



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
May 13, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, May 13, 2021.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

On May 5, 2021, the Mayor issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. For these reasons, this meeting will be an electronic meeting without an anchor location.

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

CLOSED SESSION - 2:45 p.m.

To Discuss Property, Personnel, and Litigation

WORK SESSION

4:00 p.m. - FY2021-22 City Manager's Recommended Budget: Presentation and Review
[FY22 Budget Staff Report](#)
[Exhibit A: Budget Summaries](#)
[Exhibit B: Tentative Budget Ordinance](#)

5:00 p.m. - Walkability Bond Update
[Walkability Bond Staff Report](#)
[Exhibit A: Walkability Completed Projects](#)
[Exhibit B: Walkability Bond Program Recommendations](#)
[Exhibit C: Walkability Projects Map](#)
[Exhibit D: Projects Seeking Active Transportation Grants](#)

5:15 p.m. - Discuss Park City Soils (Gordo) Management Facility Stakeholder Outreach
[Park City Soils Facility Outreach Staff Report](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communication Report

1. Historic Park City Alliance Chalk the Town - Art on City Property
[Chalk the Town Staff Report](#)
[Exhibit A: Chalk the Town Art Concepts](#)

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

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from April 29, 2021
[April 29, 2021 Minutes](#)

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Sign Two Professional Service Provider Agreements with Nourish Landscaping/Ecology Bridge for \$30,000 and Jesus Rea Landscaping for \$175,000 for Noxious Weed Abatement in a Form Approved by the City Attorney
[Noxious Weed Control Contract Awards Staff Report](#)
2. Request to Authorize the City Manager to Execute a Right-of-Way Easement, in a Form Approved by the City Attorney, to PacifiCorp for a Buried Power Line and Associated Electrical Equipment within the Park City Golf Course Back Nine Subdivision
[PacifiCorp Utility Easement Staff Report](#)
[Exhibit A: Site Location Map-Pacificorp ROW Easement](#)
[Exhibit B: PacifiCorp R-O-W Easement for PCGC Back Nine Subdivision](#)
3. Request to Authorize the City Manager to Execute the First Addendum to the Design Professional Services Agreement, in a Form Approved by the City Attorney, with Construction Materials Technologies, Inc. (CMT), for the 3Kings Water Treatment Plant Special Inspections and Testing Services in an Amount Not to Exceed \$165,000.00
[3KWTP Special Inspection and Testing Services Contract Staff Report](#)
[Exhibit A: M-I-W CIP Contracts Summary](#)
4. Request to Authorize the City Manager to Enter into Agreements in a Form Approved by the City Attorney's Office with Advanced Paving & Construction, for Rotomilling, Pavement Overlays, and Utility Adjustments in the Amount of \$588,427.18; Asphalt Preservation, for Type II Slurry Seals in the Amount of \$109,197.48; CKC Services, for Crack Seal, in the Amount \$82,500.00; Wasatch Property Maintenance for Tuffcoat P+ Seal, in the Amount of \$15,138.00

[2021 Pavement Management Program Staff Report](#)
[Exhibit A: 2021 Pavement Map](#)
[Exhibit B: 2021 Detailed List of Streets](#)

5. Request to Authorize the City Manager to Execute a Professional Services Agreement in a Form Approved by the City Attorney's Office with Potable Divers Inc. for the Inspection and Cleaning of Park City's Water Storage Tanks in an Amount Not to Exceed \$85,200
[Tank Inspection and Cleaning Staff Report](#)
[Exhibit A: Scope of Services - Potable Divers](#)

VI. OLD BUSINESS

1. Consideration to Adopt Resolution 09-2021, a Resolution Approving an Interlocal Cooperation Agreement among Public Entities Regarding the Community Renewable Energy Program
(A) Public Hearing (B) Action
[Utah Renewable Governance Staff Report](#)
[Exhibit A: Renewable Anchor Community Resolution](#)
[Exhibit B: Interlocal Agreement](#)

VII. NEW BUSINESS

1. Consideration to Adopt Resolution 10-2021, a Resolution Proclaiming May, 2021 as Mental Health Awareness Month in Park City
(A) Public Input (B) Action
[Mental Health Awareness Month Staff Report](#)
[Exhibit A: Mental Health Awareness Month Resolution](#)
2. Consideration to Approve a Level Four Special Event Permit for the 2021 Car-Free Sunday (CFS) in a Form Approved by the City Attorney
(A) Public Hearing (B) Action
[Car-Free Sunday Event Staff Report](#)
[Exhibit A: Car-Free Sunday Special Event Application](#)
[Exhibit B: Car-Free Sunday Analysis & DRAFT Operations Plan](#)
[Exhibit C: Car-Free Sunday Level 4 Special Event Permit DRAFT](#)
3. Consideration to Approve Ordinance No. 2020-21, an Ordinance Adopting a Tentative Revised Budget for Fiscal Year 2021 and a Tentative Budget for Fiscal Year 2022 for Park City Municipal Corporation and its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on May 27, 2021 and June 17, and 24, 2021, at the Regular City Council Meetings
(A) Public Hearing (B) Action
[FY22 Budget Staff Report](#)
[Exhibit A: Budget Summaries](#)
[Exhibit B: Tentative Budget Ordinance](#)

4. Consideration to Approve Ordinance No. 2021-22, an Ordinance Approving the Gasparac Plat Amendment, Located at 1060 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action
[Gasparac Plat Amendment Staff Report](#)
[Exhibit A: Ordinance 2021-22 and Proposed Plat](#)
[Exhibit B: Existing Conditions](#)
[Exhibit C: 1060 Park Avenue Photos](#)
[Exhibit D: Applicant Statement](#)
[Exhibit E: 1060 Park Ave Historic Sites Inventory](#)
[Exhibit F: Snyderville Basin Water Reclamation District Requirements](#)
[Exhibit G: Sewer Easement](#)
[Exhibit H: Sewer Easement Legal Description](#)

5. Consideration to Approve Ordinance No. 2021-23, an Ordinance Approving the Jupiter Moons Plat Amendment, Located at 1125 and 1129 Park Avenue and 1126 and 1128 Woodside Avenue, Park City, Utah
(A) Public Hearing (B) Action
[Jupiter Moons Plat Amendment Staff Report](#)
[Exhibit A: Ordinance No. 2021-23](#)
[Exhibit B: 1125 Park Avenue Historic Sites Inventory Form](#)
[Exhibit C: 1129 Park Avenue Historic Sites Inventory Form](#)
[Exhibit D: Applicant Statement](#)
[Exhibit E: Existing Conditions](#)

VIII. ADJOURNMENT

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

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

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Penny Frates

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

4:00 p.m. - FY2021-22 City Manager's Recommended Budget: Presentation and Review

Suggested Action:

Attachments:

[FY22 Budget Staff Report](#)

[Exhibit A: Budget Summaries](#)

[Exhibit B: Tentative Budget Ordinance](#)



City Council Work Session Report

Subject: City Manager's Recommended Budget
Author: Jed Briggs, Erik Daenitz & Penny Frates
Department: Budget, Debt, & Grants
Resources Date: May 13, 2021
Type of Item: Legislative

Executive Summary Recommendation

Approve the attached ordinance adopting a Tentative Revised Budget for FY21 and a Tentative Budget for FY22 for Park City Municipal Corporation and related agencies and authorize the property tax rate computation at a no tax increase rate.

Over the next two months, staff will present various aspects of the FY22 City Manager's Recommended Budget to Council and the public. The process will begin with a broad overview of the FY22 budget strategy, lay out the budget-approval process timeline, and highlight next year's revenue projections. Subsequent session will focus on Capital, Operations, Compensation, Transit, Water, and other miscellaneous items (Walkability, ARCST, RDA's, etc.)

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

Background

Last year, in response to COVID-19, PCMC quickly activated the City's Recession Plan to impose a series of expenditure reductions necessary to close a projected General Fund revenue shortfall. The shortfall was driven by a combination of lost sales tax and program revenues. The City instituted a three-pronged approach – or Guiding Principles – to address the shortfall: 1) Fiscal responsibility, 2) Maintaining Core community public service commitments, and 3) sharing expenditure reductions across the organization. In practice, this resulted in the following:

1. Operating Expense Reductions - \$2.9M
2. Capital Improvement Fund Reductions - \$1.7M
3. Utilize General and Capital Fund Balance - \$3.8M

Overall, Park City's General and Capital Improvement Funds were strongly positioned to sustain and augment municipal operations during an economic downturn. The City's financial strategy is closely aligned with industry best practices, including built-up emergency and reserve funds, and a Recession Plan that provides the ability to maintain core services, even in the most dire of circumstances.

As predicted, the economic impacts of COVID-19 on Park City's tourism-based economy in the Spring and early Summer of 2021 were initially dire. Yet, the downturn proved less significant than expected, and the City continues to progress on both public health and

economic recovery. As we enter Spring 2021, both realized and projected sales tax revenues remain strong. In February, sales tax collections were on par with past years, barely 2% down, compared to February 2020.

In fiscal year 2022 (FY22), we project revenue growth of at least 20% compared to the original FY21 COVID-19 impacted budgets, which amounts to a \$6.4M improvement from FY21 to FY22 in the General Fund. This growth is driven by a recovery in sales taxes and stability in property taxes due to Park City residents, businesses, and visitors. Thus far, the pace of recovery is a testament to the resiliency of our community and collaboration in the face of great adversity.

Each year, the Budget is constructed by analyzing the City's financial position, including forecasting City expenditures and revenues over the next ten years. These funding projections support our plans for major capital project investments, departmental operating improvements, compensation, and inflationary increases. The City Manager's FY22 Recommended Budget draws upon Council and community input received throughout the year, as well as the City's long-term budget strategies. By extension, the proposed budget is reflective of a theme of stability and growth. To the extent possible, the City seeks to restore operating budgets, take strategic steps forward with regard to capital projects and grant opportunities, and maintain a commitment to the community to recruit and retain a high-performing workforce.

Per Utah State law, the City Manager must present Council a balanced budget at the first regularly scheduled Council meeting in May. Utah Code defines a balanced budget: *The total of the anticipated revenues shall equal the total of appropriated expenditures*. Council then adopts the tentative budget and begins working to develop a final budget. Between the first City Council meeting in May and the Final Budget presentation on June 24, the Council reviews detailed budget requests, considers public comment, and adopts a balanced budget.

With regard to our proposed budget timeline, we recommend adopting PCMC's Tentative Budget on May 13, 2021, and a series of budget hearings at every subsequent Council meeting until adopting a final budget on June 24, 2021. We also propose the option of reserving a date in June in the event you desire an additional meeting.

The timeline and process for the budget hearings:

- 1. May 10** – FY22 City Manager's Recommended Budget (Tentative or Proposed Budget) published on the City's website and available to Council and the public.
- 2. May 13** – Presentation and adoption of Tentative Budget – strategic budget overview, timeline, and update of long-term budget strategy and revenue projections. (1.5 hours)
 - a. Council will determine time and place of public hearings leading up to adopt Final Budget on June 24, 2021.

- b. Public hearings scheduled for May 13 and 27, and June 17 and 24, 2021, during the Regular City Council Meeting.
- 3. **May 27** – Capital Budget & Capital Projects review – 5-year Capital Improvement Plan, Walkability, ARCST, and RDA. (2 hours proposed)
- 4. **June ?** – Does Council want to reserve a time for a Special Budget Meeting?
- 5. **June 17** – Operating budget review; General Fund, Personnel (pay plan, health insurance, retirement); Fee Changes, and Council Compensation (2.5 hours)
- 6. **June 24** – Presentation & Adoption of Final Budget

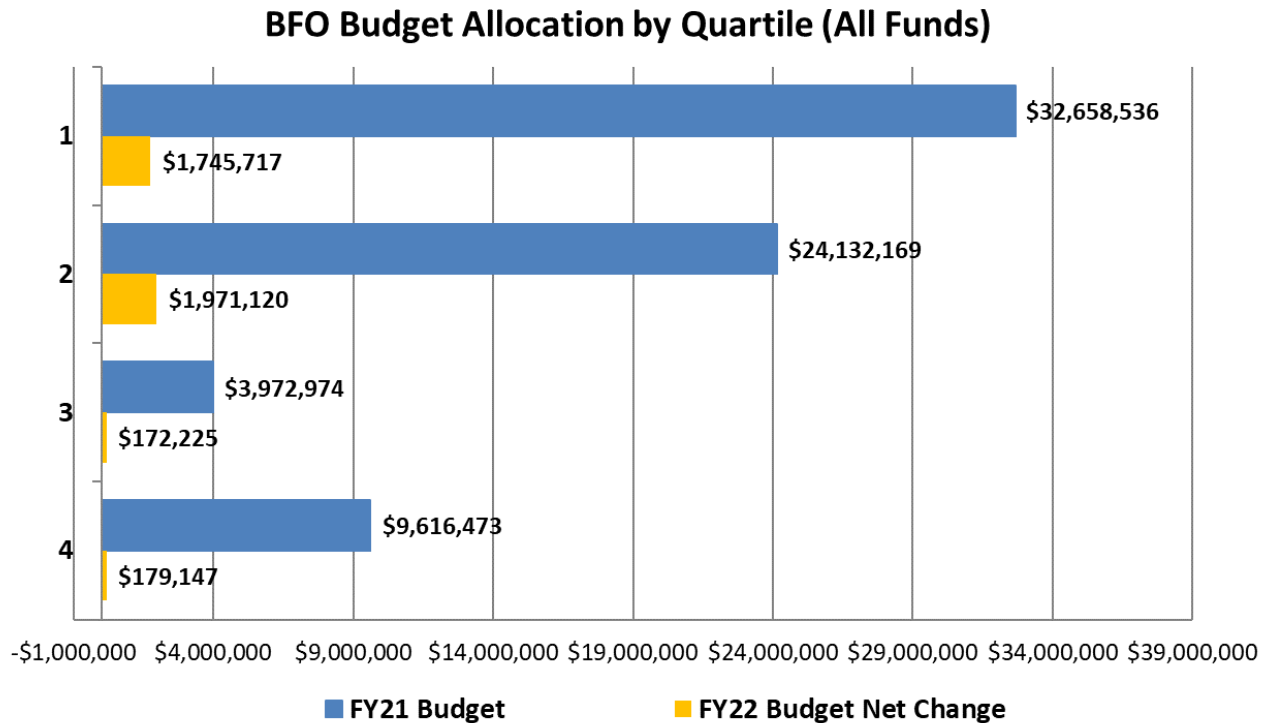
Analysis

The FY22 recommended budget was created under the guise of three Guiding Principles: 1) fiscal responsibility, 2) maintaining and enhancing core community public service commitments, and 3) restoring COVID-impacted budgets, where possible, across the organization. These Principles served us well during the economic shutdown last year, and our strong financial position and bond ratings were reaffirmed by Fitch earlier this year. Citing Park City's "superior level of gap-closing capacity, the result of the city's high level of revenue control, solid expenditure flexibility and robust reserves, and a low long-term liability burden," Fitch maintained a rating of AA+ with stable outlook for Park City.

With an increase in stability throughout FY21, the City renewed its Budgeting for Outcomes (BFO) process whereby department managers engaged in a rigorous scoring and evaluation process in coordination with the City Manager and Management Team. The results of that process are presented herein.

Each year in order to build the City Manager's Recommended Budget, managers assess their operations, consider Council priorities, and present their annual budget requests to the Results Team, a staff-led budget committee. The Team evaluates each request for new funding based on its alignment with Community Critical Priorities, Visioning Pillars, and the need to maintain essential services. After review, the Results Team ranks the proposed budget scenarios and makes a recommendation to the City Manager.

The criteria weighted the most heavily for scoring a BFO program is how well it aligns with Critical Community Priorities and Desired Outcomes. Decisions on budget enhancements or decreases are based on the scoring of each BFO program, as well as the department manager's rationale, established need, and availability of resources.



Allocation of Budgeted Resources by Quartile (excludes PC Transit Operations)

The Results Team follows this process to score each BFO program. Quartile 1 is made up of the top 25% of programs that received the highest scoring. This graphic demonstrates the budget changes most important to Council and the community (Quartiles 1 and 2). Please note, Quartile 1 does not include the budget decrease of transit operations from the separation with Summit County. The transit operations budget detail will be presented at a future council meeting.

Budget Summary

The FY21 Adjusted Budget reflects a 4.4% increase from the FY21 Budget (capital excluded). The Adjusted Budget is a term that calculates the current fiscal year's budget ending June 30, and accounts for increases and decreases over the Original Budget. The FY21 Budget increase is primarily due to CARES Act expenditures but includes recent increases such as the Spanish Services Senior Librarian, additional lobbying services, enhanced backcountry trails and fire maintenance, Affordable Housing Specialist, and more streets maintenance projects. As the end of FY21 approaches, we tightly monitor the adjusted budget to ensure changes are captured in the Final Budget adoption on June 24.

Expenditure Summary by Major Object - All Funds								
	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Actuals FY 2020	Actuals FY 2021	Original Budget FY 2021	Adjusted Budget FY 2021	Original Budget FY 2022
Personnel	\$33,455,040	\$36,532,398	\$39,163,872	\$40,019,168	\$30,751,619	\$40,056,387	\$40,223,362	\$41,484,911
Mat, Suppls, Services	\$15,412,531	\$17,825,325	\$26,446,247	\$27,931,208	\$16,165,134	\$20,530,663	\$23,079,255	\$21,250,859
Capital Outlay	\$555,730	\$402,605	\$624,690	\$435,427	\$348,974	\$507,725	\$535,425	\$526,685
Contingency	\$116,958	\$75,437	\$67,018	\$362,218	\$172,741	\$700,000	\$700,000	\$300,000
TOTAL	\$49,540,259	\$54,835,765	\$66,301,826	\$68,748,021	\$47,438,468	\$61,794,774	\$64,538,042	\$63,562,455
Capital	\$76,532,985	\$60,601,638	\$73,693,985	\$23,654,074	\$41,204,434	\$89,689,564	\$182,912,942	\$73,325,334
Debt Service	\$11,130,107	\$16,216,948	\$16,853,649	\$24,538,521	\$13,894,869	\$13,791,615	\$13,791,615	\$13,791,615
Interfund Transfer	\$39,521,611	\$47,750,191	\$79,846,401	\$24,617,678	\$15,082,030	\$19,414,463	\$21,924,585	\$19,684,463
Ending Balance	\$83,017,228	\$83,191,254	\$117,717,331	\$130,691,480		\$50,020,436	\$75,596,125	\$87,359,929
TOTAL	\$259,742,190	\$262,595,797	\$354,413,192	\$272,249,775	\$117,619,801	\$234,710,852	\$358,763,309	\$257,723,796

This year, PCMC has taken a strategic approach to stretch our spending choices to further community goals. Although the FY22 Operating Budget is decreasing to \$63.5 million, a -1.5% decrease from the FY21 Adjusted Budget, this is mainly due to reductions in the Transportation Fund and CARES Act funding, which are not included in the FY22 Budget.

