detailing (see Item 7) and its role in documenting the history of public education in Park City, Utah. The present owner has granted the Utah State Historical Society a preservation easement on the facade to insure the building's preservation.

⁹Woodbury, Park City School District, p. 61; Hazel T. Taylor, Clerk, to Kent Powell, Historian, Utah State Historical Society, October 22, 1971.

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The Park Record, July 14, 1888; December 1, 1888; June 15, 1889; July 27, 1889;
September 14, 1889; November 9, 1889.

Record of District School No. 12, July 8, 1895 - July 6, 1906. Park City Board of
Education Offices.















**PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
MAY 2, 2013**

Present: Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson

Maria Barndt, Landscaper; Clint Dayley, Parks and Golf Course Superintendent; Phyllis Robinson, Public Affairs Manager; Polly Samuels McLean, Assistant City Attorney; Jed Briggs, Operating Budget Manager; Nate Rockwood, Capital Budget Manager; Dani Lo Feudo, Human Resources Analyst;

Scott Sabey, attorney for Gretchen Brooks

1. Council questions and comments. Clint Dayley presented the Mayor with a 20 Year Tree City USA Award. Maria Barndt distributed pamphlets and announced that Arbor Day will be celebrated on May 25 with a tree planting at the Library and Education Center at 9 a.m.

Andy Beerman discussed the Service Awards dinner which honored many long term employees. The joint meeting with the County Commission went extremely well. He attended the master plan discussion of the Recreation Advisory Board and recognized Stephanie Johnson, Summit Watch, who has been recognized as the International General Manager of the Year.

Dick Peek stated that he attended the Board of Adjustment meeting and acknowledged many issues of mutual interest shared with the County Council. Discussion ensued on repairing the moose at Public Works. Alex Butwinski attended the Ski Utah meeting and the PSSM work group meeting. The Service Awards dinner was great and the Visioning Session with the County was very productive. He reported that statewide sales are up 4% over last year and the City is up 5.8% over the same period last year.

Liza Simpson referred to the Service Awards dinner and agreed with comments about the joint meeting with the County Commission. She wished Library Director Linda Tillson the best of luck in her new position. Ms. Simpson attended the Lodging Association, the Fire Service District and the Summit County Health Department meetings.

Andy Beerman referred to an email he received and asked about installing charging units in town. Tyler Poulson explained that three level one chargers are located at China Bridge but the amperage is not sufficient enough to support UV charging but the outlets could be upgraded. The policy question becomes the cost for the electricity consumed. He believed each outlet could be upgraded for \$1,800 each. Mr. Beerman asked if there is support to explore installing chargers at a few strategic locations in

town which seems fairly easy to do. Ms. Simpson noted that she responded to the same individual that Council has discussed this in the past and has prioritized a number of environmental matters; this will be revisited at some point. Tyler Poulson understood that the outlets themselves at China Bridge do not have the right amperage to support charging a vehicle and again pointed out the policy question of the cost for electricity consumed which under state law cannot be passed on to the user.

The Mayor relayed that the work with PSSM has run smoothly. He attended the SBSWD meeting and noted that the level of applications has increased significantly and the film studio has applied for sewer service. He received a call from the Utah Retailers Association with concerns on the proposal to ban plastic bags and positive remarks from residents in Maui who have successfully banned plastic bags. He and Phyllis Robinson participated in a celebration of the graduation of Chinese students in a Master's Program at the Alta Club. With regard to his upcoming trip to China, Mayor Williams clarified that the Chinese government is paying for hotels and flights and he stated that other travel incidentals will not exceed \$750.

2. Manager's Report questions and comments. There were no comments from members.

3. Petition to remove Grand Lodge Unit #203 from the Affordable Housing Program. Phyllis Robinson introduced Scott Sabey, the attorney for the owner of Unit #203, Gretchen Brooks. Park City is the beneficiary of deed restricted Unit #203, the Grand Lodge, Empire Pass, limiting the use to employee and affordable housing. This is consistent with the Empire Pass Development Agreement which requires 25% of the units included in the annexation be provided on-site and this unit counts toward that on-site requirement. As the beneficiary, the City has the right to enforce the deed restrictions and this unit has been out of compliance for the last couple of years. She stated that staff has been working with the owner's attorneys to resolve the compliance issue. Mr. Sabey is here to request that Council consider an alternative housing option to fulfill the intent of the deed restriction and to release Unit #203 from the existing deed restriction to her sole ownership. Ms. Robinson referred to Mr. Sabey's letter and the deed restriction included in the staff report.

Scott Sabey explained that his client's interest is not just to remove the deed restriction but she is looking to move the deed restriction to another unit. She purchased the unit with the deed restriction but the underlying problem is when the deed restriction was done, accompanying language in the CC&Rs about not paying HOA dues was not achieved. This unit is somewhat unique because a mistake was made and the language was not put in the CC&Rs and as a result, his client incurs a full share of HOA dues which she cannot pass on to a renter. She bought the unit for the personal intended use for help staff which she thought would comply with the deed restriction. When she found out that that her situation would not comply, she put the general manager of the project in the unit rent-free for about eight months. After he left, the full amount of the HOA was assessed and she is in a position that if she complies with the

deed restriction, she is losing roughly \$800 a month or \$9,000 a year. Ms. Brooks supports the Affordable Housing Program and wants to continue to support it but doesn't believe the purpose of the program was that one individual subsidize the program by paying \$800 a month.

Mr. Sabey acknowledged that he has not been involved from the beginning but proposed that his client buy another 900 square foot unit somewhere within the *Park City area*. Mr. Sabey stated that he has checked with real estate agents and has been given five to six listings he feels will work. The purchased unit would have a deed restriction and would become part of the Affordable Housing Program. The City may be concerned that this may set some sort of precedent regarding taking the restrictions off units and a potential flood of requests. He doesn't think that will be the case because Unit #203 is unique in that there was an error in the original documentation. She didn't buy it to flip it and bought it in 2008. This is a unique problem that the affordable housing units should not have because of the CC&Rs. She is an individual who is prepared to spend a significant amount of money or \$180,000 to buy another unit. The units in the Grand Lodge are very nice and Ms. Brooks owns one of the penthouses but #203 is not like the other units. The values in the Grand Lodge are not really comparable to the value of this individual unit. It will appreciate somewhat in value and he understood it is worth about \$600,000 without the deed restriction and she paid about \$350,000 for it. He reiterated the proposal.

Mr. Sabey stated that in March 2013, a Complaint (against the City) was filed on this matter which was not intended as a challenge but rather to set forth the legal arguments on what qualifies as a takings under the law. It also supports the strengthening of the existing program because if a resolution is found for a unique property, it doesn't open the gates for others and it avoids litigation which he feels confident they would win which would injure the program. He hoped there is a resolution with the City that doesn't create a downside and he is trying not to focus on the case law, but the solution.