Budget changes and details on departmental requests and committee recommendations will be discussed on June 17. Capital budget recommendations will be discussed on May 27. For more information on budget requests and recommendations, please review the [budget documents posted online](#).

General Fund Revenues

As global society returns to normal, the positive effects, including continuing recovery in travel, lead to increase revenue projections with the most material year-over-year change coming in sales taxes.

FY21 Year-End Revenue Projections

Staff conservatively projects an increase of \$4.1M in sales tax collection within the General Fund for FY21 relative to the October Adjusted Budget—moving from \$8.7M in the October Adjusted Budget to \$12.8M in the proposed Adjusted Budget. Furthermore, on the back of a strong real estate market, property tax collections are projected up nearly \$2M from the Original Budget. Holistically, these key drivers are projected to help the City's General Fund bring in \$7M more than previously projected in FY21.

General Fund Revenue Summary							
Revenue	FY21 YTD Actuals	FY21 Ori Budget	FY21 Oct Adj Budget	FY21 Adj Budget	\$, Variance Projection vs. Budget	FY22 Budget	\$, Variance Projection vs. Budget
Property Taxes	\$12,253,317	\$10,412,892	\$10,412,892	\$12,712,892	\$2,300,000	\$12,392,328	(\$320,564)
Sales Tax	\$8,761,311	\$9,347,918	\$8,728,066	\$12,847,918	\$4,119,852	\$13,333,686	\$485,768
Franchise Tax	\$2,561,519	\$3,229,380	\$3,229,380	\$3,229,380	\$0	\$3,261,596	\$32,216
Planning, Building and Engineering Fees	\$2,330,203	\$2,107,887	\$2,107,887	\$3,007,887	\$900,000	\$3,565,757	\$557,870
Recreation	\$1,559,810	\$1,415,701	\$1,415,701	\$1,415,701	\$0	\$1,936,634	\$520,933
Licenses	\$292,586	\$323,501	\$323,501	\$323,501	\$0	\$484,692	\$161,191
Ice Revenue	\$462,557	\$617,073	\$627,373	\$627,373	\$0	\$913,628	\$286,255
Intergovernmental Revenue	\$114,744	\$162,840	\$162,840	\$162,840	\$0	\$155,304	(\$7,536)
Fees/Other (Includes CARES)	\$3,524,883	\$1,116,592	\$4,049,449	\$4,316,592	\$267,143	\$493,961	(\$3,822,631)
Interfund Transfers	\$1,842,357	\$2,724,847	\$2,724,847	\$2,724,847	\$0	\$2,724,847	\$0
Total	\$33,703,288	\$31,458,631	\$33,781,936	\$41,368,931	\$7,586,995	\$39,262,433	(\$2,106,498)

General Fund Revenue Summary

The FY22 revenue budget is slightly lower than the FY21, mostly due to CARES Act funding the City received in FY21 (\$2.7M). The table above demonstrates the projected increases for the different funding categories. These increases will allow the community to increase what it can accomplish in FY22 and beyond.

In addition, we forecast long-term revenues and operating, capital, and debt service expenses for the General Fund. The analysis illustrates the potential impacts of financial decisions on the City's short and long-term financial health. The figures help set the funding limits for both the operating and capital budget processes related to the general fund and general fund capital transfer. [Please review Budget Document for more info.](#)

Major General Fund Expenses

The FY22 City Manager's Recommended Budget in the General Fund is a targeted and strategic deployment of resources that attempts to invest heavily in capital assets such as transportation and housing, and at the same time invests in our ability to enhance core services and increase operational capacity and productivity.

FY22 Expenses	Amount	Notes
Capital	\$2,570,000	General Fund capital expenses deployed on key projects for community benefit, including new Rail Trail initiatives, transportation matching grants, wildfire mitigation and open space maintenance, and recreation facilities.
Ops Increases	\$1,475,669	Restores most services, and includes strategic budgetary increases to allow managers to deliver higher service levels than last year. Expanding special event and peak periods mitigation, capital project management delivery, financial staff, and infrastructure maintenance cut during FY21.
Pay Plan	\$1,467,330	Restores previously eliminated pay for performance program, proactively responds to the recommendations of the Mercer pay and compensation analysis and the Blue Ribbon Compensation Commission. This strategy will better equip the City's compensation program to recover to its previous levels in FY19.
\$5,512,999		

FY22 Sources	Amount	Notes
Revenue Capacity	\$3,300,000	Total projected revenue capacity for FY22
Repurpose Capital Projects	\$1,200,000	Repurpose capital budgets based on needs assessment
GF Fund Balance	\$500,000	Reallocation from unused FY21 General Fund balance
Capital Fund Balance	\$500,000	Reallocation from unused FY Capital Improvement Fund balance
\$5,500,000		

Normally, expenses would match projected revenues in the overall recommended budget. However, staff recommends partial restoration of unused fund balance that was targeted to respond to the FY21 projected revenue shortfall. Staff seeks to deploy resources faster and more strategically in order to meet the needs of the community in FY22, and these

funds were not necessary to retain our bond rating during our latest assessment by Fitch.

In FY21, we cut the General Fund balance by \$1.7M and the Capital Improvement Fund balance by \$2.1M. Staff recommends reallocating \$1M in order to accelerate resource deployment to service level demands and capital projects.

Operating Budget

The Operating Budget consists of personnel, materials, supplies, and services, departmental capital outlay, and contingencies for each department.

Health Insurance Costs

The City maintains a health and dental insurance plan through Regence Blue Cross Blue Shield of Utah. Each year, Regence examines the City's "use" of the plan and its total costs to Regence, and then determines the price for the following year. There will be no increase in the City's health insurance premiums for FY22!

Dental Insurance

No change to dental premiums or coverage amounts in FY22!

Pay Plan

Recruiting and retaining talented employees is imperative as we look to advance the community's goals with bold projects and initiatives. Recently, the City's recruitment for key positions has benefitted from telecommuting but struggled due to the increasingly expensive housing market and low unemployment rates in Utah. In many cases, the following factors have converged and hurt our ability to recruit and retain employees:

Competition – The Wasatch Back is experiencing explosive growth, with more individuals and businesses moving into the area than ever before. Companies are offering aggressive wages, fringe benefits and opportunities for growth. Our neighboring jurisdictions are offering competitive employment, and the cost of living is markedly lower. In addition, many jurisdictions increased compensation last year, while PCMC removed and eliminated raises and pay for performance.

Employment rate - low unemployment is usually regarded as a positive sign for the economy. However, a very low rate of unemployment, below 5%, can hurt certain employers. Summit County's unemployment rate is 2.8%. The national rate is 4.5% as of March 2021.

Housing - the average home price in Park City increased by over 17% in 2020, which pushes out virtually any new employees into a surrounding area. The result is long commutes and increased transportation costs. Additionally, many employers are offering remote working capabilities, eliminating commutes, and offer better work/life balance

To help manage personnel expenses and provide compensation levels to attract qualified personnel, Human Resources performs an internal bi-annual salary survey based on other local government entities in the immediate area.

Because of Park City's unique challenges and to provide an objective analysis, Park City engaged in an independent, comprehensive compensation analysis in FY20 and convened a Blue Ribbon Compensation Commission of community members and professionals. [Mercer, Inc](#), an industry leader in pay equity, was hired to review and benchmark 125 PCMC jobs (covering 281 employees) to the external market. The following steps were taken to ensure appropriate external market comparability:

- Determined appropriate benchmarking methodology
- Reviewed PCMC job descriptions
- Match PCMC jobs to selected compensation survey jobs

Staff plans to return to Council with members of the Blue Ribbon Commission on June 17th for a thorough review of the recommendation.

Pay Plan Changes by Fund		
Fund 11 GENERAL FUND	\$	1,067,330
Fund 51 WATER FUND	\$	165,984
Fund 52 STORM WATER FUND	\$	114,803
Fund 57 TRANSPORTATION	\$	139,542
Fund 58 PARKING FUND	\$	37,484
Fund 62 FLEET SERVICES FUND	\$	4,637
Total	\$	1,529,780

Pay Plan Increase by Fund

Personnel Changes

Several departments submitted personnel requests for the FY22 Budget shown for each fund in the table below. The overall decrease to the FY21 Original budget is \$192,604, due to a large reduction in the Transportation budget, a result of our separation from Summit County. For more information on budget requests and recommendations, please review the [budget documents posted online](#).

Total Personnel Options by Fund	
Fund	FY22 Request
Fund 11 GENERAL FUND	\$ 1,348,029
Fund 12 QUINNS RECREATION COMPLEX	\$ 6,548
Fund 51 WATER FUND	\$ 347,153
Fund 52 STORM WATER FUND	\$ 4,160
Fund 55 GOLF COURSE FUND	\$ 17,908
Fund 57 TRANSPORTATION	\$ (1,964,148)
Fund 58 PARKING FUND	\$ 37,812
Fund 62 FLEET SERVICES FUND	\$ 9,935
Total	\$ (192,604)

Recommended Personnel Requests by Fund

Materials, Supplies, and Services

The table below displays the changes to materials, supplies, and services by fund over the FY21 adopted budget. In FY22 the main increases are for software, contract services, supplies, and bank fees.

Total Materials, Supplies & Services Options by Fund	
Fund	FY22 Budget
Fund 11 GENERAL FUND	\$ 96,807
Fund 12 QUINNS RECREATION COMPLEX	\$ 24,315
Fund 51 WATER FUND	\$ 520,105
Fund 52 STORM WATER FUND	\$ 1,419
Fund 55 GOLF COURSE FUND	\$ 31,440
Fund 57 TRANSPORTATION	\$ (373,263)
Fund 58 PARKING FUND	\$ (1,400)
Total	\$ 299,423

Materials, Supplies & Services Options by Fund

Budget Recommendations through the Community Pillars

As part of the Community Visioning process, strategic pillars were developed through community input and feedback. Council will review and approve the pillars as part of the Council Retreat on May 20-21. Staff felt that there would be value in presenting the recommended budget changes through the Community Pillars to demonstrate the FY22 Recommended Budget reflects the community's visioning process:

- **Social Equity & Affordability – Cultivating and engaging an inclusive and diverse community, while working to address disparities**
 - o An Affordable Housing Specialist was added as part of the FY21 adjusted budget to provide technical analysis for proposed affordable housing developments and support growing department needs. Additional funds are proposed in FY22 for

outside Legal counsel to provide enhanced support to ensure program can continue evolving and growing to meet increased demand.

- o A Spanish Services Senior Librarian was added as part of the FY21 adjusted budget. This position is part of the Library Leadership Team and helps implement Spanish Services and Programs at the Library in a leadership capacity while applying Equity, Diversity, and Inclusion actions in support of the City's Social Equity Priorities.
- **Environmental Leadership – Protect, enhance, and support our natural world and local ecosystems, so we all can thrive**
 - o Significant investments have been requested in FY22 for the Water Department in materials, supplies, and equipment to monitor, detect and repair water leaks, as well as the addition of three new staff & reclassification of existing staff to ensure the Three Kings Water Treatment Plant is up and running according to schedule and complies with all state guidelines.
 - o Additional funds have been added to Environmental Sustainability for involvement in a statewide renewable energy project as well as the introduction of the City of Trees program in FY22.
 - o Added funds for operating and capital open space improvements and two part-time open space rangers, along with a vehicle, to provide customer service and monitor and enforce open space/trails rules and regulations to protect our trails and ensure accessibility and enjoyment for all.
- **Authentic Local Culture – Fostering economic diversity through arts, culture, and local entrepreneurship, and create a balance between resident and visitor quality of experience**
 - o The FY22 budget has multiple requests for Adult and Youth programs in Hockey, Tennis, Golf, Pickleball and Mountain Biking for leagues, camps, and tournaments as well as investments to outdoor ice sheets, tennis bubble, equipment, and deep cleaning of facilities.
 - o Additional capital funding for parks, fields, and recreation facilities to ensure meeting community needs and proper maintenance.
 - o Additional funding has been added to the Special Events department to assist with event logistics, residential mitigation, pedestrian management, parking enforcement and taxi management during events.
 - o As we continue to focus on walkability and a bike-able community, a Senior Transportation Planner has been added to focus on these areas and other alternatives to vehicle travel.
- **Transportation Innovation – Envisioning bold, multi-modal transportation solutions**
 - o A part-time Traffic Operations Manager has been added to the FY22 budget to continue building upon our multi-pronged approach to transportation solutions. The Traffic Operations Manager will lead a team comprised of police, streets, transit, events, parking, and communications to manage and mitigate traffic

impact. In addition, the Police department requested additional officer support to mitigate traffic during holidays, events, and peak ski days.

- o A full-time Transportation Engineer is being added to provide technical support for proposed transportation projects early in the planning phase of a project, leading transportation capital project design and general project management of these projects during the design to construction phase to deliver a robust transportation program for the City. Additional funds have been added to Contract Services to manage the increase in CIP transit projects.
- o Park City Transportation has been aggressively pursuing state and federal funding opportunities and has been successful in securing funding for a Short-Range Transit Plan and for the Active Transportation Master Plan. Additionally, Park City has been awarded a significant amount of federal grant funding to procure new electric buses and charging infrastructure.
- o The FY22 Transportation Operations budget shows a decrease of \$2M in the Personnel budget and \$374k in the operations budget, due to the separation of Transit services between the City and County. The City is hopeful that the separation will yield a more focused and higher-level of service for Park City residents.
- o Programmed the remaining Walkability bond proceeds through a prioritization process to ensure a more deliberate and strategic use of funds.

- **Core or Essential Services**

- o The City continues to expand its offering of services throughout each department which directly effects the various internal services that the Finance, IT & Legal Departments provide. The FY22 budget reflects a full-time Finance Clerk, a full-time IT Coordinator, and a new Attorney in the Legal department. This investment in infrastructure will allow departments to offer a higher level of service both internally and to the general public.
- o As we continue striving for efficiencies and timely completion of improvements to City assets and infrastructure, the Streets department has proposed a plan to bring the majority of striping projects in-house, which requires investment in staff and equipment. Additional funds have also been added to landscaping and maintenance of City owned properties as well as enhanced air-filters as we continue to focus on the health of the public in City facilities.
- o Online meetings have allowed greater accessibility and engagement from the community. As we continue with online meetings and begin incorporating a hybrid model, the need for A/V and technical assistance must be addressed. The FY22 budget reflects a new part-time position to ensure a high quality and effective experience.
- o In order to achieve the bold plans outlined by Council and the community, it is imperative the City can recruit and retain quality, highly skilled staff. A comprehensive compensation analysis was performed to ensure the City is aligned with neighboring communities for equitable pay. The Pay for Performance program is proposed to be restored, after being cut in FY20 and reduced in FY21.

Overall, Park City's General and Capital Improvement Funds remain well-positioned to continue to invest in City infrastructure while also initiating several large new initiatives. Staff is asking Council to approve the attached ordinance adopting a Tentative Revised Budget for FY21 and a Tentative Budget for FY22 for Park City Municipal Corporation. Over the next several weeks, staff will present various aspects of the FY22 City Manager's Recommended Budget to Council. Staff will provide an overview of the FY22 budget, lay out the budget approval process timeline, and highlight next year's revenue projections. The FY22 City Manager's Recommended Budget is presented through the lens of the community pillars, priorities, and goals. We are confident that this budget process provides the tools to build a budget that focuses on outcomes and community priorities.

Department Review

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

Attachments:

A – Budget Summaries

B – Tentative Budget Ordinance

Expenditure Summary by Fund and Major Object (FY 2021 Original Budget)

Description	Personnel FY 2021	Mat, Supplies, Services FY 2021	Capital FY 2021	Debt Service FY 2021	Contingency FY 2021	Sub - Total FY 2021	Interfund Transfer FY 2021	Ending Balance FY 2021	Total FY 2021
Park City Municipal Corporation									
011 GENERAL FUND	\$23,607,514	\$8,106,143	\$307,620	\$0	\$700,000	\$32,721,277	\$2,834,061	\$7,504,960	\$43,060,298
012 QUINNS RECREATION COMPLEX	\$902,829	\$348,835	\$1,000	\$0	\$0	\$1,252,664	\$0	\$-6,033,938	\$-4,781,273
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$37,534,575	\$0	\$0	\$37,534,575	\$3,580,329	\$3,128,714	\$44,243,618
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,460,138	\$0	\$0	\$1,460,138	\$0	\$7,429	\$1,467,567
051 WATER FUND	\$3,258,424	\$3,589,138	\$40,896,797	\$1,028,266	\$0	\$48,772,625	\$1,773,085	\$4,484,094	\$55,029,804
052 STORM WATER FUND	\$607,137	\$290,025	\$1,221,500	\$0	\$0	\$2,118,662	\$127,425	\$58,813	\$2,304,900
055 GOLF COURSE FUND	\$899,687	\$486,435	\$114,565	\$24,283	\$0	\$1,524,970	\$134,913	\$26,248	\$1,686,131
057 TRANSPORTATION & PARKING FUND	\$8,902,923	\$2,268,672	\$8,281,094	\$0	\$0	\$19,452,689	\$3,334,501	\$2,187,998	\$24,975,188
058 PARKING FUND	\$849,924	\$707,900	\$125,000	\$0	\$0	\$1,682,824	\$8,000	\$2,338,730	\$4,029,554
062 FLEET SERVICES FUND	\$995,989	\$1,853,155	\$0	\$0	\$0	\$2,849,144	\$0	\$864,661	\$3,713,805
064 SELF INSURANCE FUND	\$0	\$1,733,060	\$0	\$0	\$0	\$1,733,060	\$0	\$493,142	\$2,226,202
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,040,066	\$0	\$5,040,066	\$0	\$27,906,245	\$32,946,311
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,699,000	\$0	\$7,699,000	\$0	\$2,581,847	\$10,280,847
Total Park City Municipal Corporation	\$40,024,428	\$19,383,363	\$89,942,289	\$13,791,615	\$700,000	\$163,841,695	\$11,792,314	\$45,548,943	\$221,182,953
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$31,958	\$692,300	\$0	\$0	\$0	\$724,258	\$3,092,532	\$2,689,797	\$6,506,587
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$700,000	\$994,151	\$2,149,151
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$255,000	\$0	\$0	\$255,000	\$2,782,840	\$340,776	\$3,378,616
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,777	\$5,853	\$1,052,630
Total Park City Redevelopment Agency	\$31,958	\$1,147,300	\$255,000	\$0	\$0	\$1,434,259	\$7,622,149	\$4,030,577	\$13,086,985
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440,916	\$440,916
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440,916	\$440,916
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$40,056,387	\$20,530,663	\$90,197,289	\$13,791,615	\$700,000	\$165,275,954	\$19,414,463	\$50,020,436	\$234,710,853

Expenditure Summary by Fund and Major Object (FY 2021 Adjusted Budget)

Description	Personnel FY 2021	Mat, Supplies, Services FY 2021	Capital FY 2021	Debt Service FY 2021	Contingency FY 2021	Sub - Total FY 2021	Interfund Transfer FY 2021	Ending Balance FY 2021	Total FY 2021
Park City Municipal Corporation									
011 GENERAL FUND	\$23,760,939	\$10,648,085	\$335,320	\$0	\$700,000	\$35,444,345	\$4,844,183	\$13,440,153	\$53,728,681
012 QUINNS RECREATION COMPLEX	\$909,979	\$355,485	\$1,000	\$0	\$0	\$1,266,464	\$0	\$-5,777,808	\$-4,511,343
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,168	\$23,168
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$86,620,523	\$0	\$0	\$86,620,523	\$3,580,329	\$7,952,955	\$98,153,807
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$2,577,863	\$0	\$0	\$2,577,863	\$0	\$313,515	\$2,891,378
051 WATER FUND	\$3,258,424	\$3,589,138	\$75,214,366	\$1,028,266	\$0	\$83,090,193	\$1,773,085	\$2,404,784	\$87,268,063
052 STORM WATER FUND	\$607,137	\$290,025	\$1,578,834	\$0	\$0	\$2,475,996	\$127,425	\$454,158	\$3,057,579
055 GOLF COURSE FUND	\$899,687	\$486,435	\$313,682	\$24,283	\$0	\$1,724,087	\$134,913	\$739,643	\$2,598,643
057 TRANSPORTATION & PARKING FUND	\$8,909,323	\$2,268,672	\$13,903,185	\$0	\$0	\$25,081,181	\$3,334,501	\$16,678,085	\$45,093,767
058 PARKING FUND	\$849,924	\$707,900	\$0	\$0	\$0	\$1,557,824	\$8,000	\$1,541,002	\$3,106,826
062 FLEET SERVICES FUND	\$995,989	\$1,853,155	\$0	\$0	\$0	\$2,849,144	\$0	\$1,014,476	\$3,863,620
064 SELF INSURANCE FUND	\$0	\$1,733,060	\$0	\$0	\$0	\$1,733,060	\$0	\$1,097,814	\$2,830,874
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,040,066	\$0	\$5,040,066	\$0	\$28,531,564	\$33,571,630
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,699,000	\$0	\$7,699,000	\$0	\$3,499,921	\$11,198,921
Total Park City Municipal Corporation	\$40,191,403	\$21,931,955	\$180,544,773	\$13,791,615	\$700,000	\$257,159,747	\$13,802,436	\$71,949,203	\$342,911,386
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$31,958	\$692,300	\$0	\$0	\$0	\$724,258	\$3,092,532	\$1,480,029	\$5,296,819
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$1,200,000	\$812,130	\$2,467,130
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$2,505,623	\$0	\$0	\$2,505,623	\$2,782,840	\$415,005	\$5,703,468
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$397,971	\$0	\$0	\$397,971	\$1,046,777	\$490,567	\$1,935,315
Total Park City Redevelopment Agency	\$31,958	\$1,147,300	\$2,903,594	\$0	\$0	\$4,082,853	\$8,122,149	\$3,197,731	\$15,402,733
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$40,223,362	\$23,079,256	\$183,448,367	\$13,791,615	\$700,000	\$261,242,600	\$21,924,585	\$75,596,125	\$358,763,310

Expenditure Summary by Fund and Major Object (FY 2022 Budget)

Description	Personnel FY 2022	Mat, Supplies, Services FY 2022	Capital FY 2022	Debt Service FY 2022	Contingency FY 2022	Sub - Total FY 2022	Interfund Transfer FY 2022	Ending Balance FY 2022	Total FY 2022
Park City Municipal Corporation									
011 GENERAL FUND	\$26,009,345	\$8,933,770	\$346,443	\$0	\$300,000	\$35,589,558	\$3,104,061	\$13,095,339	\$51,788,958
012 QUINNS RECREATION COMPLEX	\$909,378	\$379,800	\$1,000	\$0	\$0	\$1,290,178	\$0	\$-6,154,358	\$-4,864,180
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,168	\$23,168
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$16,464,851	\$0	\$0	\$16,464,851	\$3,580,329	\$27,160,355	\$47,205,535
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,585,600	\$0	\$0	\$1,585,600	\$0	\$313,515	\$1,899,115
051 WATER FUND	\$3,818,377	\$4,109,243	\$37,422,575	\$1,028,266	\$0	\$46,378,461	\$1,773,085	\$7,105,597	\$55,257,143
052 STORM WATER FUND	\$758,480	\$291,444	\$1,121,500	\$0	\$0	\$2,171,424	\$127,425	\$155,309	\$2,454,158
055 GOLF COURSE FUND	\$917,595	\$517,875	\$114,565	\$24,283	\$0	\$1,574,318	\$134,913	\$418,662	\$2,127,893
057 TRANSPORTATION & PARKING FUND	\$7,124,075	\$1,915,272	\$16,510,485	\$0	\$0	\$25,549,832	\$3,334,501	\$541,855	\$29,426,188
058 PARKING FUND	\$935,793	\$706,500	\$0	\$0	\$0	\$1,642,293	\$8,000	\$2,494,073	\$4,144,366
062 FLEET SERVICES FUND	\$1,011,868	\$1,853,155	\$0	\$0	\$0	\$2,865,023	\$0	\$874,453	\$3,739,476
064 SELF INSURANCE FUND	\$0	\$1,396,500	\$0	\$0	\$0	\$1,396,500	\$0	\$1,100,357	\$2,496,857
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,040,066	\$0	\$5,040,066	\$0	\$30,923,939	\$35,964,005
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,699,000	\$0	\$7,699,000	\$0	\$5,358,568	\$13,057,568
Total Park City Municipal Corporation	\$41,484,911	\$20,103,559	\$73,567,020	\$13,791,615	\$300,000	\$149,247,105	\$12,062,314	\$83,446,605	\$244,756,024
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$0	\$692,300	\$0	\$0	\$0	\$692,300	\$3,092,532	\$1,947,197	\$5,732,029
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$700,000	\$933,449	\$2,088,449
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$255,000	\$0	\$0	\$255,000	\$2,782,840	\$469,697	\$3,507,537
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$30,000	\$0	\$0	\$30,000	\$1,046,777	\$113,790	\$1,190,567
Total Park City Redevelopment Agency	\$0	\$1,147,300	\$285,000	\$0	\$0	\$1,432,300	\$7,622,149	\$3,464,133	\$12,518,582
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$41,484,911	\$21,250,859	\$73,852,020	\$13,791,615	\$300,000	\$150,679,405	\$19,684,463	\$87,359,929	\$257,723,797

All Funds Combined

Revenue	Actual FY 2018	Actual FY 2019	Actual FY 2020	Actual FY 2021	Original FY 2021	Adjusted FY 2021	Collection % FY 2021	Adjusted FY 2022
RESOURCES								
Property Taxes	\$21,149,343	\$21,368,077	\$25,486,395	\$27,415,686	\$25,378,173	\$27,678,173	99%	\$27,438,928
Sales Tax	\$26,024,963	\$29,273,042	\$30,409,928	\$17,525,767	\$23,489,626	\$25,859,538	68%	\$31,836,519
Franchise Tax	\$3,147,847	\$3,230,881	\$3,161,759	\$2,561,519	\$3,229,380	\$3,229,380	79%	\$3,261,596
Licenses	\$1,387,755	\$1,395,163	\$1,315,865	\$1,195,638	\$979,790	\$979,790	122%	\$1,437,989
Planning Building & Engineering Fees	\$4,606,175	\$5,820,662	\$7,513,747	\$3,956,579	\$3,646,825	\$4,546,825	87%	\$5,157,166
Special Event Fees	\$60,697	\$178,413	\$178,672	\$8,081	\$127,595	\$127,595	6%	\$115,681
Federal Revenue	\$2,733,886	\$3,969,044	\$5,698,041	\$5,154,125	\$3,642,753	\$19,127,233	27%	\$539,212
State Revenue	\$520,528	\$518,845	\$818,625	\$443,952	\$501,187	\$501,187	89%	\$440,577
County/SP District Revenue	\$2,537,580	\$705,240	\$3,888,378	\$835,962	\$2,055,705	\$2,066,005	40%	\$474,143
Water Charges for Services	\$19,159,083	\$20,092,203	\$19,944,310	\$18,529,576	\$21,889,201	\$21,889,201	85%	\$21,819,145
Transit Charges for Services	\$6,247,276	\$7,425,047	\$5,286,336	\$787,473	\$9,366,000	\$10,546,891	7%	\$6,453,888
Cemetery Charges for Services	\$29,186	\$18,816	\$22,922	\$15,260	\$95,465	\$95,465	16%	\$80,182
Recreation	\$3,557,947	\$3,348,293	\$3,294,003	\$2,858,484	\$2,756,197	\$2,756,197	104%	\$3,267,017
Ice	\$833,126	\$828,397	\$691,828	\$451,762	\$612,867	\$612,867	74%	\$907,421
Other Service Revenue	\$57,470	\$45,786	\$59,527	\$40,533	\$151,702	\$151,702	27%	\$56,768
Library Fees	\$27,946	\$20,198	\$14,357	\$9,714	\$18,645	\$18,645	52%	
Fines & Forfeitures	\$2,240,548	\$2,611,357	\$1,934,534	\$690,602	\$2,603,364	\$2,603,364	27%	\$2,603,364
Misc. Revenues	\$8,809,064	\$4,078,297	\$8,426,163	\$2,893,852	\$15,507,058	\$15,507,058	19%	\$15,671,624
Interfund Transactions (Admin)	\$6,187,564	\$6,821,583	\$6,898,975	\$4,915,439	\$6,871,385	\$6,871,385	72%	\$6,871,385
Interfund Transactions (CIP/Debt)	\$41,562,627	\$73,024,818	\$17,718,703	\$11,497,794	\$12,543,078	\$15,064,200	76%	\$12,813,078
Special Revenues & Resources	\$1,719,697	\$1,059,990	\$1,000,912	\$4,119,277	\$639,127	\$3,839,127	107%	\$691,988
Bond Proceeds	\$35,227,871	\$85,387,786	\$10,768,465		\$9,000,000	\$64,000,000		\$40,190,000
Beginning Balance	\$74,767,615	\$83,191,254	\$117,717,331		\$89,605,728	\$130,691,480		
TOTAL	\$262,595,797	\$354,413,190	\$272,249,775	\$105,907,074	\$234,710,851	\$358,763,308		\$182,127,671

Change in Fund Balance

Fund	Actuals FY 2018	Actuals FY 2019	Actuals FY 2020	Budget FY 2021	Adjusted FY 2021	Increase (red) FY 2021	% Inc (red) FY 2021	Budget FY 2022	Increase (red) FY 2022	% Inc (red) FY 2022
Park City Municipal Corporation										
011 GENERAL FUND	\$12,266,079	\$13,995,937	\$12,987,123	\$7,504,960	\$13,440,153	\$7,504,960	3%	\$13,095,339	\$-344,814	-3%
012 QUINNS RECREATION COMPLEX	\$-4,450,108	\$-4,803,352	\$-5,138,717	\$-6,033,938	\$-5,777,808	\$-6,033,938	12%	\$-6,154,358	\$-376,550	7%
021 POLICE SPECIAL REVENUE FUND	\$34,404	\$35,773	\$35,773	\$0	\$35,773	\$0		\$35,773		
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$23,168	\$23,168	\$23,168	\$0	\$23,168	\$0		\$23,168		
031 CAPITAL IMPROVEMENT FUND	\$40,859,511	\$47,522,284	\$59,750,463	\$3,128,714	\$7,952,955	\$3,128,714	-87%	\$27,160,355	\$19,207,400	242%
038 EQUIPMENT REPLACEMENT CIP	\$1,990,746	\$1,912,090	\$1,431,240	\$7,429	\$313,515	\$7,429	-78%	\$313,515		
051 WATER FUND	\$2,415,273	\$8,601,446	\$11,194,924	\$4,484,094	\$2,404,784	\$4,484,094	-79%	\$7,105,597	\$4,700,813	195%
052 STORM WATER FUND	\$598,027	\$717,233	\$1,057,579	\$58,813	\$454,158	\$58,813	-57%	\$155,309	\$-298,849	-66%
055 GOLF COURSE FUND	\$1,210,441	\$1,234,194	\$1,195,758	\$26,248	\$739,643	\$26,248	-38%	\$418,662	\$-320,981	-43%
057 TRANSPORTATION & PARKING FUND	\$13,647,186	\$13,034,167	\$11,187,402	\$2,187,998	\$16,678,085	\$2,187,998	49%	\$541,855	\$-16,136,230	-97%
058 PARKING FUND	\$0	\$0	\$503,462	\$2,338,730	\$1,541,002	\$2,338,730	206%	\$2,494,073	\$953,071	62%
062 FLEET SERVICES FUND	\$1,207,403	\$1,210,535	\$1,138,620	\$864,661	\$1,014,476	\$864,661	-11%	\$874,453	\$-140,023	-14%
064 SELF INSURANCE FUND	\$1,163,647	\$1,348,568	\$1,431,831	\$493,142	\$1,097,814	\$493,142	-23%	\$1,100,357	\$2,543	0%
070 SALES TAX REV BOND - DEBT SVS FUND	\$7,396,945	\$25,749,908	\$26,139,189	\$27,906,245	\$28,531,564	\$27,906,245	9%	\$30,923,939	\$2,392,375	8%
071 DEBT SERVICE FUND	\$710,461	\$1,575,743	\$1,641,274	\$2,581,847	\$3,499,921	\$2,581,847	113%	\$5,358,568	\$1,858,647	53%
Total Park City Municipal Corporation	\$79,073,183	\$112,157,694	\$124,579,089	\$45,548,943	\$71,949,203	\$45,548,943	21 %	\$83,446,605	\$11,497,402	345 %
Park City Redevelopment Agency										
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$857,555	\$1,604,087	\$1,044,819	\$2,689,797	\$1,480,029	\$2,689,797	42%	\$1,947,197	\$467,168	32%
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$730,611	\$904,151	\$1,272,130	\$994,151	\$812,130	\$994,151	-36%	\$933,449	\$121,319	15%
033 REDEVELOPMENT AGENCY-LOWER PRK	\$1,026,025	\$1,774,703	\$2,610,936	\$340,776	\$415,005	\$340,776	-84%	\$469,697	\$54,692	13%
034 REDEVELOPMENT AGENCY-MAIN ST	\$1,073,963	\$835,780	\$735,315	\$5,853	\$490,567	\$5,853	-33%	\$113,790	\$-376,777	-77%
Total Park City Redevelopment Agency	\$3,688,154	\$5,118,721	\$5,663,200	\$4,030,577	\$3,197,731	\$4,030,577	-112 %	\$3,464,133	\$266,402	-17 %
Municipal Building Authority										
035 BUILDING AUTHORITY	\$429,917	\$440,916	\$449,191	\$440,916	\$449,191	\$440,916		\$449,191		
Total Municipal Building Authority	\$429,917	\$440,916	\$449,191	\$440,916	\$449,191	\$440,916		\$449,191		



Ordinance No. 2021-21

ORDINANCE ADOPTING A TENTATIVE REVISED BUDGET FOR FISCAL YEAR 2021 AND A TENTATIVE BUDGET FOR FISCAL YEAR 2022 FOR PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES AND AUTHORIZING THE COMPUTATION OF THE PROPERTY TAX RATE AT A NO TAX INCREASE RATE

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

WHEREAS, a public hearing was held on May 13, 2021 at the City Council's regularly scheduled meetings, complying with State law;

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

SECTION 1. TENTATIVE REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 13, 2021 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the tentative revised Fiscal Year 2021 budget for Park City Municipal Corporation and its related agencies.

SECTION 2. TENTATIVE BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 13, 2021 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the tentative budget for Fiscal Year 2022 for Park City Municipal Corporation and its related agencies.

SECTION 3. CERTIFIED PROPERTY TAX RATE. The City's Budget Officer is authorized, after the County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for 2021 at a "No Tax Increase Rate" and file said rate with the County.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective on the day of publication.

PASSED AND ADOPTED this 13th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Julia Collins

Submitting Department: Transportation Planning

Item Type: Work Session

Agenda Section:

Subject:

5:00 p.m. - Walkability Bond Update

Suggested Action:

Receive a comprehensive Walkability Bond update, review related active transportation projects and potential grant funding, and provide direction on future prioritization of remaining Walkability Bond funds.

Attachments:

[Walkability Bond Staff Report](#)

[Exhibit A: Walkability Completed Projects](#)

[Exhibit B: Walkability Bond Program Recommendations](#)

[Exhibit C: Walkability Projects Map](#)

[Exhibit D: Projects Seeking Active Transportation Grants](#)

City Council Staff Report

Subject: Walkability Bond Update
Authors: John Robertson, City Engineer
Julia Collins, Transportation Planning
Department: Engineering and Transportation Planning
Date: 05/14/2021
Type of Item: Work Session

Recommendation

Receive a comprehensive Walkability Bond update, review related active transportation projects and potential grant funding, and provide direction on future prioritization of remaining Walkability Bond funds. Additionally staff is recommending reconvening the WALC committee and inviting new stakeholders to participate in the development of the upcoming Active Transportation Plan.