Dick Peek asked if his client did her due diligence by reading the deed restriction and the CC&Rs and Mr. Sabey answered yes. Andy Beerman asked if his client has tried to negotiate with the HOA on this. Mr. Sabey indicated that Ms. Brooks is on the Board and has informally talked with several members but the response has not been positive. To change the CC&Rs, there must be unanimous consent of all 27 members who would have to be willing to incur the cost of her dues and in many cases, lenders would have to agree to the cost.

Mr. Beerman understood that Ms. Brooks is considering selling the unit. Mr. Sabey stated that the problem is there is no way she can sell it without losing several hundred thousand dollars. The deed restriction itself does not say that charging the tenant HOA dues is prohibited. The City's interpretation is that is the intent. The deed restriction provides for a sales price of about \$150,000 and an estimated monthly rent at \$1,000. For someone to purchase it and comply with the deed restriction, it would have to be subsidized by \$800 a month, netting the rent to \$200, and making the unit worth

approximately \$30,000. He explained that she rented the unit while she was building her primary unit and as a renter was unaware of the deed restriction or the HOA fees. There was no enforcement of any of the terms of the deed restriction for the entire time she occupied the unit as a renter. When she bought it for her support staff, she thought it met the deed restriction.

Mayor Williams asked if the other affordable housing units in Deer Valley receive a break on HOA dues. Polly McLean stated that the City does not write the CC&Rs but the master Empire Pass HOA does not charge dues. Some of the other ones charge on a par value so fees are discounted and others charge the full HOA dues based on square footage. Mayor Williams believed that imposing HOA fees defeats the purpose of affordable housing. Mark Harrington interjected that the City has not had to police this to date because 95% of the HOAs have made allowances because it affects the ability to resell them. Sometimes it is not done because the HOA intends to keep them themselves and rent them out directly and that is why the City has not been actively engaged in managing the CC&Rs' terms. The situation self-regulates itself and there are only three properties sharing this problem.

Mayor Williams asked if the City is talking to HOAs about the intent of the program. Ms. McLean explained that these units were not meant as investment properties and were initially owned by the developer. The Mayor felt that this unit is too expensive for employees to live in and the interpretation of the deed restriction is that the HOA fees cannot be included in the rent. The Mayor emphasized that three properties have this problem. Ms. McLean noted that one property has not been an issue. Another property is owned by a qualified individual who acquired the property at an affordable housing price. This instance is a little more complicated because it had a reduced HOA fee which wasn't included in the CC&Rs, and the price of the unit was based on what the HOA fees would be. This unit was initially contemplated not to be privately owned and the deed restriction was amended to allow for the owners to buy it. The third unit is Unit #203.

In response to comments made by Ms. Matsumoto, Polly McLean explained that the deed restriction has a certain price for the unit when it is owned by a qualified individual but it can be owned by anyone. The City does not control who owns it, but the deed restriction limits rent. Qualified tenants must work in Park City at least 30 hours a week. Ms. Matsumoto stated that she is not interested in swapping properties and there is a big difference between in the *Park City area* and within the City limits. She emphasized that affordable housing is included in the approved square footage calculation for the Grand Lodge which cannot be modified at this point. Liza Simpson referred to the filed Complaint and stated that she is not comfortable commenting in public when there is potential litigation.

Scott Sabey referred to the three units that have this problem and he understood all three were done by the same group and the mistake was duplicated. He stated that his

client is paying both the HOA dues of the Grand Lodge as well as those at Empire Pass. This is a problem she didn't create.

Mark Harrington asked if the problem is solved if the HOA agrees to a substantially lower rate or remove the fee. Mr. Sabey believed it will do away with the legal issue but doesn't solve the problem for his client. She bought the unit for a specific intended use and cannot use it for that and can't sell it for 10% of what she paid for it. If the HOA fees were eliminated, she would recoup 50% of her investment but not all of her money.

Alex Butwinski agreed with Ms. Simpson about the inappropriateness of commenting on pending litigation. Mr. Sabey pointed out that the Complaint has been filed but has not been served. Regardless, Mr. Butwinski did not believe that this discussion should be public.

4. Presentation of the Tentative Budget. Jed Briggs reviewed the budget calendar and explained the request for fewer meetings this year on the budget since this is an off year and there aren't as many changes as last year. Through a PowerPoint presentation he referred to the BFO process based on the four Council goals and strategic plans. Much of this process begins with the annual Visioning Session. Managers input their budgets into the system in January and February for the Results Team, which is a committee made up of staff members who review the bids for the various BFO programs. He noted that bids are not scored in the off year since they were already scored in the previous year. The Results Team also makes decisions based on need and revenues. Recommendations are based on forecasted revenue, the status of CIP recommendations, and the cost of benefits. The Team was also aware that sales tax revenue will be reduced by about \$450,000 affecting the General Fund next year and \$200,000 this year. Health insurance premiums will likely increase next year and the Affordable Care Act requires coverage for part-time employees working over 30 hours a week which will impact the 2015 budget. Mr. Briggs stated that this could translate to a hit of about \$200,000 each to the General Fund and the Transit Fund. In consideration of these factors, the Results Team made some sobering decisions and really vetted requests.

He relayed that approximately \$1 million was requested from department managers and about \$700,000 of that is recommended. About \$900,000 is intended for scheduled decreases and well as decreases in some BFO programs. Mr. Briggs stated that this brings the operating budget to about \$40 million, not including debt and capital.

Mr. Briggs explained that last year IT asked for \$300,000 for its 2013 budget but the Results Team recommended \$200,000 last year and \$100,000 this year which was then reduced to \$75,000. This funding is intended to cover maintenance, software, hardware, etc. to support City services. He discussed the utility increases at the MARC but some costs have been managed by buying wholesale natural gas. All utilities have been scrutinized and another \$20,000 to \$30,000 in savings was realized in the General Fund for electricity costs. The Water Fund increased personnel at a zero sum cost

while enhancing the service level. Transit is also improving customer service by bringing parking in-house at a zero sum cost. Health insurance costs are going up but not as much as expected. Andy Beerman brought up savings that can be realized through health insurance exchanges and Dani Lo Fuedo pointed out that the issue is constantly changing. She discussed developing a consumer-driven wellness program. Health insurance will be discussed in detail at a later meeting.

Alex Butwinski asked if the \$1 million increase is due to health insurance, and Jed Briggs explained that there are also new positions. Mr. Butwinski clarified that the plan for 2014 was \$25 million and the budget is \$1 million over the plan. Jed Briggs explained that contract employees were paid out of materials, supplies and services which has now been adjusted by moving these employees to personnel costs. Mr. Butwinski referred to the \$900,000 savings and Mr. Briggs explained that the savings are not due to the contract employee change but expenditures have decreased.

Liza Simpson referred to the policy that General Fund budget surpluses should be allocated to capital projects and felt that Council should have a discussion on whether that should still be the case. New capital projects add potential operating and maintenance costs to the operating budget although the BFO process may result in efficiencies. Alex Butwinski interjected that the BFO process addresses costs like additional maintenance and the Results Team determines if the program achieves one of the desired outcomes. Mr. Briggs agreed but acknowledged Ms. Simpson's concern that if the City continues to increase capital projects, it impacts the operating budget. Staff has been able to add revenue sources to the capital fund but the operating fund is losing resources to a certain extent. Ms. Simpson felt that the strategy for surpluses has worked very well for many years and Mr. Butwinski pointed out that the surplus doesn't have to be up to 18%.

Diane Foster clarified that the reserve is different than transferring funds. The goal is not having operating budget surplus, but when there is a surplus, it is transferred to capital. Nate Rockwood discouraged keeping the surplus in the operating budget because it would bump up the base and it is preferred to use the surplus for a one-time project. Jed Briggs stated that the 18% is the General Fund reserve (which now can be up to 25%). The operating budget is spending less than the revenues received by about \$2 million and the difference is going to the capital fund. Ms. Foster acknowledged that when transfers are made to capital projects, more long-term operating expense can be created. She asked if there are options to transfer that into reserve or into risk management or another fund. Nate Rockwood noted that the fund balance could be raised now that the range is 18% to 25%. There are funds within the capital fund, like the asset management fund that acts like a reserve and those amounts could be raised while not creating new expenditures. The City Manager encouraged giving direction to the budget staff. Mr. Briggs noted that the *surplus* is budgeted and goes to the capital fund to cover things like asset management and equipment replacement.

Andy Beerman pointed out that it is somewhat self-regulating because if the General Fund is over-burdened with new capital projects, there is not going to be a surplus. Ms. Simpson suggested that this might be a better conversation to have in the fall. It is more about budget philosophy than this specific budget. Dick Peek suggested that in this more positive economy, that Council consider raising the reserve by 5% and strategize how to accomplish that goal. Mr. Briggs noted that budget adjustments would have to be made. Ms. Foster felt that the budget philosophy could be discussed in the fall prior to going into the Visioning Session and before the next two-year cycle.

In response to a comment from Andy Beerman, Nate Rockwood explained that the asset management fund has been in place for a while but it is continually updated and funded. Jed Briggs continued to explain that the contribution to the URS is increasing for each employee from 16% to 17.29% and for police from 30.45% to 32.14% which represents a \$420,000 increase to the budget. The risk management fund pays for workers' compensation and liability insurance for claims against the City, building insurance, and surety bonds. That fund was robust for several years but has now become too low so inter-fund transfers have been reinstated from the General, Water and Transit Funds in order to cover costs. This represents an increase in the General Fund of \$175,000 and in total about \$350,000 which will keep risk management solvent for the next several years.

Nate Rockwood stated that because of the sales tax issue, it was decided not to transfer any additional funds to the CIP and what was adopted in FY2013 is the same amount of funds being transferred now for five years. In addition to that on the operating side, staff was able to reduce the base lower than the 4.5% which is what the graph usually shows. Reducing the base one year shifts the graph over and the lines are balanced. Revenues actually have come in higher until the \$600,000 was removed, but kind of bumps it up so we weren't trying to cut the full \$650,000. He explained that when FIAR was presented a few months ago, the revenues versus expenditures number was more in the \$150,000 to \$200,000 range which has gotten a lot tighter. FIAR is balanced out until 2018 to 2019 when expenditures are projected to exceed revenues.

Mr. Rockwood explained that the CIP committee set out to fund as many projects as possible with the amount transferred. A couple of projects changed which freed up some money and some new projects were able to be funded. He displayed a table of all funds combined, defining new projects recommended in the five year CIP. The table doesn't show current projects that are still funded but new projects funded across all funds. He pointed out projects unique to being funded with open space funds or parks impact fees. Recommendations on funding are made by the Recreation Advisory Board. Fund 57, specifically Richardson Flats Road was discussed. He displayed a chart of projects that aren't recommended for funding. Ms. Simpson encouraged funding the restoration of the historic wall on Hillside Avenue before it fails. Cindy Matsumoto acknowledged that she has received the same public input. Nate Rockwood assured members that this project will be retained on the project list.

Alex Butwinski pointed out the \$4.5 million budgeted for parking at the police facility. Nate Rockwood explained that when the police facility was originally planned, it included underground parking. However, this project request received a very low score. Liza Simpson suggested that when budget policy is discussed in the fall to also consider the possibility of the City applying for Historic District grants for projects like the Hillside Avenue historic wall. Nate Rockwood displayed an entire list of projects funded with the General Fund transfer. He referred to the Racquet Club equipment replacement which receives about \$50,000 a year from renting the MARC to Sundance and a General Fund transfer of \$30,000 for a total of \$80,000. Discussion ensued on the \$200,000 balance in the Public Art Fund and Diane Foster suggested that Council may want to send a message to the Board about spending those funds.

Nate Rockwood stated that the Prospector Drain was being funded in the Water Fund but the audit revealed that it really belongs in the General Fund which was a challenge to change. The Results Team recommended taking some of those funds from the sale of assets and from General Fund money that had been going towards the soil repository and take the amount necessary to fund the Prospector Drain. The group agreed that the Prospector Drain is a higher priority and a known expense and a portion of the sale of assets and also some of the soils repository money will be used. He explained that originally, we had received all of the sales of assets in 2012 but in reality we didn't actually collect all of that in that year and from an accounting point of view, we needed to have those shown in the years we actually receive it. The soils repository still has \$4.2 million over the course of the next five years and the Prospector Drain has the amount necessary to fund that over several years.

In response to a comment from the Mayor, Diane Foster pointed out that Council kept \$4 of the \$6 million for the repository and from a time perspective, money could be put back there and other projects reprioritized. The City has made a legal commitment to construct a repository. Liza Simpson expressed that philosophically, the City needs to deal with environmental issues as they become more pressing and it seems appropriate to use the money for Prospector Drain.

Mr. Rockwood relayed that OTIS had \$1.8 million for the Empire Avenue Project in 2014. The City was not sure about the resort sales tax increase passing and wanted to make sure there was sufficient funding for the project and so additional money was transferred from the 18% reserve in the General Fund toward the project. Revenues were healthy and the reserve will be back up to 18%. Staff is recommending that the additional resort sales tax pay for the OTIS Projects, as originally contemplated, which frees up \$1.8 million for other projects. Some of that could be allocated to mitigating the Bonanza Park Substation at \$1.5 million or some of the funding could be used for the MARC outdoor tennis courts together with the RAP Tax grant.