This information was included as part of the City Manager's FY2022 Recommended Budget. Any changes will be amended as necessary during the budget review process.

Executive Summary

Walkability, or active transportation (AT), has long been identified by Park City as a key program that helps support the City's underlying transportation goals and overall quality of life. The installation and implementation of active transportation principles and programs, coupled with capital investments, help reduce the use of single-occupancy vehicles and congestion, expands multimodal travel options, and improves the safety and health and wellbeing of Park City.

Since passing the \$15 million Walkability Bond (Bond) in 2007, over \$10.3 million has been spent to implement 43 different walkability projects. Staff assembled a proposal for the \$5.1 million remaining Bond funds (Exhibit B) that align with Critical Community Priorities and Community Pillars. Approximately \$1.7 million of the Bond is programmed for projects that can be completed within the next three years. Additionally, staff is looking to advance new active transportation projects by leveraging various local, state and/or federal funding sources in order to maximize the return on investment and better leverage taxpayer dollars.

Program Background

The term "walkability" is part of the more general term "active transportation" (AT), which encompasses walking, biking, and other human-powered modes of transportation. Because active transportation users are generally classified as "vulnerable roadway users," providing safe facilities is imperative to improving their experiences, safety, and mobility around the City.

The voter-approved 2007 \$15 million Walkability Bond was the culmination of a two-year [Walkability Study](#), which led to forming a public advisory group, the Walking and

Biking Liaison Committee (WALC). Created to ensure that funded projects were prioritized and completed with public input and approval, WALC prioritized the list of capital improvements identified in the walkability study and supported by Council in 2008. This list provided the blueprint for the majority of projects identified as 'Completed Projects' in Exhibit A. As part of identifying the next round of AT projects and adding a critical resident voice in the development of the upcoming Active Transportation Plan, staff recommends reconvening the stakeholders from the WALC Committee and inviting new stakeholders to participate. Reconvening the group will facilitate resident input shaping the next round of active transportation projects and plans.

Walkability Bond Recommendations

To arrive at a recommendation for the allocation of the remaining funds, a multi-departmental committee developed the guiding principles below to help direct the remaining funds:

- Advance the core pathway spine system (which facilitates pathway connections to major city destinations (Rail Trail, Poison Creek, SR224);
- Advance outstanding Walkability Bond projects that have not been completed;
- Consider the core Walkability Bond intentions of advancing safety and developing a dedicated network;
- Fund a large number of impactful projects that move the needle on active transportation; and
- Leverage projects already going to construction in the near term to maximize taxpayer return and minimize construction disruptions.

Currently, with interest earned, there is \$5,125,000 remaining of the original \$15 million. Staff is recommending a realistic slate of projects for Council and WALC consideration. Detailed information about recommended projects can be found in Exhibits B & C.

The following additional notes should be considered related to the Bond allocation:

- The allocation should be flexible as the remaining funds may be shifted due to potential grant awards;
- Allocated funding may be shifted to the Snow Creek Crossing project if grant funding becomes available for a funded project; and
- The allocation should seek to fund projects lacking existing funding streams.

Dan's to Jan's/Snow Creek Crossing Tunnel Project

An incomplete project from the original WALC list is a separated grade crossing (tunnel or overhead structure) in the SR-224/SR-248 vicinity. Originally, this project was referred to as "Dan's to Jan's," and renamed the "Snow Creek Crossing."

More recently, in consideration of the current status and complexity of rights-of-way, utilities, and easements, the recommended location to construct this tunnel crossing is in front of Zion's Bank and the Snow Creek Road intersection. Prior projects considered this improvement through evaluation of underpasses, bridges, and pedestrian crossings at various locations in the SR248/SR224 vicinity as part of possible roundabouts or an

above-grade crossing. This is a modification to previous direction, but one that our analysis supports due to the following reasons:

- The crossing distance of this tunnel will be shorter than other locations, thus the user experience will be improved and the expense will be less than other options
- Improved connectivity for more pathways (McLeod Creek/Olympic park pathway, Bonanza Park area and SR224).
- Less conflicts with future SR224/248 BRT

The new project location will better facilitate pathway connections between the County and City (Jeremy, Pinebrook, Kimball Junction, and Canyons) using the McLeod Creek and 224 pathways. It will also provide new connections to the Bonanza Park area, the future arts and cultural district, and Prospector trail/pathways and Rail Trail.

Due to project size, complexity, cost, and required coordination with UDOT, staff seeks initial Council approval to utilize \$150,000 from the remaining Walkability funds to conduct a feasibility study in FY2022. As mentioned above, if additional Bond funds are un-programmed, staff recommends shifting the available funding to this project.

Advancing Projects Beyond the Bond

The Walkability Bond is one funding source used to advance AT projects; however, various state, federal and county sources also offset construction costs. This year, staff has applied for over \$24 million in grants to fund potential AT projects. Exhibit D is a detailed list of all recently applied for AT grants. This aggressive plan required strategic coordination between transportation, trails, streets, and engineering departments.

In the past three years, approximately \$8.75 million was expended on transportation and parking capital improvements. We estimate \$5.2 million went specifically to AT projects, which is 59% of all transportation-related capital expenditures. In the next two years, staff intends to spend or program up to approximately \$3 million of the Walkability Bond funding to secure grants and continue significant investments in AT.

Another successful example of advancing Walkability related projects outside the Bond funding is the Thaynes pathway project. This project will add an 8'-10' multiuse pathway on Three Kings Drive, Payday Drive, and Thaynes Canyon. In 2020, the UDOT Transportation Improvement Fund (TIF) program awarded this project a \$960,000 grant available in FY 2025 to construct the project.

Attachments

Exhibit A	Completed Bond Projects
Exhibit B	Staff Recommendation on Walkability Bond Allocation
Exhibit C	Map of Recommended Walkability Bond Projects
Exhibit D	Projects seeking Active Transportation Grants

EXHIBIT A - COMPLETED BOND PROJECTS

PROGRAM	LOCATION	PROJECT NAME	PROJECT DESCRIPTION	NOTES
WALC 26	Citywide	Poison Creek widening	New widened multi-purpose asphalt spine trails (poison creek and McLeod Creek)	Poison Creek provided as bike option on Deer Valley Drive
Active Transportation	Citywide	Wayfinding	Wayfinding for Pathways	Outreach and education to start 2020
WALC 2	Deer Valley	Upper Deer Valley	Install Class 3 bike lane (Round About-Deer Valley snow park and around)	Initial implementation in 2011...additional changes to shoulders and parking were made during winter parking restrictions with Deer Valley Resort in 2019 via Transportation Department funding.
WALC 1	Park Ave	Park Ave Pathway	Install 8' separated pathway on west side of SR224 between SR248 and Empire.	Purchase easement and part waterline project
WALC 2	Park Ave	SR224 north side pathway	Install 8' separated multi-use pathway on north side of SR224/Park Ave from Jan's to the Poison Creek trail located in front of Frontier Bank. This includes a crosswalk across Short Line Dr.	Was part of the east side park avenue pathway project. Stayed within ROW and made 10' pathway
Waterline Construction	SR 248	Movie Studio Connection	Pathway improvement placed on top of waterline to provide new connection along SR248.	Coordination with water provided extension of pathway connections and cost efficient. Funded through Trails Master Plan
WALC 3	Bonanza	Bonanza Crossing	Bonanza tunnel. Underpass from Iron Horse to Rail Trail	
WALC 4	Bonanza	Bonanza Bike lanes	Bonanza Bike Lanes on both sides of the road between Deer Valley Drive/SR248.	Part of Bonanza reconstruction. New Deer Valley Drive bike lanes will provide a connection.
WALC 5	SR 248	Crossing of SR248	Intallation of Pedestrian activated crossing on SR-248 Hawk Beacon at Seminary/High School	UDOT coordination....replaced with tunnel in 2020 due to traffic and pedestrian safetybenefits.
WALC 6	Park Meadows	Lucky John/Little Kate pedestrian improvements	Little Kate and Lucky John Sidewalk and intersection improvements	
WALC 7	Prospector	Comstock Tunnel	Tunnel under SR248 by Comstock	
WALC 15	Prospector	Comstock Sidewalk Improvements	Comstock and Sidewinder sidewalk and intersection improvements	
WALC 9	Deer Valley Drive	Aerie to Poison Creek	Connecting Aerie and Poison Creek Trails via signage and soft surface "Freemason Trail"	Deer Valley Drive Complete Street Project looks to build on this work.
WALC 10	Park Meadows	Luck John Sidewalk	Gap in sidewalk East of monitor on Lucky John in front of LDS church	
WALC 11	Rail Trail	Rail Trail Connections	Rail Trail/Lower Iron Horse bridge. Connection to Poison Creek pathway from Iron horse condos	

ATTACHMENT A - COMPLETED BOND PROJECTS

WALC 12, 17	Park Meadows	Active transportation improvements Park Meadows to Snow Creek	Monitor Driver feed back sign and striping to Traffic Calming on Monitor with lane width reductions. Pathway improvements connecting Park Meadows from Monitor to Snow Creek along SR224.	Capital and part of Traffic Calming study
WALC 15	Comstock	Comstock Sidewalk Improvements	Add sidewalk on east side of Comstock with crossing improvements	Done within the existing ROW
WALC 13	SR 224	SR224 and Holiday Ranch Crossing	224 Crosswalks at Pay Day Drive and crossing improvements to Holiday Ranch pathway	
WALC 16	Prospector	Prospector active transportation improvements	Wyatt Earp Improvements (traffic island, striping, crosswalks). Traffic calming, sidewalk improvements, lane width reductions, intersection enhancements on Gold dust, Wyatt Earp, and Comstock	Part of Traffic Calming Study
WALC 18	SR224	SR224 HAWK Crossing improvements	Signal upgrades to flashing timing and red light indicator	
WALC 19	Park Ave	Park Ave Sidewalk Improvements	Repair and add gaps in existing sidewalk on Park Ave	
WALC 22	Park Meadows	Bike lanes on Lucky John Dr	Shoulders with signs on Lucky John Dr from Monitor to the beginning of Meadows Dr.	Part of Traffic Calming Study
WALC 23	McPolin Barn	Hard surface east connection for White Barn	McLeod Creek and McPolin Barn pathway connections. East/West side of SR224 add asphalt connection from underpass to existing pavement connecting Barn trail.	Connection to Basin Pathway system
WALC 24	McPolin Barn	Hard surface west connection for White Barn	McLeod Creek and McPolin Barn pathway connections. East/West side of SR224 add asphalt connection from underpass to existing pavement connecting Barn trail.	ADA connection from trailhead and requirement of Park City Building Department to require emergency fire access to Barn
WALC 20, 21, 25, 30	Old Town	Old Town thermoplast crosswalks	Install crosswalks, wayfinding and pedestrian flags at the Shorty's stairs midblock crossing on Marsac Ave, Install wayfinding to direct pedestrians to Poison Creek pathway, Thermoplastic inlay crosswalks on all four segments of Main Street/Heber intersection	
WALC 33	Park Meadows	Park Meadows Bike lanes	Park Meadows Class III bike lane	
WALC 1	Park Ave	Park Ave Bike Lanes	Park Avenue (DVD-Heber) Class III bike lane...Sharrows later added then removed per transit safety concerns	Meets Sharrow Policy guidelines...later removed due to concerns associated with Transit times
WALC 31	Park Meadows	Park Meadows crossing improvements	Pathway on one side of Holiday Ranch Loop and crosswalk improvements	

ATTACHMENT A - COMPLETED BOND PROJECTS

WALC 34-36	Park Meadows	Traffic Calming Park Meadows	Driver feedback signs, striping Park Meadows	Part of Traffic Calming Study
Active Transportation	Old Town	Chambers Trail Connection	Chambers Neighborhood connection, Provided neighborhood alternative soft surface pathway to Hillside Aveune.	Provided neighborhood alternative soft surface pathway to Hillside Aveune.
Active Transportation	Park Meadows	Park Meadows Bike lanes	Provided bike lanes on Holiday Ranch, Little Kate and Monitor. Continuation of WALC #6, #12 and #22	Additional mile of bikel lane in Park Meadows. Continuation of WALC 22
Active Transportation	Old Town	4th St Walkway	Striped pedestrian walkway on 4th Street	
Active Transportation	Citywide/Count y	Summit E-bike Share Program	In partnership with Summit County, 20 bike share stations installed and 190 electric bikes purchased throughout Park City and Sydeville Basin	Awarded a TIGER grant, TST funds, minimal City investment
Active Transportation	Hillside Ave	Hillside Traffic Calming	Striped pedestrian walkway and temporary speed hump on Hillside Avenue.	

WALKABILITY BOND PROJECTS

Total Available Walkability Bond Funds		\$5,127,993		Programmed		Proposed		Total WALC Funds	2007 WALC Project	NOTES
Projects	Description of Improvements	FY21	FY22	FY23	FY24					
Rail Trail Improvements	Funds will be used for adding amenities (benches lighting), widening of trail to separate cyclists from pedestrians		\$425,000	\$425,000				\$850,000	No	Funds will be used to match and enhance grant funding opportunities.
PC Heights Pathway/Boardwalk	Park City Heights/Richardson Flat Boardwalk and Pathway. Consistent with WALC project 32	\$65,000						\$65,000	Yes	Project Completed
Park Ave Sidewalk(CP0420)	Park Ave sidewalk improvements to 10' along the east side of SR224/Park Ave around Double Tree from Kearns to Iron horse. Includes bus stop improvements. Continuation of WALC 1.	\$250,000						\$250,000	Yes	Project out to bid late May of 2021.
Prospector Square Rail Trail Connector	Improve connection to Rail Trail behind Lot G with new ramps and stairway	\$40,000						\$40,000	No	Under construction
Olympic Park Pathway - cp Water Pipeline	As part of the SR248 waterline improvement project, improve 10' pathway along Snow Creek to the end of McLeod Creek	\$113,000						\$113,000	No	Construction will occur summer of 2021 with the Water Departments SR 248 Water Improvement project
Homestake Multi Use Path	Design, acquire right of way, and construct a 12' to 15' multiuse trail, pedestrian crossings, bike lane markings, signs and sidewalks.		\$345,905	\$783,836				\$1,129,741	No	Project is in the design phase. Anticipate going to construction in 2022 or 2023.
Munchkin/Woodbine Multi Use Path & sidewalk improvements	12' to 15' pathway on south side of parcel and 6' sidewalk on the north side, improved crossings.			\$238,282	\$620,953			\$859,235	No	Project will begin design in 2022 with construction planned to be performed at the end of the A&CD construction to avoid construction vehicle impact to new roads.
Arts & Culture - to be approved as part of A&C plan	Funds to be used in support of active transportation amenities within the District.		\$750,000	\$500,000				\$1,250,000	No	Design and construction of improvements will occur during construction of the Arts & Culture District.
Federal/State Grant Match or Additional Arts and Culture Active Transportation Connectivity	A number of projects with active transportation elements have been submitted for funding that will require match. In addition there are a handful of planned projects at key intersections to enhance connectivity through the Arts and Culture District		\$250,000					\$250,000	No	Funds will be used as matching funds for Active Transportation projects, that include walkability, submitted for federal/state funding.
SR248 & Snow Creek Crossing	Preliminary tunnel alignment and improvements analysis to determine total projects scope and costs. WALC project formerly "Dan's to Jan's" Project WALC 1. The funds will go towards preliminary tunnel analysis to determine total projects scope and costs		\$350,000					\$350,000	Yes	This project in conjunction with the Homestake improvements is the "Dans to Jans" connection that was identified with the WALC funding
Total		\$468,000	\$2,120,905	\$1,947,118	\$620,953			\$5,156,976		

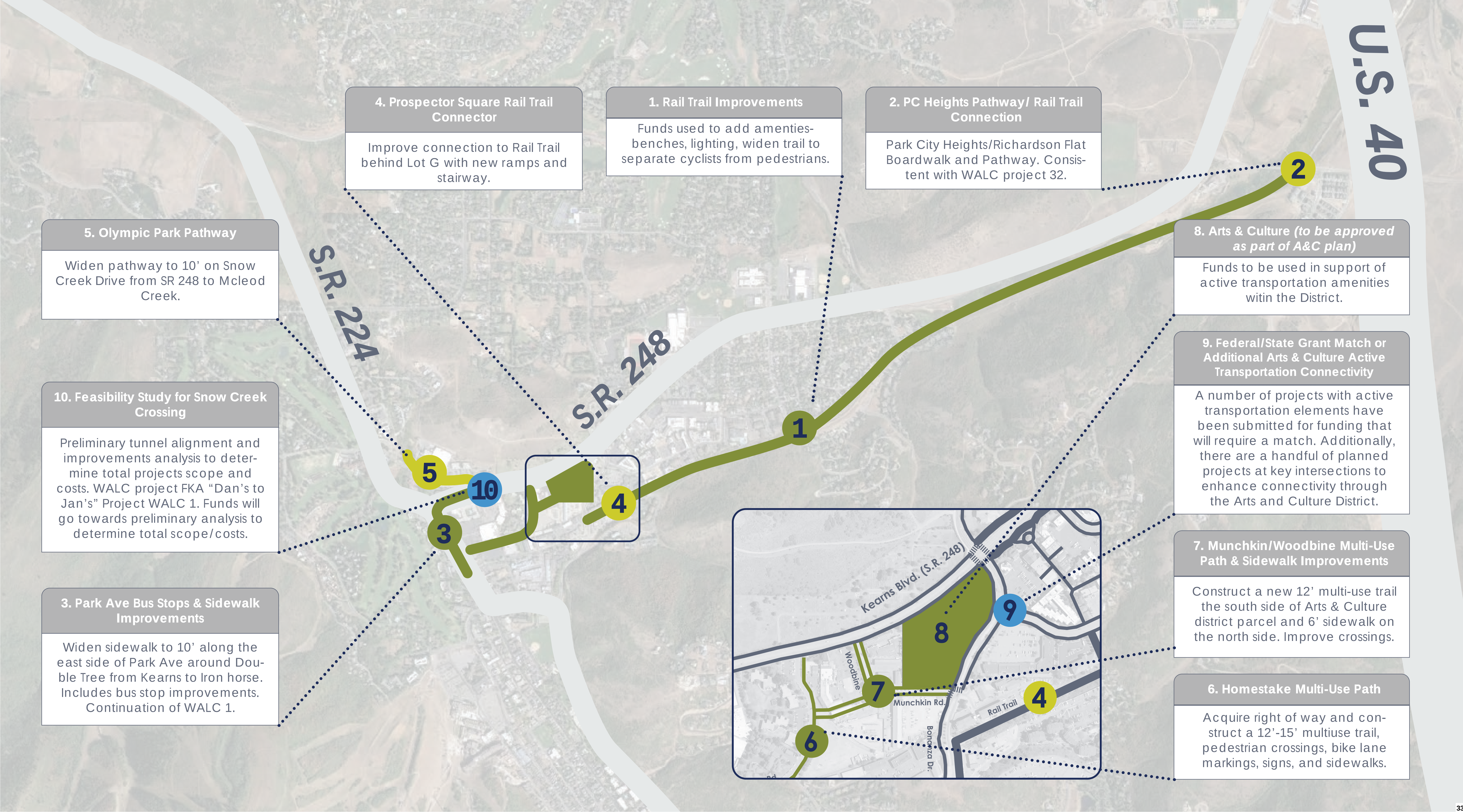
Phase
 PLN - Planning & preliminary engineering
 PS&E - Plans, Specifications & estimate preparation
 ROW - Right of Way appraisal & acquisition
 CON - Construction
 COM - Completed

Walkability Projects Map

This map provides an overview of under construction (or soon-to-be constructed) and potential projects using Walkability Bond funds.