Andy Beerman mentioned that Council decided not to fund operations with resort cities sales tax revenues. Nate Rockwood explained that it is not operational maintenance

but a replacement fund so money is being saved to replace assets which will be kept in the capital fund. He pointed out that these are new recommendations and all of the other ones are basically the same. One major change is moving storm drain money to 2014 in order to cover the storm drain portion of the Deer Valley Drive Project but the amount was reduced because it was part of the total amount for the Storm Drain Plan. The other change was that originally we had \$6 million dollars planned for the downtown project in Phase 2 but because of the grant received from the state, we're keeping \$3 million and were able to reduce the amount the additional resort has to pay towards keeping the total project amount the same at \$14.5 million. Staff is recommending putting \$1 million toward Deer Valley Drive Phase 2 enhancements and improvements in addition to the street reconstruction. The other \$2 million is freeing up debt capacity and the CIP Committee is not recommending doing anything with this money. Another way of looking at the resort cities sales tax plan is considering the amount set aside for open space which is \$15 million and from that amount, 32% has been encumbered. Taking out the amount of money spent for open space for the Toll Canyon purchase, frees up about \$750,000 in cash a year that could be put toward funding open space.

The Mayor pointed out the challenges with the Jans to Dans Project, the possibility that it may be delayed, and suggested smaller bond issuances. Diane Foster didn't feel the City would gain as good a rate with that approach. Nate Rockwood agreed. If the project gets delayed for three years, the City doesn't want to be paying on the bond but there are many other walkability projects that money could be allocated to. Heinrich Deters stated that staff is definitely moving forward with the rest of the projects. Nate Rockwood relayed that the transit project was 95% federally funded which has been secured. Upcoming budget sessions were outlined.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
MAY 2, 2013**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 2, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Twombly, Project Manager; Matt Cassel, City Engineer; and Mat Evans, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

III PUBLIC INPUT *(Any matter of City business not scheduled on the agenda)*

None.

IV MINUTES OF VISIONING SESSIONS ON FEBRUARY 21 AND 22, 2013, AND MINUTES OF MEETINGS FOR APRIL 4, APRIL 11, AND APRIL 18, 2013

Andy Beerman pointed out a minor change to the Visioning Session and a corrected the name of the Wow Trail. Andy Beerman, "I move we approve the minutes of the Visioning Sessions on February 21 and 22 and the meeting minutes for April 4, 11 and 18, as amended". Cindy Matsumoto seconded. Motion unanimously carried.

V CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

The Mayor asked if there are any questions on Consent Agenda items. Alex Butwinski referred to Item No. 5., Blalock change order, because he was unclear about the cost of FF&E in its original proposal and was concerned those costs are included in the change order. Diane Foster explained that the agreement specifies that fees are 7% of \$2.9 million plus some additional fees for FF&E. Matt Twombly stated that there is an allowance for FF&E for the design portion in the change order. Ms. Foster clarified that the City is not paying a commission on purchased furniture or fixtures, etc. but the City is paying Blalock for input on the design of those features.

Andy Beerman referred to Item No. 6, an amendment to Main Street Improvements. He felt it would be helpful to display a chart of modifications to contracts in the staff report of what has been approved so change orders can be tracked.

1. Consideration of a Resolution proclaiming May 25, 2013 as Arbor Day and celebrating Park City's 20th Anniversary as a Tree City USA Community - and
2. Consideration of a Resolution celebrating National Tourism Week and designating May 7, 2013 as Travel Rally Day in Park City, Utah - and
3. Consideration of a Resolution authorizing the Mayor to execute the Amended Interlocal Cooperation Agreement between Summit County and the municipalities therein - and
4. Consideration of a Resolution authorizing the sale and issuance of General Obligation Bonds of the City, in one or more series; and providing for related matters - and
5. Consideration of authorizing the City Manager to execute a change order to the Professional Service Provider Agreement in a form approved by the City Attorney's Office with Blalock and Partners LLC., in the amount of \$187,221 - and
6. Consideration of authorizing the City Manager to enter into Amendment #1 to the Construction Manager at Risk Contract for the Main Street Improvements Project in a form approved by the City Attorney's Office with Miller Paving Inc. for the Guaranteed Maximum Price of \$341,367 – Alex Butwinski, "I move that we approve the Consent Agenda, Items 1 through 6." Dick Peek seconded. Motion unanimously carried.

VI NEW BUSINESS

1. Consideration of an Ordinance approving the Third Amendment to the Record of Survey Plat for 59 Silver Strike Trail, Park City, Utah – The Mayor opened the public hearing; there was no input. Cindy Matsumoto, "I move to continue to May 9th". Dick Peek seconded. Motion unanimously carried.
2. Consideration of an Ordinance approving the Fourth Amendment to the Record of Survey Plat for 77 and 83 Silver Strike Trail, Park, Park City, Utah – The Mayor opened the public hearing; there were no comments from the audience. Alex Butwinski, "I move to continue to May 9th". Liza Simpson seconded. Motion unanimously carried.
3. Consideration of a Resolution adopting the Revised Budget for Fiscal Year 2013-2014 and the Proposed Budget for Fiscal Year 2014-2015 for Park City Municipal Corporation and its related agencies – the Mayor opened the public hearing on the budget. There were no comments and the Mayor requested a motion to continue to May 9, 2013. Liza Simpson, "I so move". Andy Beerman seconded. Motion unanimously carried.

4. Consideration of one year review of approved Conditional Use Permit for nightly rental at 60 Sampson Avenue, Park City, Utah – Planner Mat Evans stated that last year, the City Council heard an appeal on the denial of a nightly rental CUP from the Planning Commission. The appeal was overturned and the City Council granted the CUP for the nightly rental with the proviso that it return to members within one year. In preparation for the one year review, he confirmed that there have been no complaints since the license was issued. He has personally checked the property and noticed that it is well kept and there were no parking issues. No action needs to be taken.

Liza Simpson acknowledged that the Planning Commission can revoke a CUP if there are complaints and asked about the process. Mr. Evans advised that typically the business license is revoked when there are complaints and then the Planning Department is notified to consider revoking the CUP. In response to a question from Ms. Matsumoto, Mr. Evans advised that he is not recommending that this property be reviewed again in a year but that is within Council's discretion. He personally knows people in the neighborhood and has talked to them about the use. Andy Beerman has visited the property intermittently and the property seems to be very well managed.

The Mayor opened the public hearing; there was no input and the public hearing was closed.

5. Consideration of an Ordinance approving the 343 Park Avenue Replat combining Lot 11, with the southerly half of Lot 12, Block 3, Amended Plat of the Park City Survey, located in Park City, Utah – Mat Evans explained that this is an application to combine one and a half Old Town lots because the historic home straddles both lots. There is very little potential for additional development and the plat amendment is requested to also correct some encroachment issues. The Planning Commission rendered a positive recommendation based on the Conditions of Approval. The last condition deals with encroachment issues which will need to be resolved before the plat is recorded.

The Mayor opened the public hearing and with no comments, the hearing was closed. Dick Peek, "I move that we approve the 343 Park Avenue Replat according to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the staff report". Andy Beerman seconded. Motion unanimously carried.