Legend

- Under Construction
- Construct next 1-3 years
- Potential Project
- Regional Roadway



Total Applied for UDOT Transportation Improvement Fund (TIF) Grants

Grant Program	Project	Funding Requested	Cash Match	Funding Year
UDOT AT TIF	Munchkin, Woodbine and Homestake Pathways	\$ 850,000	\$ 2,650,000	FY 27
UDOT AT TIF	Arts & Culture Active Transportation	\$ 930,000	\$ 620,000	FY 27
UDOT AT TIF	Iron Horse Complete Streets	\$ 2,200,000	\$ 660,000	FY 27
UDOT AT TIF	Snow Creek Tunnel Crossing	\$ 2,300,000	\$ 3,762,061	FY 27
UDOT AT TIF	Old Town Pedestrian and Complete Street Improvements	\$ 800,000	\$ 400,000	FY 27
UDOT TTIF First & Last Mile	Arts and Culture Transit Amenities	\$ 800,000	\$ 1,400,000	FY 27
UDOT TTIF First & Last Mile	Prospector Bus Shelter Amenities	\$ 400,000	\$ 160,000	FY 27
UDOT TTIF First & Last Mile	Munchkin, Woodbine and Homestake Pathways	\$ 850,000	\$ 2,650,000	FY 27

Total: \$ 9,130,000 \$ 12,302,061

****add the 3rd quarter County grants???**

Notes

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Linda Jager

Submitting Department: Community & Public Affairs

Item Type: Work Session

Agenda Section:

Subject:

5:15 p.m. - Discuss Park City Soils (Gordo) Management Facility Stakeholder Outreach

Suggested Action:

Information Only

Attachments:

[Park City Soils Facility Outreach Staff Report](#)

City Council Staff Report



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

Authors: Linda Jager – Community Engagement Manager
Jonathan Weidenhamer, Economic Development Manager

Departments: Community Engagement, Economic Development

Date: May 13, 2021

Type of Item: Work Session

Summary

To provide the public with information for informed stakeholder participation regarding the proposed Park City Soils (Gordo) Management Facility, Staff is requesting Council review the following outreach tools, resources, and engagement strategies, and provide input for implementation by the project management team. Staff is aware of the concerns raised in the community and the desire to deepen our level of engagement and education prior to taking additional action on the proposed repository.

Fortunately, Park City benefits from a long mining history and many professionals and knowledgeable locals when it comes to mine-impacted soils. Our recommendations rely upon the depth of local and professional expertise, as well as importance community stakeholders and residents.

If supported, the Gordo Project Management Team would return to Council with a detailed schedule and engage in a 60-day information, education, and public input process

Stakeholder Engagement

To ensure information and public participation opportunities are made available to all interested stakeholders, the City recommends the following a three-pronged approach for additional public engagement. All outreach activities will include representatives from the Gordo project management team, outside environmental experts, and Council.

- **Neighborhood Outreach** - Staff recommends coordinating with several neighborhood and HOA representatives to schedule, publicize, and host on-site and virtual information sessions for residents in the Chatham Hills/ Chatham Crossing, Fairway Hills, Park City Heights, and Prospector neighborhoods.
- **Stakeholder Outreach** - Staff recommends coordinating with several adjacent stakeholder organizations including the Peace House, People's Health Clinic, Park City Hospital, Mountain Trails Foundation, National Ability Center, U.S. Ski and Snowboard, Summit County Health Department, and Recycle Utah. Presentation follow-up will include timely project updates.
- **Broad Community Outreach** - Using various public information strategies, staff understand Council's desire to ensure the broader public has access to timely and accurate project information, and offer a series of in-person and virtual information sessions in both English and Spanish.

Outreach Resources and Recommendations

The Community Engagement Team has created an extensive collection of scalable stakeholder outreach methods, which have been successfully implemented for various City projects, programs, and initiatives. With the intent to provide stakeholders with convenient and frequent opportunities to participate, the following methods can be produced at a nominal cost and are available for immediate activation if Council desires:

- **Engage Park City Project Website** - Currently active as of April 30, the Engage Park City [project page](#) offers additional tools - including quick polls, discussion forums, a project timeline, newsroom and more - to augment existing content and foster increased stakeholder dialogue and engagement. This platform is monitored daily by staff and allows the public 24/7 access and participation, and we presume this shall be maintained and a high priority.
- **Community Panel Discussion** - Staff would organize a diverse panel of community leaders for a moderated open discussion of all issues and concerns related to the project. The event would be held at the Park City Library and shared via Zoom/Facebook Live.
- **Public Hearing** - Staff will coordinate with Council to produce an in-person and virtual public hearing for stakeholders to voice their concerns and have their questions answered live. The hearing will be recorded and posted to the Engage Park City project page and the City's website for additional viewership. Participants can join the conversation via Zoom audio, Q&A, or chat functions, on Facebook Live, or in person.
- **Virtual/In-person Information Sessions** - City staff will organize and produce a series of virtual and in-person information sessions with stakeholders. Staff, elected officials and environmental experts will participate, listen to stakeholder's comments and concerns, and provide live answers to questions about the project. Participants can join the conversation on camera/audio, via the Zoom Q&A or chat functions, or on Facebook Live.
- **Special Edition Coffee with Council** - Hosted by two City Council members, Coffee with Council will provide the public with an opportunity to learn more and participate in an interactive dialogue about the project. Participants can join the conversation on camera/audio, via the Zoom Q&A or chat functions, or on Facebook Live. A recording of the live event will be made available for additional viewing.
- **Project update e-mails** - Staff will provide the public with timely updates on the project, including notifications of related Council meetings and additional information resources conveniently delivered to stakeholder's inboxes.
- **Local Media Outreach** - Staff will continue to proactively provide Park City's local media outlets with accurate and timely information on the project, as well as offer interviews with project experts, elected officials and staff.
- **Digital Communication Platforms** - Utilizing the City's three primary social media platforms (Facebook, Instagram, and Twitter) and the City's monthly newsletter, the public can stay connected with timely project information and notification of public engagement and meeting opportunities.

(Note: Representatives from the UDEQ have offered to participate in a public information meeting.)

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

5:45 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Historic Park City Alliance Chalk the Town - Art on City Property

Suggested Action:

Attachments:

[Chalk the Town Staff Report](#)

[Exhibit A: Chalk the Town Art Concepts](#)



City Council Staff Communications Report

Subject: HPCA Chalk the Town – Display of Art on City Property
Author: Jenny Diersen
Department: Economic Development
Date: May 13, 2021

Executive Summary

As presented at April 29, 2021, City Council meeting, the Historic Park City Alliance (HPCA) requested the use of City Property for the [Chalk the Town project](#). At the April 12, 2021 meeting, the Public Art Advisory Board (PAAB) reviewed and unanimously recommended allowing HPCA to use City Property as outlined for temporary chalk art installation under the condition that PAAB reviews the designs before City Council.

The PAAB reviewed the chalk art designs provided by HPCA (Exhibit A) at the May 10, 2021 meeting and opened the item for public input. The PAAB recommends proceeding with the designs presented. The [temporary chalk art concept](#) uses six areas of City property (sidewalks) from May 25 through early June. Staff coordinated with the Planning, Streets, and Parks Departments to review the proposed locations and designs, and there were no concerns.

There is City no funding needed for this project. HPCA funds the project through grants. HPCA will oversee the installation process. Artwork will fade naturally with the weather.

Staff recommends entering into an agreement with HPCA in a form approved by the City Attorney.

Background

Per the [Public Art Policies](#), the PAAB makes recommendations through a staff Liaison to the City Manager and City Council regarding strategic planning, acquisition, expenditures, funding and budgetary requests, project identification, donations, proposals or qualifications, maintenance, repair, re-site, or deaccession of public art.

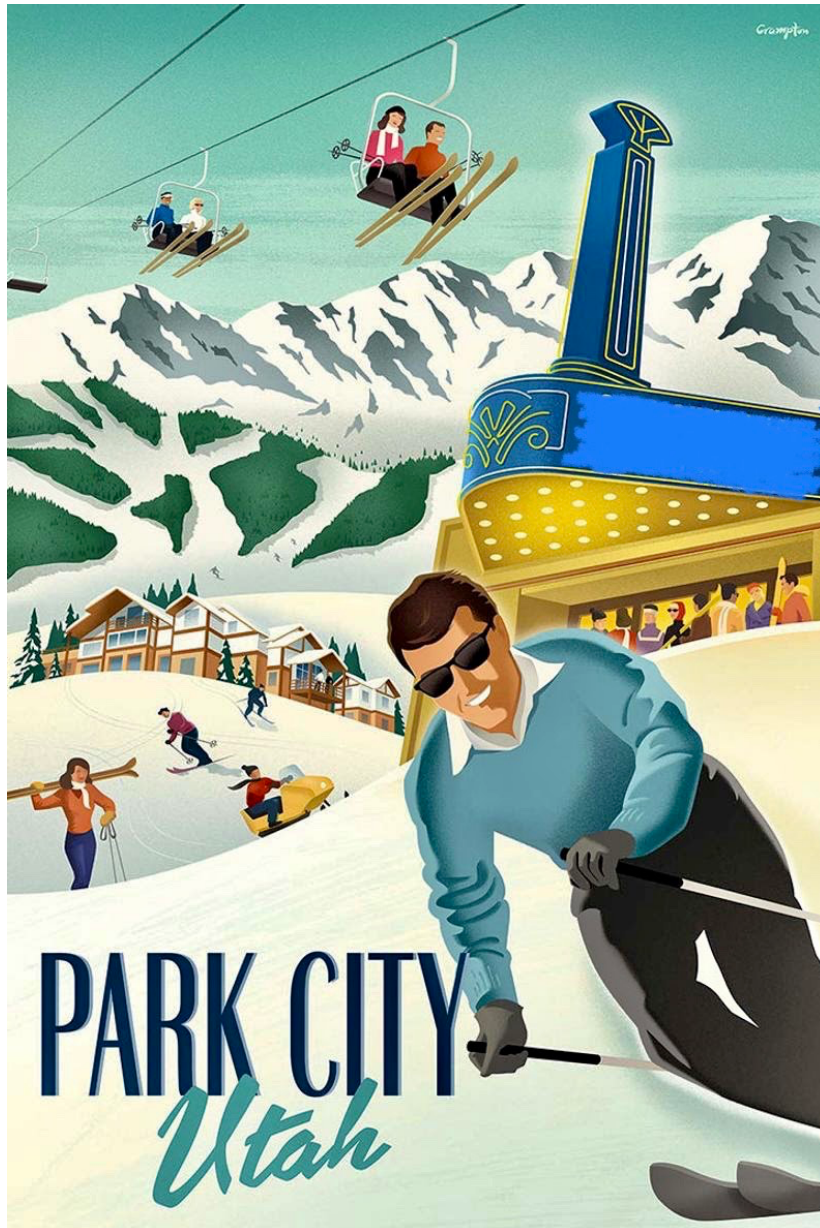
According to Section 15-4-15 of the Park City Municipal Code, [Outdoor Display of Works of Art on City-Owned Property](#), City Council conducts a final review and takes action on such requests; Council may ask the Planning Commission or PAAB for their recommendation before taking action. The City shall make all necessary agreements/permits before installation.

Exhibits

Exhibit A: HPCA Chalk the Town Art Concepts

HISTORIC PARK CITY CHALK OF THE TOWN DESIGN CONCEPTS / SKETCHES

May 25-28 Installation: Nicole Kleinman



June 1-4 Installation: Camille Grimshaw



June 8-11 Installation: Sarah Means



Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[April 29, 2021 Minutes](#)



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

April 29, 2021

The Council of Park City, Summit County, Utah, met in open meeting on April 29, 2021, at 2:45 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Joyce moved to close the meeting to discuss property, and litigation at 2:47 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:25 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Fourth of July Update:

Jenny Diersen, Special Events Manager, presented this item. She reviewed the celebration events in the past and asked if Council would like fireworks and the parade to be part of the celebration this year. She noted staff recommended allowing some community activities such as the annual volleyball tournament, the virtual 5K race, and Car-Free Sunday programming. She indicated Council should consider having the parade on Sunday the Fourth or moving the parade to Friday, July 2nd, and noted if it was moved to July 2nd, there would be cost savings and reduced traffic from Salt Lake City. She suggested aligning with the Canyons' celebration by having the fireworks display on July 3rd to spread out crowds, or having it on the Deer Valley truck ramp.

Council Member Worel asked if fireworks were safe considering the draught situation. Dave Thacker stated fireworks had proceeded in past years when there were dry

1 conditions. Grass surrounding the fireworks area would be mowed and other
2 precautions were always taken to ensure safety. Council Member Doilney asked if
3 personal fireworks were used when the City fireworks show was not offered. Thacker
4 thought people would celebrate on their own if a show was not displayed. He indicated
5 small fireworks were often more dangerous than bigger productions.

6
7 Mayor Beerman asked how much the event cost would be reduced if fireworks were not
8 implemented. Diersen stated the fireworks show cost \$15,000 plus some security costs.
9 Council Member Joyce asked if fireworks shows would be done in the Salt Lake Valley.
10 Diersen thought a lot of the celebrations in the valley would be held on July 3rd. Council
11 Member Joyce was concerned about the crowds coming from Salt Lake Valley,
12 especially if Park City was the only entity celebrating on July 4th. He thought the
13 celebration should be coordinated to take place at the same time as celebrations in
14 other cities. He also favored holding the parade on Friday.

15
16 Council Member Worel stated many of the residents worked on Fridays and this
17 celebration was geared to local residents. Council Member Gerber stated most of the
18 workforce worked on holidays no matter what day it fell on. She thought many people
19 worked from home and Friday wasn't a concern for her. Her concern was that there
20 weren't any children that had been vaccinated. Mayor Beerman stated residents wanted
21 a July 4th celebration for locals and he thought many people would be able to attend the
22 parade if it was held on Friday, July 2nd.

23
24 Council Member Henney thought people liked coming to Park City and would choose
25 the City's parade instead of their own parades held in the valley, but he agreed
26 attendance would be smaller on a Friday. He requested community feedback on the
27 parade date. Council Member Worel asked if the City wanted a parade at all this year.
28 Council Member Doilney stated retail and restaurants had big revenue days on July 4th
29 and starting the celebrations on Friday would make it even better for businesses. He
30 thought people would celebrate with or without the parade. Council Member Joyce did
31 not support having a band at City Park, and indicated on July 4th there would still be
32 Silly Market and Car-Free Sunday.

33
34 Council Member Gerber requested the parade be kept local and that groups from
35 outside Summit County not be allowed. Mayor Beerman summarized a majority of
36 Council favored the parade on Friday, July 2nd. Diersen stated this event would come
37 back to Council on May 27th for discussion on making the parade more local and would
38 allow time for community feedback. With regard to fireworks, the Council favored the
39 display in combination with the Canyons event on Saturday, July 3rd.

40
41 **Song Summit Event Update:**

42 Jenny Diersen, Special Events Manager, stated this was a new Level Four event. She
43 reviewed it started in 2019 as a Level Two event, gathering songwriters from across the

1 nation and focusing on sobriety and mental health. The organizers requested it be held
2 September 8-12 and they anticipated a total of 15,000 attendees. Diersen stated the
3 quiet weekends were controlled by Council and this event proposed to bring respite to
4 the community. There would be increased transportation implications. She noted this
5 event would come back to Council for full approval at a future meeting.
6

7 Ben Anderson, event sponsor, stated this was a unique arts and culture event. He
8 thought the artists and community needed to connect as the City came out of the
9 pandemic. Part of the event was to have labs to conduct podcasts involving poetry,
10 music and other art forms. He thought this event would also benefit Main Street
11 businesses. He noted they intentionally picked a non-busy weekend.
12

13 Julia Rametta stated her team had produced and attended events in Park City for years.
14 She indicated the estimated 15,000 attendees would be spread out over five days. She
15 knew there would be a need for transportation mitigation, and they would promote
16 alternate ways to attend.
17

18 Council Member Doilney thought this event fit with what Park City was looking for. The
19 residents would enjoy this as a local event for a couple years, but he felt it would grow
20 beyond local interest in the future. He was in favor of having something unique and
21 special.
22

23 Council Member Henney asked how the event could be contained so it wouldn't grow
24 too large in the future. Anderson stated he wanted to do this because it was important to
25 him. He really liked putting on the labs with this event, which other events couldn't offer.
26 He didn't see this growing on Main Street, but it could grow in the Eccles Center and
27 maybe at the Canyons resort. He thought too much growth would take away the
28 purpose of the event.
29

30 Council Member Worel thought a focus on mental health and sobriety was very needed
31 and unique. She asked if this would be different than a jazz fest. Anderson stated this
32 was different because most venues had a 75-person maximum occupancy. Performers
33 would also talk about the pressure of being on the road and other things that affected
34 them. The larger stage would be a little more like a jazz fest.
35

36 Council Member Gerber stated she had attended this event in the past and one thing
37 that made it special was the intimate settings. She hoped the success wouldn't change
38 that uniqueness and hoped the organizers would be able to manage growth. Anderson
39 indicated his team talked a lot about that to ensure that overgrowth did not happen.
40

41 Council Member Joyce stated this event had grown exponentially from the first year to
42 the second and he expressed concern about future growth as well. He asked about the
43 event caps. Diersen stated there was room for a couple more events due to

1 cancellations from other events. Council Member Joyce stated some events cancelled
2 because of COVID, but they might be back next year. He wanted to be careful not to
3 overbook events or penalize events because of their precautions during the pandemic.
4 He was also concerned about reducing fee waivers and thought this could be an
5 expensive event due to the amount of City services required. Anderson stated he did
6 not want a fee reduction and resolved to be a responsible event organizer. He also
7 clarified that the first year there were 1,000 attendees per day. This year, they added
8 days and planned larger events on a couple of days during the five-day event, so the
9 daily average attendance would not be dramatically different.