6. Consideration of an Ordinance accepting the public improvements for the Echo Spur Subdivision – Matt Cassel stated that he has no new information and referred to his staff report. Cindy Matsumoto asked if snow removal is provided after build-out and acceptance of public improvements and whether the City is responsible for maintenance of the wall. Matt Cassel explained that at 50% build-out, the City would plow the road and maintain the wall. He admitted that the wall is ugly but the developer was directed to make it look like a mining era wall and for better or for worse, that was accomplished.

Ms. Simpson referred to the LMC and quoted, *the City will not accept dedication of the required public improvements until the City Engineer has submitted a certificate stating*

that all required improvements have been satisfactorily completed. . .upon such approval and recognition, the City Council shall. . . and asked if the Council has to accept the improvements. Mark Harrington explained that the Council has the flexibility to find them not in accordance with the authority but there has to be factual evidence that the improvements are not in compliance with the other established applicable policies. There must be concrete evidence in terms of why the improvements do not comply with those certifications and any other applicable code. Liza Simpson stated that the improvements are not completed and she is not satisfied with a commitment for title policy. There are still outstanding things like the guardrail and the landscaping.

Mark Harrington added that if Council feels the remaining elements in the conditions are unsatisfactory, the word “all” gives Council a lot more flexibility to delay until “all” are done, not just conditionally done. She asked him about not being satisfied with the wall and Mr. Harrington advised that she needs to introduce concrete evidence into the record because it can’t be just a personal opinion. In response to a question from Dick Peek, it was confirmed that the wall was built under design approvals. Mr. Peek assumed the plan was specific about the look of the wall so the repair is just a temporary shoring solution to a structural issue that doesn’t comply with what was approved in the design. Ms. Simpson clarified that it is not a temporary solution and will not come off. Dick Peek felt the repair is not compliant with the design approval and therefore, it should be replaced with a compliant one. Mr. Cassel explained that it would be difficult because when the wall failed, it was redesigned and went through the process again and was reapproved the way it is now by staff. Alex Butwinski expressed that the wall looks nothing like the approved design which was his problem a year ago and today. Andy Beerman asked if the wall could be improved aesthetically without tearing it down and facing it was brought up.

Cindy Matsumoto asked if the neighbors have weighed in about the look of the wall. Matt Cassel acknowledged hearing from the neighbors especially during construction, but not as much since it has been done. Liza Simpson didn’t understand why the application for acceptance has been submitted before improvements are completed. The issue of the wall aside, there some very clear things that have not been done. Matt Cassel stated the wall has been rebuilt and is stable. The water lines, sewer, road, curb and gutter and sidewalk all have stood the test of time. Ms. Simpson pointed out a failing manhole and the landscaping plan has not been finalized.

Andy Beerman asked if a continuance would hold up the developer. Mr. Cassel stated that it shouldn’t be an issue. Mr. Peek asked if there is some type of inspection requirement or bonding by the contractor. Mr. Cassel admitted that staff did not use the regular inspection process but a structural engineer was hired to monitor the construction of portions of the second wall.

The Mayor asked what “satisfactory completion” means and who has the right to determine that. He asked what will be accomplished by continuing the matter. Mr. Butwinski stated that the landscaping and the gate are not completed and it may be

better to wait. This gives Council the opportunity to look at the wall. The Mayor felt the wall is a different issue. Alex Butwinski expressed that the gate is enough reason to continue an action and then members can explore another option. Dana Williams stated that according to the Code, the City Engineer has the right to approve it and the design was approved. He is not sure what the Council can do. Mark Harrington stated that to the degree that not all of the improvements are completed, and Council wants to see the progress on the remaining items, the conditional dedication can be rejected and provides a basis for the continuance. However, if there are administrative permits at a staff level that are now beyond the appeal period, the Council will have to accept those as final actions. If that encompasses the new design and is done administratively, Council's hands will be tied second guessing the design at this point. He indicated that administrative approvals will be tracked with regard to these improvements and provided to Council. Dick Peek felt that accepting the road without a guardrail creates liability issues. Discussion ensued on the wording of the motion.

Liza Simpson, "I move we continue this item to September 26th". Alex Butwinski seconded. Motion unanimously carried.

7. Consideration of an Ordinance renaming the section of McHenry Avenue extending from Rossi Hill Drive north to the name of Echo Spur Drive, Park City, Utah – The Mayor opened the public hearing and with no comments, closed the hearing. Liza Simpson, "I move to continue this to September 26th". The status of the applications before the Planning Commission was explained and Matt Cassel stated that a continuance will not hold up the process. Dick Peek spoke about the historic railroad grade and spur and pointed out that cul-de-sacs are typically named courts, not drives. Mr. Cassel felt it wasn't really a cul-de-sac but the end of the road. Liza Simpson agreed with Mr. Peek that maybe it should just be called Echo Spur. Matt Cassel stated that the County would not allow the name "spur". Dick Peek, "I move that we continue this to September 26th". Alex Butwinski seconded. Motion unanimously carried.

8. Consideration of authorizing the City Manager to sign the UDOT Construction Agreement with Geneva Rock for services related to the construction of Deer Valley Drive in the amount of \$3,381,490, in a form approved by the City Attorney – Liza Simpson asked about the scope of Phase 2 and Matt Cassel explained that this will include landscaping, crosswalks, and street lights. This portion of the project will go through the budget process. Dick Peek referred to Page 200 in the staff report, pointing out that adding the numbers totals \$2.45 million and the bid is \$3.38 million. Mr. Cassel stated that the \$1.8 million is the portion of the project contributed by the Water Fund. Mr. Peek noted that the estimate for water is \$1.2 million and Mr. Cassel clarified that UDOT would not allow the City to separate out Line Items A-1 through A-5 which are general construction costs associated with all elements of the projects, not just the roadway. They have to be divided by each piece for road, storm drain and water.

The Mayor invited public input; there was none. Diane Foster reiterated that Council asked that in future reports, that a table be included in staff reports highlighting change orders.

Liza Simpson, "I move that we authorize the City Manager to sign the UDOT construction agreement with Geneva Rock for services related to construction of Deer Valley Drive in the amount of \$3,381,490, in a form approved by the City Attorney". Alex Butwinski seconded. Motion unanimously carried.