10
11 Mayor Beerman agreed with Council Member Doilney that this was the type of event
12 that appealed to Park City, with larger attendances at the resorts that impacted the
13 residents less. He hoped the event did not outgrow the City. He asked Diersen to
14 regroup after the event and plan for the future. Diersen stated she would come back to
15 Council in the fall to debrief the event and discuss long-term plans moving forward.

16
17 **Discuss the Request by Fairway Village Homeowners Association for Park City to**
18 **Accept its Private Streets into the Public Road System:**

19 The applicant asked to continue this item to a future meeting.
20

21 **Park City Arts and Culture District Follow Up Discussion: Scope and Plan of**
22 **Finance:**

23 David Everitt, Deputy City Manager, presented this item. Mayor Beerman complimented
24 the ability of Everitt and his team to adapt as new perspectives came to light and
25 Council gave different direction for this district. Everitt reviewed the requests to reduce
26 overall project costs, reduce housing costs per unit, offer phased plans, show a budget
27 without Additional Resort Sales Tax (ARST), aggressively leverage Transient Room Tax
28 (TRT), and identify a process regarding the City and its partners' commitments.

29
30 Everitt proposed using 75% of anticipated TRT revenues for debt service to pay a 20-
31 year bond of \$25 million. He stated the Housing Fund would contribute \$100,000 per
32 unit for base site elements such as parking and elevators. The Transportation Fund
33 would contribute \$5 million and \$1.25 million would come from the Walkability (WALC)
34 bond proceeds. Also, \$5.55 million would be used from repurposing/recapturing Capital
35 Project funds.

36
37 Everitt reviewed the proposed scope of the project and stated there would be a shell
38 space for non-residential parts of the district, which would allow occupants to fill in the
39 space with their specific needs. The project would use more economical materials
40 instead of mass timber, and the artist-in-residence units would be moved to Building
41 One. The affordable housing units' layout would be reconfigured to reduce costs, and
42 tenant improvements would be funded by tenants and an allowance from the City.
43

1 Everitt indicated the project team recommended Scenario One-eliminating Building Two
2 and building 28 affordable units initially. The cost would be \$57.3 million, excluding land.
3 Building Three would be extended to the south and the corner space would be
4 redesigned. Outdoor interactive features would be added on the southeast corner
5 instead of a building. Council Member Joyce stated the original Building One had 50
6 housing units and asked why this plan only had 28 units. Everitt stated this plan
7 incorporated Phase A of housing so all the Housing Funds would not be depleted. The
8 second and third phases of housing could be built in the future for a total of 60 units.
9 The plaza experience would remain the same.

10
11 Everitt displayed Scenario Two-no housing on-site, delaying the co-op spaces, and not
12 constructing Building Two. The cost would be \$42.4 million. Building Three would be
13 extended to the south and the corner space would be redesigned to access transit
14 directly on Bonanza. Outdoor interactive features would be added on the southeast
15 corner instead of a building. He stated this scenario would give the City the most
16 flexibility over time.

17
18 Scenario Three would be the full build out with 60 units of housing, and all cultural/artist
19 facilities. The cost would be \$73.9 million. It would use the bulk of the housing funds
20 and there would be 50,000 square feet of creative and cultural space. There would be
21 no funding gap, but less funds would be available for tenant improvements and other
22 enhancements.

23
24 Council Member Gerber asked if the cost of Building Three would increase if Building
25 Two was removed. Everitt stated Building Two was the most expensive building in the
26 plan. He noted some of the excess funds could cover the costs for Building Three if the
27 Transit Center was moved.

28
29 Council Member Worel asked how the Transportation Fund could be used if the Transit
30 Center was removed and only a couple of transit stops were added. Everitt stated the
31 Transportation Fund could fund all types of transportation including walkability.

32
33 Council Member Joyce thought there would be a flexible space for future use if Building
34 Two was removed. He didn't think there was value with the Transit Center/Building Two
35 since it would not be a hub. He suggested leaving Building Three where it was planned
36 and not constructing Building Two. Everitt indicated Building Three would have
37 extended awnings or other options that added to the Transit stops. He understood there
38 should not be impediments to the Building Two pad so the space could be used in the
39 future for other things.

40
41 Council Member Gerber stated the City required affordable housing to be completed
42 before other improvements could be developed with private developments. She thought
43 affordable housing should be built out with this project. She favored having housing at

1 the Arts and Culture District as well as the Homestake parcel. Council Member Doilney
2 stated he had a \$60 million project limit for this project and suggested phasing, but
3 wanted to include 16 extra housing units on one side of Building One in Phase A. He
4 was pleased to see the value engineering and these new proposals.

5
6 Council Member Worel asked what the City would not be able to do if it went with the
7 \$57 million option. Council Member Joyce liked that the ARST was left out of the
8 funding options. He felt Kimball Art Center and Sundance were bringing the arts and
9 culture part to the district and indicated the City's part of the development was the
10 infrastructure and Building One with housing and artist spaces. Building Four with food
11 was the next priority and Buildings Two and Three were the last priorities. He suggested
12 constructing Building One with all the housing and Building Four and leave the spaces
13 for Buildings Two and Three for future use. He did not favor building a shell without
14 knowing what would go in there.

15
16 Council Member Henney stated the Council now had components to work with. He
17 asked for numbers on the housing so he could see the revenue at 60% AMI. He also
18 asked for more information on the food building. He liked the idea of local businesses
19 coming into the proposed buildings. Mayor Beerman asked if Homestake housing was
20 still more affordable than housing at the Arts and Culture District. Everitt stated the Arts
21 and Culture District housing was more on par with the Homestake housing cost per unit
22 and indicated the per unit cost for the first 28 was \$460,000 per unit, but for 44 units the
23 cost would be \$420,000 per unit and constructing all 60 units would cost \$400,000 per
24 unit. The site costs and value engineering enabled him to bring down the costs. Council
25 Member Joyce asked if any money would be left in the Housing Fund for other projects
26 in this scenario. He stated the housing pipeline was from RDA money, so it could only
27 be used for housing. He thought TRT money was more flexible and he suggested using
28 the money saved from not constructing Building Three to construct the extra 32 housing
29 units.

30
31 In response to Council Member Worel's question about opportunity costs, Everitt stated
32 he was looking at long-term Transportation Fund projects and noted the fund was
33 healthy, so using the proposed funds for the district would not impact it detrimentally. By
34 not using the ARST, there would be significant funds available for other projects. Dias
35 stated the next Council meeting would discuss the tentative budget, including
36 Transportation funds and Walkability projects. Staff recommended Scenario One so
37 money would be available for other projects. He indicated transportation and walkability
38 investments were needed in this area.

39
40 Council Member Worel thought the City had previously indicated it did not want to
41 subsidize affordable units more than 20%, and asked how much the City would
42 subsidize on these affordable rental units.
43

Mayor Beerman summarized Council was interested Scenario One and Council Member Doilney's suggestion for 16 extra housing units for \$64 million. There was also interest in Scenario Three with the omission of Building Two for \$66 million and possibly omitting Building Three as well. He agreed housing should not subsidize the infrastructure cost and wanted to see that model. Council Member Henney wanted to look more closely at both scenarios. He wanted to know more about revenue streams and if that was now gone or if the units would be 100% AMI. Everitt stated setting the AMI % for the rental units was Council's decision, and they could prioritize revenue or AMI. Council Member Doilney stated he liked Council Member Joyce's Scenario Three without Buildings Two and Three and with all 60 housing units for \$57 million. Council Member Gerber liked that scenario too. She wanted a future discussion on community building and favored meshing lower and higher AMIs.

Mayor Beerman stated the full buildout of housing would get the cost per unit down to \$405,000 per unit, which would be very favorable. He didn't want to discount the shell spaces though, since many businesses and non-profits expressed interest in coming into this area.

REGULAR MEETING

I) ROLL CALL

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

II) RECOGNITION

1. Consideration to Adopt Resolution 07-2021, a Resolution Acknowledging the Legacy of Adolph's Restaurant - A Ski Town's Host:

Michelle Downard, Resident Advocate, was joined by Adolph Imboden. She indicated the City was honoring Adolph's Restaurant and its founding owner as he closed his doors after many years of building community and serving locals and tourists. Imboden stated business was busy, but he was anxious to get on his bike. He thanked all who

supported him over the years and noted he had been in Park City since 1971. Council Member Henney remarked that Adolph's supported the community over the years and the community appreciated him.

Mayor Beerman opened the meeting for public input.

DR Theobald via Zoom stated Adolph was a stalwart in the community. He used to live above Adolph's first restaurant and conducted phone meetings from Adolph's bar. Imboden provided a place for friends to gather and he wished Adolph luck in the future.

Alyson Badami and family via Zoom thanked Imboden for everything he did for the skiing community and the ski racers.

Kran via Zoom thanked Council for recognizing Adolph's. He thanked Imboden for his friendship.

Mayor Beerman closed the public input portion of the meeting and expressed appreciation for all Imboden had done in the community.

Council Member Henney moved to adopt Resolution 07-2021, a resolution acknowledging the legacy of Adolph's Restaurant - a ski town's host. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

III) APPOINTMENTS

1. Reappointment of Sarah Hall and the Appointment of William Johnson to the Planning Commission with Terms Expiring July 2024:

Michelle Downard presented this item and stated this was a request to appoint the above nominees to the Planning Commission. Mayor Beerman stated there were many good applicants for these positions.

Council Member Gerber moved to reappoint Sarah Hall and appoint William Johnson to the Planning Commission with terms expiring July 2024. Council Member Henney seconded the motion.

RESULT: APPROVED

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

IV) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney stated he had confidence in those serving on Council and Planning Commission and thought they served the community with all they had. He appreciated the opportunity he had to serve the community. Council Member Worel reminded the public that May was Mental Health Awareness Month. She encouraged people to apply to serve on the Library Board. Council Member Joyce stated the new Snyderville Basin Water Treatment Plant was finished, and because of the population growth, they were starting to plan an enhancement to the East Canyon Creek Sewer District.

Council Member Henney looked forward to the Council retreat and discussing protocols. He stated the next Coffee with Council would involve a discussion with the LGBTQ+ community. Council Member Gerber indicated the Historic Park City Alliance (HPCA) interviewed organizations to help with their visioning process. It was Earth Week last week and Recycle Utah had a hazmat event. She also indicated she enjoyed the Housing Update staff communication and commended staff on the housing projects.

Mayor Beerman asked Council Member Henney if he wanted to have an auto response to community emails instead of having to respond to hundreds of emails. Council Member Henney favored the auto response and thought there should be a discussion at the Council retreat on more in-depth responses. He indicated he would still respond to questions. The Council members thanked Council Member Henney for his diligence in responding to the numerous emails.

Mayor Beerman indicated he met with Representative Moore and requested Federal funds for Bonanza Park as well as Summit County bus rapid transit (BRT). He was reappointed to the State Quality Growth Commission, which dealt with statewide issues based on growth and open space. He attended the Utah League of Cities and Towns (ULCT) conference in St. George and met with the resort towns in the State. They discussed the last legislative session and the one-size-fits-all legislation. The group wanted to meet monthly and bring things to the State proactively. He stated a Council member could represent Park City at these upcoming meetings. Mayor Beerman also noted the Colorado Association of Ski Towns (CAST) was coming to Park City October 21-23 and he asked Council to save the date.

Staff Communications Reports:

Mayor Beerman complimented staff for the excellent updates.

1. Public Art Update:

2. FY2021 Distinguished Budget Award and March 2021 Budget Report:

3. Affordable Housing Projects Update:

4. Water Conservation and Drought Update:

5. Social Equity Quarterly Update:

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

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

Deanna Rhodes, Summit County Connect Executive Director, via Zoom read the following statement: "Summit County resident Julie* called CONNECT Summit County's Peer Navigation Services the same day the Summit County Health Department issued its stay-at-home order—desperate for help contacting her son Nate, who had been admitted to a psychiatric facility in Salt Lake City just days before. Because of lockdown orders put in place to safeguard the public against COVID-19, the facility prevented Julie from visiting her son, and she was also having difficulty getting messages to him. Her fear and frustration were overwhelming but CONNECT Summit County's Peer Navigator was able to coach Julie on how to get in touch with her son and to advocate for him at the facility. Julie is not alone in her fear and frustration. Here in Summit County and around the world, COVID-19 has upended life as we knew it. Many people were suddenly faced with the realities of loss of income and health insurance, food insecurity, serious illness, school closures, social isolation, and disruption of routines. These serious issues have caused a widespread spike in anxiety, fear, depression, and grief—the perfect storm for an unprecedented mental health crisis whose repercussions will last months and perhaps even years to come. More than ever, people need direction and resources for mental health, as well as encouragement to speak up about mental illness and to seek help.

According to Kaiser Family Foundation, the COVID-19 pandemic has created national challenges related to mental health, with nearly 45% of adults in the United States reporting that their mental health has worsened since the start of the pandemic response in March 2020. Park City is no exception to these impacts. In 2020, CONNECT Summit County provided 237 community resources to 72 people seeking support. Nine of these encounters were in Spanish. This year, CONNECT Summit County, with the support of many other community organizations, is continuing to normalize the conversation surrounding mental health by recognizing Mental Health Awareness Month. We will be back to address the Council on May 13th with hopes of passing a proclamation of once again declaring that May is Mental Health Awareness Month and the significance that holds. CONNECT Summit County is proud to host Mental Health Awareness Month. In these extraordinary circumstances, dissolving the stigma associated with mental illness is critical, because that stigma often prevents individuals from seeking help. Since its establishment in 2016, CONNECT Summit

County has focused on mental health awareness and education. Our mission—to create a well-informed and stigma-free community with access to mental health resources for everyone—has perhaps never been more relevant than it is now. The official calendar has virtual and in-person events, social media campaigns, and grassroots activities during the entire month of May. For the first time ever, we are also hosting a 21-Day Mental Health Awareness Challenge. Visit CONNECTSummitCounty.org/MAY for all up-to-date details and to RSVP. Thank you for your continued support of mental health in our community and recognizing the importance of publicly acknowledging the challenges that individuals face. We hope that you will join us during the month of May and consider sharing your personal stories of mental health to normalize the conversation.”

Ed Parigian via Zoom indicated he was grateful the Council was reimagining the Arts and Culture District. He encouraged more discussion. He thought a space to the recycle center could be created instead of a road. He also asked to see a revenue model for the project. Council Member Joyce stated a rental revenue analysis was calculated and a new analysis would be performed based on the new scenarios. Mayor Beerman stated a promenade was being created, not a road, and it would be a multi-use road that might run all the way to Park Avenue.

Angela Moschetta via Zoom, indicated she heard a discussion on a toxic soil repository at the Gordo site for toxic soils from the Arts and Culture District. She researched Council discussions regarding the site and found that discussions started last summer. She felt that the soils repository was a big part of the project and the community had not been involved. She requested to extend the public input period for the site. Mayor Beerman related a soils commission was formed five or six years ago at the recommendation of the community and this was not a new topic. Dias stated the community hearing that was held recently was an effort to reach the public. It was always a community goal to not put Park City's debris in other communities. The City always tried to be transparent in its business. Council Member Worel asked who imposed the May 4th deadline for public input. Dias stated it was an Environmental Protection Agency (EPA) comment period and he would ask the if the comment period could be extended.

Council Member Joyce stated soil would be put there and when the repository was full, it would then be capped off, and the property could be developed. It was safe and much less expensive than any other option.

Ken Lott eComment: “I’m writing in opposition to the excessive noise emitted from modified engine and muffler vehicles that drive around Park City. Having lived here since 2007, I have noticed an increase in the number of these types of vehicles in our community. I live in Park City for the peacefulness of the mountains and appreciate the tranquil outdoors. Undoubtedly, there are numerous others that feel the same way. Our

community is growing and as more people and vehicles move to the area, they add to the overall level of noise in Park City. I'm concerned that we are diminishing the tranquility of why so many people enjoy Park City. Productive Noise that benefits the community, as the inevitability of a growing community, is capable of being understood by all. • Construction vehicles • Snow Making and Moving equipment • Garbage trucks • Busses • UPS trucks • Landscapers • Even Dogs, because they're Dogs! But Unproductive Noise, noise with no overarching community benefit, does harm to Park City. Noise for the sake of noise, produced by a few individuals with their excessively loud modified engine and muffler vehicles, should not have to be endured by the overall citizenry in Park City. As a condition, the vehicles could be temporarily un-modified to meet municipal standards. I would propose that the Park City Council work with City Hall to create a straightforward overlay of the very thorough, but difficult to understand, Municipal Code (6-3 Noise). Doing so will help our community better understand the noise we encounter and what the real-world expectations should be for such noise. My desired outcome would be a better understanding of the tolerance of noise in our community and that the Park City Council put a Stop to Unproductive Noise in city limits. Specifically, noise for the sake of noise, such as, modified engine and muffler vehicles within city limits of Park City, Utah."

Mayor Beerman closed the public input portion of the meeting.

VI) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from April 15, 2021:

Mayor Beerman referred to Page Four, Line 15, and requested the word "labor" replace "manhours."

Council Member Doilney moved to approve the City Council meeting minutes from April 15, 2021 as amended. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VII) CONSENT AGENDA

1. Request to Accept a Donation of a Mixed Media Painting on Behalf of Artist Nancy Scheibe to the Public Art Collection in an Art Agreement Approved by the City Attorney:

2. Request to Appropriate \$25,000 for Spring 2021 Wildfire Mitigation Efforts:

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

RESULT: APPROVED

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

VIII) OLD BUSINESS

1. Consideration to Adopt Resolution 08-2021, a Resolution Approving the Refinancing by Park City, Utah of a Training and Office Facility and Related Improvements for the Center of Excellence Properties, LLC; Authorizing the Issuance by the Issuer of its Not to Exceed \$16,500,000 Industrial Revenue Refunding Bonds, Series 2021 (United States Ski and Snowboard Association); and Related Matters:

Mindy Finlinson, Finance Manager, and Randy Larsen, Gillmor Bell, were present for this item. Finlinson reviewed the process of facilitating the bonding process for nonprofits in order to save them money, and recommended that Council adopt the resolution finalizing the issuance of bonds.

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

Council Member Gerber moved to adopt Resolution 08-2021, a resolution approving the refinancing by Park City, Utah of a training and office facility and related improvements for the Center of Excellence Properties, LLC; authorizing the issuance by the issuer of its not to exceed \$16,500,000 Industrial Revenue Refunding Bonds, Series 2021 (United States Ski and Snowboard Association); and related matters. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

2. Park Avenue Redesign Pilot Program Update:

Linda Jager, Community Engagement Manager, Johnny Wasden, Parking Manager, and John Robertson, City Engineer, presented this item. Robertson reviewed the progress on this project and explained there would be a parking lane on one side of the road with a bike lane next to it. There would be a sharrow with no parking on the opposite side of the street. Wasden stated he looked to see what the parking impacts would be to this street and noted 60 vehicles would need parking. He concluded with that number of vehicles, there would be ample space for parking.

Jager stated there was public outreach in the fall and there would be additional outreach next week. The striping work would begin May 12th. Dias stated the City was being bold in changing the streetscape and adding timed parking. He cautioned that public parking

was being eliminated and that could be hard for some people. He reiterated this was a pilot program and he welcomed public feedback after the striping.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting and stated he used this portion of Park Avenue on a daily basis and he looked forward to trying the new configuration.

IX) NEW BUSINESS

1. Consideration to Adopt Resolution 06-2021, a Resolution Allowing All Park City Municipal Public Bodies to Hold Electronic Meetings:

Margaret Plane, Special Counsel, indicated this resolution would allow all City boards and commissions to hold electronic meetings. Currently, Park City code only allowed the City Council and Planning Commission to hold electronic meetings unless there was a declared emergency. She wanted to extend the status quo for six months. Preliminary feedback from staff was that boards liked the flexibility of having electronic meetings.

Council Member Henney clarified it was Park City's code that required a declared emergency to hold electronic meetings, and asked if that was the reason the City was looking to change the language to allow those electronic meetings at any time. Plane affirmed that State law said a city could only hold electronic meetings if the public body passed a rule, resolution, or ordinance allowing electronic meetings. The proposal was to pass the resolution to continue the status quo and then Council could give direction on a permanent solution for electronic meetings. Mayor Beerman thought the Council would like a policy change to allow hybrid meetings in the future. Plane indicated she would work on that.

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

Council Member Doilney moved to adopt Resolution 06-2021, a resolution allowing all Park City Municipal public bodies to hold electronic meetings. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration of the Park City Baseball Event Appeal of Peak Times:

Jenny Diersen, Special Events Manager, stated the Park City Baseball Club was appealing staff's denial of having the event during a peak time. She reviewed this was a Level Two event and had minor impacts. The event was held at the high school and at Quinn's Junction. Last year, staff approved a one-time event date change to June. This year, the applicant asked to hold the event during Savor the Summit event, which was a

1 peak time. She indicated this event didn't meet one of the exceptions to hold an event
2 during a peak time. Staff was working hard to find a balance for the community and
3 denied the request for the peak time event date.
4

5 Jennifer Schmidt, Park City Baseball Club President, urged Council to approve the Park
6 City Baseball Invitational (PCBI) on June 24-26. There was good cause to support the
7 community baseball program and its fundraising efforts. She noted they would be
8 limiting spectators at the events. She also proposed alternate dates of July 8-10, if their
9 first choice was unacceptable. She indicated staff was hesitant to approve the second
10 choice because of the quick turnaround in games, and indicated if the alternate dates
11 were approved, they would contribute volunteers to help with field cleanup. She noted
12 this was a fundraising event to help the 12-year-old teams.
13

14 Council Member Gerber asked why those two dates were the only two options. Schmidt
15 stated there were eight teams and they chose other tournaments on other weeks so that
16 limited the weekends where all teams were available. Council Member Worel asked
17 about the diversity of the teams. Schmidt stated there were Salt Lake City teams, some
18 Colorado teams, and Utah County teams. Council Member Worel asked more
19 specifically about the ethnic diversity of local teams. Schmidt stated there were
20 Solomon Fund scholarships given to children who would benefit from them. There were
21 currently male and female ball players in the club.
22

23 Council Member Doilney asked why the County ballfields were not an option. Schmidt
24 stated she hadn't reached out to the County because they wanted to keep it local and
25 small.
26

27 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
28 closed the public hearing.
29

30 Council Member Joyce stated Council had deep discussions on events a few years ago,
31 in response to community feedback. Blackout dates were created and he wanted to
32 respect that commitment to the community. He suggested she book next year on an
33 available date. Schmidt requested that Council consider July 8-10. Diersen stated
34 Council's decision was only on the appeal.
35

36 Council Member Doilney stated he supported Triple Crown from an economic
37 perspective. He agreed with Council Member Joyce on making exceptions on blackout
38 dates and stated he could not support this appeal. Council Member Gerber did not
39 support the appeal and requested they work with staff for future dates.
40

41 Council Member Worel moved to deny the Park City Baseball event appeal of peak
42 times. Council Member Doilney seconded the motion.

RESULT: DENIAL OF APPEAL

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

3. Consideration to Approve the Park Silly Sunday Market (PSSM) Supplemental Plan:

Jenny Diersen, Special Events Manager, and Kate McChesney, PSSM Executive Director, presented this item. Diersen noted the changes in the contract, including noise reduction, bollard installation by market personnel, and no vendor parking on Park Avenue. The market dates would be June 6-September 26, with no events on August 1, 8, or 15. She indicated there would be high COVID protocols regarding masks, reduction of booths during the first four weeks, a QR code for contact tracing, and other COVID mitigation related efforts. City services fees were estimated at \$84,500 and PSSM would owe the City \$10,300 at the end of the season. Diersen requested two Council liaisons for the PSSM working group. McChesney thanked Council and was confident that her team could put on a safe event this summer.

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

Council Member Joyce volunteered to be a liaison for this event. He thought the COVID protocols were good, but he had concerns. He noted the CDC thought outdoor events were safe. He felt the key to success was being flexible. McChesney indicated they would have frequent check-ins with the health department and the City in order to be flexible.

Council Member Henney volunteered to be a liaison as well. Council Member Gerber stated 45 booths would be reduced for the first four weeks and asked what would happen after that. McChesney stated it was a wait-and-see game and plans would be adjusted depending on the circumstances. She appreciated having Car-Free Main Street Sundays so the market could be spread out across nine blocks instead of three.

Council Member Worel was happy that PSSM was collaborating with the Latino Arts Festival and felt the residents were getting two events in one. McChesney noted that would be held on June 20th. Council Member Joyce referred to the past parking problems associated with this event and indicated parking prices were used as a control. He thought people might be hesitant to take transit because of COVID, and he thought parking would be a concern. He asked if there should be a higher charge for parking to curb that demand. Diersen stated the recommendation was to leave the 2019 rates for a couple weeks and monitor the demand before returning to Council with an amendment. Council Member Joyce encouraged staff to tee up an expectation that the capacity would be full. Diersen indicated she would be attending a meeting with HPCA representatives and this topic would be brought up. She stated last year during Car-

Free Sundays there was not paid parking and there were no parking problems. She hoped visitors would look at alternate modes of transportation. Council Member Henney stated Diersen should plan for dynamic pricing for parking instead of an amendment to the supplemental plan.

Council Member Joyce moved to approve the Park Silly Sunday Market Supplemental Plan with the amendment that Council will consider updating parking prices on a regular basis throughout the summer, and that Steve Joyce and Tim Henney will serve as the Council liaison appointments. Council Member Worel seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance 2021-18, an Ordinance Amending the Land Management Code § 15-6.1-3, Zoning Districts and Uses; § 15-6.1-6, Density; § 15-6.1-7, Setbacks; § 15-6.1-8, Building Height and Facades; § 15-6.1-9, Parking - to Allow Affordable Master Planned Developments (AMPD) in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts:

Rebecca Ward, Land Use Planner, presented this item. She reviewed the code amendments over the past few years were an effort to reach the City's affordable housing goals. This amendment would allow Affordable Master Planned Developments (AMPD) in non-residential historic districts. The Historic Preservation Board (HPB) also recommended allowing affordable employee accessory units within non-residential uses, incentives to preserve historic footprints for more affordable historic single family dwellings, workforce housing units in Old Town that would allow for shared living and kitchen spaces, and incentives to attract car-free tenants.

She noted the AMPD in the Historic Commercial Business (HCB) District must comply with the zoning requirements of setbacks, building volume and height, floor area ratio, restrictions for properties that extended from Main Street to Swede Alley, and parking. An AMPD in the HRC zone would be eligible for incentives, such as additional height extensions with a 10-foot setback, up to 45 feet and the ability to request parking reductions.

Ward indicated AMPDs would be prohibited in the Historic Recreation Commercial (HRC) District adjacent to the HR-1 zone to serve as a buffer between the HRC and the HR-1 zones. She thought carving out the properties on the west side of Park Avenue would be a buffer between the higher density and greater heights area and residential areas.

Council Member Worel asked what would trigger parking exceptions that were granted by the Planning Commission returning to them for reconsideration. Ward stated a few permits required reevaluation if there were community complaints. Council Member

Worel was concerned that the burden of enforcement was placed on the neighbors and she thought it would be good to put a solution in the code language if possible.

Mayor Beerman asked if the zone included China Bridge and Sandridge Lot. Ward stated the Planning Commission recommended looking into expanding this to those areas. Currently, no residential uses were allowed in those areas. Staff needed more time to evaluate what the parameters might look like so it would fit into the adjacent zones, i.e., where the HCB zone was located and the buffers in place, they would look at what the buffers would look like to those extended parking areas. Mayor Beerman was hopeful code language could be developed because those were the areas where the most AMPDs could be developed.

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

Council Member Worel moved to approve Ordinance 2021-18, an ordinance amending the Land Management Code § 15-6.1-3, Zoning Districts and Uses; § 15-6.1-6, Density; § 15-6.1-7, Setbacks; § 15-6.1-8, Building Height and Facades; § 15-6.1-9, Parking - to allow Affordable Master Planned Developments (AMPD) in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Ordinance 2021-19, an Ordinance Approving the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, Located at 1049 and 1025 Lowell Avenue, Park City, Utah:

Brendan Conboy, Senior Planner, presented this item. He indicated this was a lot line adjustment to accommodate a garage. There were conditions to bring a teepee structure into compliance, to make the shared driveway beneficial to both lots, and to allow access only from Lowell Avenue.

Council Member Worel asked how long the teepee structure could be up and how would the City know somebody had a teepee. Conboy stated the teepee structure was allowed to be set up for a maximum of 180 days per year. There was no permit for a teepee, but the City would know if it wasn't in compliance from complaints.

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

Council Member Joyce moved to approve Ordinance 2021-19, an ordinance approving the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, located at 1049 and 1025 Lowell Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve Ordinance 2021-20, an Ordinance Approving the Lot 2 Willow Ranch Replat, First Amended, Located at 2750 Meadow Creek Drive, Park City, Utah:

Brendan Conboy, Senior Planner, presented this item and stated the applicant requested to move some of the home square footage to the barn to stay in allowed maximum square footage limits.

Council Member Joyce was concerned about the new height for the barn in relation to the square footage, and thought the actual square footage of the barn should be determined. Some of the Council thought there were many unanswered questions with this request.

Jerry Hall, applicant, stated he was trying to solve this issue that was created years ago. He thought 400-600 square feet would be shifted from the home to the barn. He hoped for Council approval before the demolition began because he was afraid of completing the demolition phase and then not being able to get approval. The current house had a steep pitched roof and he wanted the barn's roof to match. Council Member Joyce asked if Hall understood that the barn could not be a dwelling, to which Hall affirmed. Council Member Henney stated Hall requested to go back to the original plat with the original conditions and he supported that. Hall noted the conditions stated the Certificate of Occupancy had to be received on the house before they could start on the barn.

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

Council Member Worel asked what process the HOA went through before they supported this amendment. Hall indicated he had to discuss it with the other owners in the HOA and it was not a difficult process.

Council Member Joyce moved to approve Ordinance 2021-20, an ordinance approving the Lot 2 Willow Ranch Replat, First Amended, located at 2750 Meadow Creek Drive, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED

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

X) ADJOURNMENT

XI) PARK CITY HOUSING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, Special Counsel Michelle Kellogg, Secretary	Present via technology
None	Excused

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

Chair Beerman opened the meeting for anyone who wished to comment or submit comments to the Board on items not included on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve the PEG Development Affordable Housing Mitigation Plan in Fulfillment of the Affordable Housing Obligation Generated by the Park City Mountain Base Area Development Project:

Jason Glidden, Housing Manager, and Nick Blayden and Kristin Williams from PEG Development, presented this item. Glidden reviewed the history of the development and the associated affordable housing requirement for this development. PEG proposed to amend the housing mitigation plan and meet the outstanding requirements. He stated the rental rates for the dorm style units were not consistent with City requirements and would be recalculated to be in compliance. All sales prices would be in compliance with the housing resolution at or below 80% Area Median Income (AMI). PEG would also submit a letter of credit in the amount of \$2,598,000 for the completion of 23 beds that needed to be built.

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

Board Member Joyce moved to approve the PEG Development Affordable Housing Mitigation Plan in fulfillment of the affordable housing obligation generated by the Park City Mountain Base Area Development Project. Board Member Henney seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

XII) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, Special Counsel Michelle Kellogg, Secretary	Present via technology
None	Excused

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

Chair Beerman opened the meeting for anyone who wished to comment or submit comments to the Board on items not included on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve an Economic Development Grant Contract for \$20,000 for Offset Bier LLC in a Form Approved by the City Attorney:

Jonathan Weidenhamer, Economic Development Manager, and Conor Brown with Offset Bier, presented this item. Weidenhamer stated the applicant met all the requirements for this grant.

1 Brown stated he lived in Park City for 15 years. He was a ski racer and moved here
2 from Vermont. He was excited to open the brewery and connect with the community. He
3 noted his dad and grandfather were small business owners and now he had the
4 opportunity to be a small business owner as well.

5
6 Chair Beerman opened the public hearing. No comments were given. Chair Beerman
7 closed the public hearing.

8
9 Board Member Doilney moved to approve an economic development grant contract for
10 \$20,000 for Offset Bier LLC in a form approved by the City Attorney. Board Member
11 Worel seconded the motion.

12 **RESULT: APPROVED**

13 **AYES:** Board Members Doilney, Gerber, Henney, Joyce, and Worel

14
15 **IV) ADJOURNMENT**

16
17 With no further business, the meeting was adjourned.
18
19
20

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Logan Jones

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[Noxious Weed Control Contract Awards Staff Report](#)

City Council Staff Report

Subject: 2021 Noxious Weed Control - Award of Contracts

Author: Logan Jones

Department: Sustainability

Date: May 13, 2021

Type of Item: Consent - Contract Award

Recommendation

Authorize the City Manager to sign two (2) Professional Service Provider Agreements, totaling Two Hundred and Five Thousand Dollars (\$205,000), for noxious weed abatement work, in a form approved by the City Attorney. The Contractors and specific contract amounts are as follows:

- Nourish Landscaping/Ecology Bridge: \$30,000
- Jesus Rea Landscaping: \$175,000

Background

Park City Municipal Corporation (PCMC) currently manages over 5,500 acres of open space. Historically, staff has worked to control invasive species as part of the noxious weed abatement program. Given the recent open space purchases, staff continues to work diligently to increase the program's efficiency so budgets can remain close to current levels. Control of invasive species represents a significant maintenance aspect of owning open space. Invasive species are a threat to our environment. For decades, the City has worked to control their spread and mitigate their impacts on wildlife, natural resources, and recreational assets consistent with City, County, and State rules.

PCMC staff explores mitigation options that are cost-efficient and sustainable while reducing the number of herbicides used. Recent examples of these efforts include the following:

- Expanded grazing on the McPolin Farm Open Space
- Virginia Mining Claim Revegetation Project
- Round Valley Way Revegetation and Biological (control through insects) Project
- SR 248 Pastures Revegetation Project

Analysis

On April 8, 2021, staff advertised requests for proposals (RFPs) to manage the spread of noxious weeds via mechanical control and complete re-vegetation/restoration projects of native plant species. On April 20, 2021, the City received two proposals. On May 20, 2021, a selection committee met to review the proposals and found that both proposers are qualified organizations with the needed skill and availability with positive previous work histories with PCMC.

Funding

Funding associated with noxious weed control comes from two sources:

1. Open Space Maintenance Budget
2. Invasive Species Mitigation (ISM) Grants

Grant Funding

This year PCMC, in partnership with the Summit County Weed Management Area Group, received \$274,383 in grant funds for weed control in Park City and neighboring areas. Working as a team, grant partners prioritize weed issues throughout their properties and control weeds with the help of grant-funded contractors.

Open Space Maintenance Budget

Funding for control efforts has traditionally come from the Open Space Maintenance budget. However, noxious weed control does vary annually due to several factors, including precipitation, temperature, snowpack, and changes associated with the germination of species.