The Mayor brought up the maintenance of the Deer Valley retaining wall which is UDOT's responsibility. Mr. Cassel relayed that UDOT responded to a citizen that the wall is still in good shape and it has no short term plans to do anything with it. Ms. Foster added that UDOT has no plans to address the retaining wall for the next three years and believes it is structurally sound and currently does not present any safety hazards. Staff will follow-up with more information on the retaining wall.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, City Manager; Clint McAfee, Water Manager; Tom Daley, Deputy City Attorney; Jonathan Weidenhamer, Economic Development Manager; Phyllis Robinson; Public Affairs Manager; Jason Glidden, Special Projects Manager; Thomas Eddington, Planning Manager; Jim Blankenau, Environmental Projects Manager; Joan Card, Environmental Regulatory Manager; and Mark Harrington, City Attorney. Dick Peek, "I move to close the meeting to discuss property and litigation". Andy Beerman seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Cindy Matsumoto, "I move to open the meeting". Liza Simpson seconded. Motion unanimously carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott, City Recorder

City Council Staff Report



Author: Matt Twombly, Dave Gustafson, Sustainability
Subject: Main Street Projects Historic Wall Reconstruction –
Award of Construction Contract
Date: May 16, 2013
Type of Item: Administrative - Award of Contract

Sustainability

Summary Recommendation –

Staff requests authorization to proceed with the Main Street Projects Historic Wall Reconstruction Project and authorize the City Manager to enter into a construction contract in a form approved by the City Attorney's Office with Newstar Construction in the amount of One Hundred Ninety Four Thousand Three Hundred Twenty Two Dollars (\$194,322).

Topic: Main Street Projects Historic Wall Reconstruction award of construction contract.

Background:

During the construction of the KPCW – DABC building next to China Bridge in Swede Alley the historic wall was discovered when excavating the site designated for the generator for KPCW in April of 2008. A few pictures were taken and the excavation for the wall was backfilled for fear of collapse.

During the Main Street Improvement projects discussions, the historic wall and parking lot at the base of the Marsac stairs became a priority of Council. Staff identified the wall reconstruction as an immediate needs project. Staff also prioritized a plaza near the historic wall as a short term needs project to be done in 2014 not part of this project. Staff will solicit request for proposals (RFP's) for design and engineering of the 2014 Main Street projects including the Marsac Stairs Plaza in late summer/early autumn 2013.

The wall received a Historic District Design Review (HDDR) approval on December 9, 2012. The Sustainability, Planning and Building staff working with IBI Group developed the construction plans for the reconstruction of the historic wall. Since the wall is currently buried, the engineering and reconstruction in conformance with the HDDR is tricky at best. The team of IBI, their structural engineer, Sustainability, Planning and ultimately Building felt comfortable with a base bid and alternative proposed to reconstruct the wall. One was to do a system of tiebacks from a reconstructed wall to a pile retaining wall and the other to construct a new concrete wall and veneer the wall with the historic wall stones in front of the pile retaining wall. The project was bid with the later as an alternate.

Analysis:

The invitation to bidders was advertised in the legal notices of the Park Record on April 10, and 14, and in the Salt Lake Tribune on April 11, and 12. The invitation was also advertised through the City's website and e-notify. There were three bidders on the project and the bids are as follows:

Bidder	Base Bid Construction	Alternate 1 Veneer Wall	Total
Northridge Construction.	\$249,350	(\$3,675)	\$245,675
Veritas Inc.	\$213,151	(\$7,448)	\$205,703
New Star Construction	\$195,765	(\$1,443)	\$194,322

The lowest responsive and responsible bidder was New Star Construction at **\$194,322**. The original cost estimate by the architects was \$150,000. There was no real data to base this estimate and the team realized during the engineering that this cost could go up once it was bid based on the unknowns.

The project team has chosen to proceed with Alternate 1 Veneer Wall. Construction is scheduled to begin within two weeks. The substantial completion date for the project is August 1, 2013.

Department Review: This report has been reviewed by representatives of Sustainability, Legal, Recreation and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

- A. Approve the request, and authorize the City Manager to enter into a construction contract in a form approved by the City Attorney's Office with Newstar Construction in the amount of One Hundred Ninety Four Thousand Three Hundred Twenty Two Dollars (\$194,322): (Staff recommendation)**
- B. Modify the request: Council could choose to modify the project and re-bid, which would likely delay the schedule of the project.
- C. Deny the request: Council could choose to not continue with the project at this time.
- D. Continue the Item: Council may feel there is not enough information to make a decision, which will delay the project and the proposed schedule.
- E. Do Nothing: Same effect as continuance.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life ~ Varied and extensive event offerings + Accessibility during peak seasonal times + Internationally recognized & respected brand (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	- Managed natural resources balancing ecosystem needs ~ Economically and environmentally feasible soil disposal ~ Reduced municipal, business and community carbon footprints (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	~ Preserved and celebrated history; protected National Historic District + Shared use of Main Street by locals and visitors + Entire population utilizes community amenities + Community gathering spaces and places + Vibrant arts and culture offerings (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)	~ Well-maintained assets and infrastructure (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome) (+/-) (Select Desired Outcome)
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Negative 	Very Positive 	Neutral 
Comments: Events and accessibility may have temporary negative impacts during construction, but the improvements are positive in the long term.				

Funding:

\$650,000 was estimated for the Main Street Improvement Projects Immediate Needs. Staff estimates approximately \$10-\$20,000 in additional soil disposal costs for this project. Sustainability, Public Works, Planning, and other City staff resources will be required to complete and manage the project.

Staff Recommendations:

Staff requests authorization to proceed with the Main Street Projects Historic Wall Reconstruction Project and authorize the City Manager to enter into a construction contract in a form approved by the City Attorney's Office with Newstar Construction in the amount of One Hundred Ninety Four Thousand Three Hundred Twenty Two Dollars (\$194,322).

City Council Staff Report



Subject: Relocation of Rocky Mountain Power's Bonanza Substation

Authors: Matthew Cassel, P.E., City Engineer
Thomas Eddington, Planning Director
Phyllis Robinson, Community Affairs Manager
Nate Rockwood, Capital Budget Manager

Date: May 16, 2013

Type of Item: Direction

Recommendation:

Staff recommends that the Council provide direction to proceed with an agreement with Rocky Mountain Power for the relocation of the Rocky Mountain Power Substation to 1555 Iron Horse Drive in a low profile alignment with associated site design improvements as outlined in this report and schedule a public hearing for final action on for June 20. Staff further recommends that Council direct staff to prepare necessary agreements with the applicable private entities, and take initial steps to finance the move of the substation to 1555 Lower Iron Horse Drive using Community Development Area (CDA) funding. Both items are subject to additional public process and/or land use approvals as necessary from the Planning Commission.

Topic/Description: Rocky Mountain Power Substation Relocation

Background:

Rocky Mountain Power (RMP) owns the Park City Substation in the Bonanza Park area which is critical to the City's power grid. It takes transmission line energy and converts it to distribution level charges that flow to homes and businesses in a significant portion of Park City. The substation is at nearly full. RMP has indicated that it needs to upgrade the substation by fall 2015 in order to meet local power needs.

For more than twenty months Council, staff and Rocky Mountain Power have been discussing the substation relocation. The following is a list of the various City Council meetings, joint City Council and Planning Commission meetings and open houses that have included discussion on topic:

Date	Item	Link to Staff Report or Notice	Meeting Minutes Link
August 25, 2011	Joint City County and Planning Commission Work Session, including Rocky Mountain Power substation relocation discussion	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=8109	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=8294

December 1, 2011	City Council Work Session and Public Hearing on substation relocation	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11094	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=8546
October 11, 2012	City Council Study Session	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11097	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11087
October 15, 2012	Area Stakeholders Meeting at The Yard	NA	NA
October 23, 2012	Community Open House at The Yard	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=10118	NA
October 24, 2012	Joint Meeting City County & Planning Commission on Bonanza Park, including Rocky Mountain Power substation	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=10124	
November 15, 2012	City Council Work Session and Public Hearing	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11096	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11095
January 24, 2013	City Council Work Session and Public Hearing	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11089	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11088
March 7, 2013	City Council Work Session and Public Hearing	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11086	http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=11085
May 16, 2013	City Council Work Session and Public Hearing	<i>This meeting</i>	<i>This meeting</i>

A range of alternatives was presented to Council at its November 15, 2012 work session. Following that meeting staff continued its analysis of alternatives and returned to Council on January 24 and March 7 with further analysis and discussion on the options.

At that meeting staff identified four outstanding critical path issues:

- (1) Community Development Area (CDA) Analysis
- (2) 1555 Iron Horse Drive Access
- (3) Cost Sharing
- (4) Public Hearing

Analysis

1. Community Development Area Analysis

In previous Council meetings, staff discussed the probable cost for relocating the power substation to be \$10 million - \$12 million. This includes access road(s), possible rights of way acquisition, site preparation, landscaping and improvements, and burying distribution and transmission lines from the substation to Kearns Boulevard. There are three components to this cost.

Rocky Mountain Power Direct Costs: Rocky Mountain has provided a cost estimate of \$3,700,056 which represents the cost to move the substation and a place holder in the event land acquisition is retired. It appears that Rocky

Mountain Power will incur little, if any, additional land cost currently budgeted at \$954,600. If this is correct, the total cost of the move will be reduced. Additional cost savings of \$111,963 are possible by paying the cost of the move in full to Rocky Mountain Power at the start of the project.

Site Improvements: Rocky Mountain Power will need a ready-to-proceed site by July 2014. This could include site clearing, engineering and preparation, access roads and rights of way and access. Additional improvements will be needed at the conclusion of the move for visual buffering and landscaping. These costs are estimated at \$2.1 million.

Underground Power Lines: The estimated cost to bury power lines from approximately the intersection of Deer Valley Drive and Bonanza Drive to Kearns Boulevard is \$5,576,850. The final cost would depend on the actual distance of underground lines. The cost to underground lines is \$16 million per mile.

If the substation is to remain in its existing location, the direct costs associated with the substation would be significantly lower and related to additional visual mitigation. The mitigation costs would be similar if Council were to recommend the low profile station. Council would need to contribute the land currently occupied by the Recycle Center to accomplish a lower profile station. Undergrounding power lines would remain a separate expense.

Staff commissioned a feasibility study of creating a Community Development Area (CDA) for Bonanza Park to assist in funding the substation expansion, including undergrounding the power lines. A CDA is a form of tax increment finance which allows the City to define a community project area which is expected to see sales and property tax growth as a direct result of project improvements.

In the proposed CDA, initial project costs are funded by the developer and tax increment resulting from the project would be rebated in the form of incentives to cover an agreed upon portion of the original project costs. Once the initial project costs are recovered, the increment is no longer isolated and the full sales and property tax revenue is collected by the public taxing entities.

The creation of a CDA potentially places the appropriate risks and incentives on the project area developers rather than on the City. The developer assumes the initial project cost and receives increment incentives or rebates based on the completion and success of the development project. All development within a CDA must be consistent with the approved CDA plan. The CDA plan must clearly identify the development plan, boundaries, incentive uses and an analysis of the physical, economic and social

conditions of the area. The plan must also specify all incentives which would be provided to potential developers. The creation of a CDA includes a formal public noticing and public hearing process.

Randy Sant, (RS Contract Management) a leading expert on the creation of CDAs, prepared the CDA analysis. The range of increment that could conservatively be anticipated as a result of the development consistent with the draft Bonanza Park Plan which includes the relocation of the substation to 1555 Iron Horse Drive is \$7mi - \$9mi over 15 years (2016 – 2030). This assumes full participation from all taxing entities receiving property tax revenue. **Based on early negotiations with Fischer West, LLC regarding their cash contribution outside of the CDA, staff believes the CDA to be a viable option and resolves the CDA analysis/funding critical path issue.**

2. 1555 Iron Horse Drive Access

The second critical path issue is the ability to design satisfactory access for the Lower Iron Horse Apartments. City Council had previously directed staff to investigate the possibility of providing an access road to the Iron Horse Apartments around the proposed substation. Staff has been working with Oak Financial, the majority owner of the apartments to develop an alternative to the requested bridge access for their residents. The owners had expressed concern about the quality of the resident entry experience. The illustration below shows the access road pulled away from the hillside eliminating the “canyon-like” drive. We have reviewed this option with the owners. They remain concerned about electro-magnetic fields (EMFs) from the proposed substation. City and Rocky Mountain Power (RMP) staff has provided a wide range of information on decay rates and conducted on-site testing for them. Because of the rapid rate of decay of EMFs, RMP does not expect the EMFs to be different than existing conditions. In late April staff and RMP arranged a field trip for Oak Financial to an existing low profile substation that is very similar to that which is proposed at 1555 Iron Horse Drive to help them be more comfortable with the decay rate of EMFs. If staff was successful, Oak Financial will approach the managing member of the LLC and recommend the move. Staff is meeting with Oak Financial on May 13 to determine if they are comfortable with approaching their partners. ***If all parties are comfortable with the information provided, the Access critical path issue will be resolved and staff will draft an access agreement.*** Staff will update Council at the May 16 meeting.



3. Cost Sharing

The estimated \$10mi project cost of moving the substation and burying the lines, excluding land contributions. Based upon Council direction staff will develop a set of draft deal points that includes a proposed cost sharing arrangement and identification of funding sources.

Staff will not recommend that the City be the sole funder for undergrounding power lines and moving the substation, as this would require reprioritization and deferral of projects in the existing five-year capital improvements program.

In addition to the CDA increment funding, the cost to relocate the power station and/or to underground the lines will require a cash contribution and land from Fischer West LLC to complete the transaction. Staff will resume cost sharing negotiations and return to Council in early June with the proposed terms of a cost sharing agreement between

the City and Fisher West LLC. Should Council not recommend proceeding with moving the substation, the cost sharing arrangement with Fischer West would be unnecessary. ***This critical path issue remains outstanding.***

Visual Impact Analysis Over the past several months staff has presented a number of drawings and maps of the area to assist in the discussion of the visual impact of the substation expansion. Council requested staff look for additional means to explore questions of scale, perspective and view corridors. Following the March 7 work session, staff contacted Stephen Guerin, President of Redfish Group, to assist in modeling the visual impacts of the substation expansion in its current location and at 1555 Iron Horse Drive. Redfish Group is a R&D consultancy based in Santa Fe, New Mexico where Stephen applies the emerging science of Complex Adaptive Systems to decision making processes. Working with Stephen we have adapted his work on visualization and agent-based modeling to create an interactive model of the surrounding area that will allow Council to consider the substation options from multiple vantage points. This will be presented at the work session following Council discussion on critical path issues.

Next Steps

Rocky Mountain Power re-affirmed its intent to file a permit to expand at the existing Park City Substation site should Council not provide direction to proceed at 1555 Iron Horse Drive. Should Council provide direction proceed with 1555 Iron Horse this will set into motion a number of next steps that will need to be completed the next several weeks.

- Finalize negotiations with the other property owners affected by the realigned access;
- Work with RMP to draft a memorandum of understanding(s) and/or formal agreement between key parties;
- Present the CDA tax increment financing proposal to potential taxing entity participants;
- Determine the utility relocation needs;
- Schedule a public hearing for June 20 for final Council on their final site recommendation, and
- Return to Council for approval of the CDA and cost sharing arrangement.

Department Review:

This report has been reviewed by City Manager, Planning, Budget, Sustainability and Legal. All comments have been integrated into this report.

Significant Impacts:

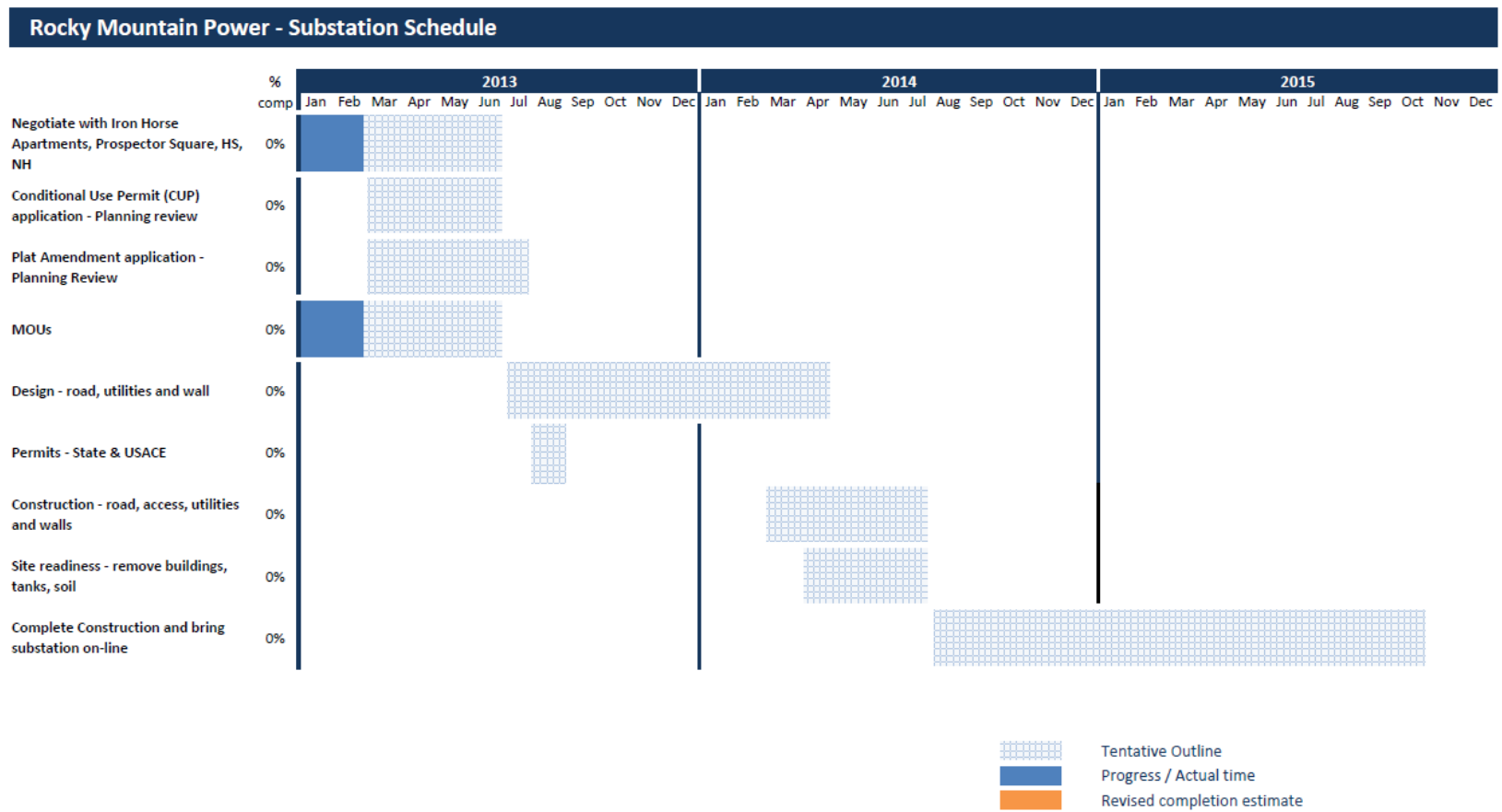
	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Unique and diverse businesses + Safe community that is walkable and bike-able + Balance between tourism and local quality of life	- Managed natural resources balancing ecosystem needs + Economically and environmentally feasible soil disposal + Abundant preserved and publicly-accessible open space	+ Residents live and work locally + Cluster development while preserving open space + Physically and socially connected neighborhoods	+ Fiscally and legally sound + Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Positive 	Very Positive 	Very Positive 
Comments:				

The above recommendation grid is based on the substation being moved to the 1555 Lower Iron Horse Drive location. The significant impacts from moving the substation include:

- By moving the substation to a location that currently houses a fueling station and laundry facilities, the open space in in BoPa can be fully realized.
- Locating the substation near the rail trail and along Bonanza Drive will create challenges in trying to soften and/or hide the proposed facility to reduce its visual impacts to the trail users and those entering the City. The use of a low-profile substation will significantly increase the ability to mitigate the visual impacts to the nearby recreational facilities.

Recommendation:

Staff recommends that the Council provide direction to proceed with an agreement with Rocky Mountain Power for the relocation of the Rocky Mountain Power Substation to 1555 Iron Horse Drive in a low profile alignment with associated site design improvements as outlined in this report and schedule a public hearing for final action on for June 20. Staff further recommends that Council direct staff to prepare necessary agreements with the applicable private entities, and take initial steps to finance the move of the substation to 1555 Lower Iron Horse Drive using Community Development Area (CDA) funding. Both items are subject to additional public process and/or land use approvals as necessary from the Planning Commission.



Updated - February, 2013