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Roger McClain

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[PacifiCorp Utility Easement Staff Report](#)

[Exhibit A: Site Location Map-Pacificorp ROW Easement](#)

[Exhibit B: PacifiCorp R-O-W Easement for PCGC Back Nine Subdivision](#)



City Council Staff Report

Subject: Grant of Right-of-Way Easement - PacifiCorp
Author: Roger McClain, Public Utilities Engineering Manager
Department: Public Utilities
Date: May 13, 2021
Type of Item: Administrative

Recommendation

Staff recommends Council authorize the City Manager to execute a right-of-way easement, in a form approved by the City Attorney, to PacifiCorp for a buried power line and associated electrical equipment within the Park City Golf Course Back Nine Subdivision.

Background

- The right-of-way easement grants PacifiCorp (Rocky Mountain Power) rights to relocate and upgrade existing power supply improvements that served the now demolished Spiro Water Treatment and Golf Facilities and will provide service to the new 3KWTP;
- The easement, as shown in Exhibit A, parallels Three Kings Drive in the vicinity of the 3KWTP and Park City Golf Course Hole No.'s 10, 11, 12, and 13;
- The right-of-way easement description and display exhibit is provided in Exhibit B;
- The easement alignment is consistent with the 3KWTP site and utilities design; and
- Golf has reviewed and has no objections to the location of the buried power lines and associated equipment.

Exhibits

Exhibit A - Site Location Map – PacifiCorp R-O-W Easement

Exhibit B - Right-of-Way Easement and Easement Exhibit

Site Location Map

PacifiCorp R-O-W Easement



PCGC
HOLE 10

3KWTP

PCGC
HOLE 12

PACIFICORP R-O-W
EASEMENT

PCGC
HOLE 13

SILVER STAR
DEVELOPMENT

PAYDAY
CONDOS

REV05042015

Return to:
Rocky Mountain Power
Lisa Louder/MIKE MILLS
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name:

WO#:

RW#:

RIGHT OF WAY EASEMENTS

For value received, **PARK CITY MUNICIPAL CORPORATION**, (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **SUMMIT** County, State of **UTAH** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) attached hereto and by this reference made a part hereof:

Description of 5.00 Foot Wide Power Easement:

A 5.00 foot wide strip of land for an easement situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20’20” West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian; Said strip being 5.00 feet wide in width and being offset 5.00 feet easterly from the following described line:

Beginning at the southwest corner of Lot 4, Thaynes Canyon No. 5 Subdivision; said point being 317.80 feet South 0°20’20” West along the East line of the Southeast Quarter of said Section 8, and North 89°39’40” West 1,675.53 feet from the East Quarter Corner of said Section 8; And running thence the following six (6) courses in a southeasterly direction along the westerly line of Lot 1, Park City Golf Course Back Nine Subdivision, as recorded and on file in the office of the Summit County Recorder;

- (1) Southerly 397.31 feet along the arc of a 575.00 foot radius non-tangent curve to the left; the center of said curve bears North 78°28'58" East; (Note: Chord to said curve bears South 31°18'44" East 389.45 feet);
- (2) South 51°06'26" East 141.13 feet to a point of curvature with a 340.00 foot radius curve to the right;
- (3) thence southeasterly 83.08 feet along the arc of said curve (Note: Chord to said curve bears South 44°06'31" East 82.87 feet); to a point on a 630.00 foot radius reverse curve to the left;
- (4) thence southeasterly 219.91 feet along the arc of said curve (Note: Chord to said curve bears South 47°06'30" East 218.80 feet);
- (5) South 57°06'29" East 39.07 feet to a point on a 545.00 foot radius curve to the right;
- (6) Southeasterly 58.06 feet along the arc of said curve (Note: Chord to said curve bears South 54°03'21" East 58.03 feet); to a point on the northwesterly line of the Pay Day Condominiums. Said point also being the point of termination for this description.

Contains 4,680 square feet or 0.11 acre

ALSO:

Description of Power Equipment Pad Easement:

A parcel of land for an easement situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian; And being described as follows:

Beginning at a point 843.11 feet South 0°20'20" West along the East line of the Southeast Quarter of said Section 8, and North 89°39'40" West 1,240.32 feet from the East Quarter Corner of said Section 8; And running thence South 49°14'38" East 64.46 feet; thence South 40°22'49" West 18.96 feet to a point on the westerly line of Lot 1, Park City Golf Course Back Nine Subdivision; said point also being a point of curvature on a 630.00 foot radius non-tangent curve to the right; the center of said curve bears North 39°51'05" East; thence 64.66 feet northwesterly along the arc of said curve (Note: Chord to said curve bears North 47°12'30" West 64.63 feet); thence North 40°45'14" East 16.66 feet to the point of beginning.

Contains 1,185 square feet or 0.03 acre

Assessor Parcel No.

PCGCBNS-1-X

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

GRANTOR:

PARK CITY MUNICIPAL CORPORATION

WITNESS the hand of said Grantor this _____ day of _____, 20____.

By: _____

Name: _____

Title: _____

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he/she is the signer of the within instrument, and that the within and foregoing Grant of Easement was signed on behalf of _____, with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

S
E
A
L

Notary Public

EAST QUARTER CORNER OF
SECTION 8, T2S, R4E, SLB&M.
FOUND BRASS CAP MONUMENT

THAYNES CANYON #5
SUBDIVISION

LOT 4

THREE KINGS DRIVE

N 89°39'40" W 1675.53'

POINT OF
BEGINNING

LOT 1
PARK CITY GOLF
COURSE BACK NINE
SUBDIVISION

317.80'

S 0°20'20" W 2640.85' (mon to mon)
BASIS OF BEARINGS

5' WIDE POWER EASEMENT

EAST RIGHT OF WAY
LINE OF THREE KINGS
DRIVE



PAY DAY
CONDOMINIUMS

POINT OF
TERMINATION

THREE KINGS DRIVE

SOUTH EAST CORNER OF
SECTION 8, T2S, R4E, SLB&M.
FOUND BRASS CAP MONUMENT

EASEMENT EXHIBIT



Ward Engineering Group
Planning • Engineering • Surveying

Salt Lake City Office
231 West 800 South, Suite A
Salt Lake City, Utah 84101

tel (801) 487-8040
fax (801) 487-8668

EAST QUARTER CORNER OF
SECTION 8, T2S, R4E, SLB&M.
FOUND BRASS CAP MONUMENT

LOT 1
PARK CITY GOLF
COURSE BACK NINE
SUBDIVISION

843.11'

EAST RIGHT OF WAY LINE
OF THREE KINGS DRIVE

POWER CONDUITS

5' WIDE POWER EASEMENT

POINT OF
BEGINNING

N 89°39'40" W 1240.32'

POWER PAD
EASEMENT

POWER EQUIPMENT PAD

5' WIDE POWER EASEMENT

EAST RIGHT OF WAY LINE
OF THREE KINGS DRIVE

THREE KINGS DRIVE

S 0°20'20" W 2640.85' (mon to mon)
BASIS OF BEARINGS

PAY DAY
CONDOMINIUMS



SOUTH EAST CORNER OF
SECTION 8, T2S, R4E, SLB&M.
FOUND BRASS CAP MONUMENT

EASEMENT EXHIBIT



Ward Engineering Group
Planning • Engineering • Surveying

Salt Lake City Office
231 West 800 South, Suite A
Salt Lake City, Utah 84101

tel (801) 487-8040
fax (801) 487-8668

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Roger McClain

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

Request to Authorize the City Manager to Execute the First Addendum to the Design Professional Services Agreement, in a Form Approved by the City Attorney, with Construction Materials Technologies, Inc. (CMT), for the 3Kings Water Treatment Plant Special Inspections and Testing Services in an Amount Not to Exceed \$165,000.00

Suggested Action:

Attachments:

[3KWTP Special Inspection and Testing Services Contract Staff Report](#)

[Exhibit A: M-I-W CIP Contracts Summary](#)

City Council Staff Report

Subject: 3Kings Water Treatment Plant Special Inspections and Testing Services
Construction Materials Technologies, Inc. – First Addendum to the Design Professional Services Agreement

Author: Roger McClain, Public Utilities Engineering Manager

Department: Public Utilities

Date: May 13, 2021

Type of Item: Administrative

Recommendation

Staff recommends Council authorize the City Manager to execute the First Addendum to the Design Professional Services Agreement, in a form approved by the City Attorney, with Construction Materials Technologies, Inc. (CMT), for the 3Kings Water Treatment Plant Special Inspections and Testing Services, not to exceed \$165,000.00.

Construction Materials Technologies, Inc., (CMT) special inspection and testing services, as included in the original agreement and this addendum, are intended to support the engineer of record inspections and the construction quality control of the 3KWTP and associated improvements. These projects include:

- 3KWTP Pre-construction and Construction GMP Services by Alder Construction;
- 3KWTP Off-site Improvements construction by Alder Construction;
- Replace Empire Raw Water Storage Tank construction by VanCon Inc., and
- SR-248 Water Transmission Lines construction by Silver Spur Excavation.

The First Addendum provides a continuation of CMT's services, as performed in the original scope of services, to support projects construction. The following is a general list of activities, services, special inspections, and duties that may be requested by the City:

- Soils compaction testing and inspection during earthwork operations
- Concrete reinforcement and formwork inspection
- Concrete placement inspection and slump, air entrainment, compression (strength), and sampling testing
- Masonry grout compression (strength), and sampling testing
- Structural and non-structural masonry inspection and testing
- Structural steel and hoisting inspection and testing
- Field and visual weld inspection and testing
- Anchorage and field bolting systems inspection and testing
- Concrete and asphalt pavement inspection and testing
- Painting and coatings thickness testing
- Window/storefront infiltration testing
- Fire and smoke control elements
- Other special inspections and testing as required under the International Building Code, Chief Building Official, and as requested by the City.

Schedule. It is anticipated that the work will be provided for the construction period to May 2023.

Background

- On November 8, 2020, the City Manager executed the Design Professional Services Agreement (DSPSA) with CMT for Special Inspections and Testing Services. The DSPSA fee provides for services during the first year of construction activities.
- Services for the remainder of the project, as included in the First Addendum, has been assessed with respect to construction progress, CMT inspection and testing performance, expenditure rates, and anticipated needs for the project duration. The scope of work for special inspections and testing services has been developed and negotiated by City staff in consultation with CMT, the Project Engineer of Record, the Contractor, and the City Building Department;
- Construction engineering services being performed by the projects Engineer of Record include:
 - o Jacobs for the 3KWTP Project;
 - o Bowen Collins and Associates for the 3KWTP Off-Site Improvements Projects; and
 - o Bowen Collins and Associates for the Replace Empire Raw Water Storage Tank Project.

Funding Source

The funding for the addendum is from water service fees and is included in the approved FY2021 Water CIP budget and costs are included in the Water Department's long term comprehensive financial model. Table 1 - M-I-W Project Contract Summary (attached), reflects the pertinent line items for the proposed services.

Attachment

Table 1. M-I-W Project Contract Summary

Summary of Approved Council Contracts and Anticipated Contracts

Total Approved Contracts	\$106,721,053
Total Estimated Contracts	\$107,050,000
Budget prior to FY 20	\$8,075,375
5 year CIP Budget (FY 20 - FY 24)	\$101,736,093
Total Budget	\$109,811,468
Percent Design Complete	100%
Percent Construction Complete	35%

Service	Contractor	Contract	CC Authorized Date	CC Authorized Amount	Estimated Contract Amount	Estimated Future Contract Approval Date
3Kings Water Treatment Plant and Associated Improvements						
Design Engineer - 3KWTP Concept & Process Development	CH2M (Jacobs)	DSPA	25-May-17	\$1,497,909.00	\$1,500,000	
Schematic Design		First Addendum	5-Apr-18	\$1,600,000.00	\$1,470,000	
Design Development & Const. Drawings		Second Addendum	8-Nov-18	\$5,870,000.00	\$5,100,000	
Supplemental Design and Equipment Procurement Assistance		Third Addendum		\$565,000.00	\$580,000	October 2019
Design Engineer - 3KWTP Process Advisory Assistance	WQTS	DSPA		\$98,460.00	\$100,000	
ECI Contractor - 3KWTP Pre-Construction & Construction Services	Alder Construction	Agreement	8-Nov-18	\$0.00	\$0	
Pre-Construction Services		Amendment No. 1	8-Nov-18	\$183,500.00	\$200,000	
Pre-Construction Services		Amendment No. 2	18-Jul-19	\$61,336.00	\$100,000	
Pre-Construction Services		Amendment No. 3	15-Aug-19	\$82,374.00	\$100,000	
Off-site Improvements Ph 1 GMP		Amendment No. 4	15-Aug-19	\$2,400,000.00	\$2,400,000	
Construction Mitigation & Demolition GMP		Amendment No. 5	2-Sep-19	\$2,530,650.00	\$2,500,000	
3KWTP Construction GMP		Amendment No. 6	21-Nov-19	\$77,500,000.00	\$77,000,000	November 2019
3KWTP GMP Contract Adjustment (Time Only, No Cost)		Amendment No. 7	1-May-20	\$0.00	\$0	
Off-site Improvements Ph 2 GMP		Amendment No. 78	4-Aug-20	\$4,855,000.00	\$6,000,000	June 2020
3KWTP Construction Engineering Services	Jacobs	DSPA	5-Dec-19	\$6,500,000.00	\$6,500,000	December 2019
3KWTP Geotechnical Engineering Services	TBD	DSPA			\$25,000	January 2020
3KWTP Materials Testing & Inspections	CMT	DSPA	20-Oct-19	\$100,000.00	\$750,000	January 2020
		First Addendum	13-May-21	\$145,000.00		
3KWTP Special Inspections	TBD	DSPA			\$50,000	January 2020
3KWTP Energy Modeling & Building Commissioning	Van Boerum Frank & Assoc.	DPSA	31-May-18	\$44,174.00	\$50,000	
Building & Mechanical Commissioning Services		First Addendum	27-Feb-20	\$70,650.00	\$75,000	February 2020
Public Art in the Community	TBD	DSPA			\$300,000	July 2020
Design Engineer - 3KWTP Off-Site Improvements	Bowen Collins & Associates	DPSA	8-Nov-18	\$755,000.00	\$800,000	
Construction Engineering - Off-Site Improvements Ph 1		First Addendum	15-Aug-19	\$205,000.00	\$200,000	
Construction Engineering - Off-Site Improvements Ph 2		Second Addendum	25-Feb-21	\$58,004.00	\$200,000	June 2020
Construction Engineering - Empire Tank Replacement		Second Addendum	25-Feb-21	\$106,996.00	\$50,000	June 2021
Empire Tank Replacement - Construction	VanCon Inc.	C/A	25-Feb-21	\$1,472,000.00	\$650,000	March 2021
Empire Tank Replacement - Materials Testing	CMT	First Addendum	13-May-21	\$20,000.00	\$25,000	March 2022
Judge Tunnel & Empire Tank Communications System	TBD	C/A			\$325,000	March 2023
3KWTP Building Permit Fee Waiver	TBD				TBD	
3KWTP Annual Operations and Maintenance Budget	NA				\$2,000,000 per year	Fiscal Year 22
TOTALS				\$106,721,053	\$107,050,000	

Notes

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

LEGEND:

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

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Troy Dayley

Submitting Department: Public Works Administration

Item Type: Staff Report

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[2021 Pavement Management Program Staff Report](#)

[Exhibit A: 2021 Pavement Map](#)

[Exhibit B: 2021 Detailed List of Streets](#)



City Council Staff Report

Subject: 2021 Pavement Management
Author: Troy Dayley
Casey Coleman
Department: Public Works
Date: May 20, 2021
Type of Item: Administrative

Summary Recommendation

Accept the 2021 Pavement Management bids and authorize the City Manager to enter into agreements in a form approved by the City Attorney's Office with:

1. Advanced Paving & Construction, for Rotomilling, Pavement Overlays, and Utility Adjustments in the amount of \$588,427.18
2. Asphalt Preservation, for Type II slurry seals and Seal Coat Trails in the amount, \$109,197.48
3. CKC Services, for Crack Seal, in the amount \$82,500.00
4. Wasatch Property Maintenance for Tuffcoat P+ Seal, in the amount of \$15,138.00

Executive Summary

Pavement Management is a critical part of maintaining our transportation network including infrastructure integrity and quality of street surfaces. The primary performance measure for the pavement management program is to maintain an average Remaining Service Life (RSL) of 10 years or higher. Our current RSL is 9.26. Contracting with these service providers to complete the necessary pavement treatments will help us achieve our goal.

Background

The Pavement Management program maximizes pavement life while minimizing road maintenance and reconstruction costs. The benefit of this practice is to extend pavement life and reduce the overall life cycle cost. Pavements typically deteriorate in a non-linear fashion with twenty-five percent of the deterioration occurring during the first seventy-five percent of pavement life. In other words, pavement deterioration accelerates after a certain amount of time. To increase cost-effectiveness, maintenance should occur when the pavement is still in fair condition. Repairs can be done inexpensively using sealing and overlay techniques. Proper pavement management will minimize the need for costly road reconstruction.

Pavement condition reports have identified the overall condition of Park City's pavement system. Pavement is rated using a Remaining Service Life (RSL) scale ranging from 20 years of remaining life being the best possible condition, to 0 years of remaining service life being the worst.

Remaining Service Life (RSL) Scale

Years of RSL	Maintenance Category	Recommended Maintenance
10-20	Minimal	Crack sealing
12-15	Some	Minor patching, fog seals, slurry seals and crack sealing
8-11	Routine	Thin overlays or slurry seals and micro seals
4-7	Increasing	Thicker overlays or possible reconstruction
0-4	High	Surface or base reconstruction, possibly subgrade stabilization or total reconstruction

The average RSL of all Park City pavements is 9.26 years. A value of 9.26 indicates we have increased from a two year decline. This is attributed to a reduction of extensive freeze thaw patterns we have seen over the last few years. Notably, last winter was not as harsh as previous years and the RSL is reflected. Last summer an independent street condition assessment was completed by iWorQ. This assessment inspected our street network and adjusted condition ratings of each street. Our goal of an average RSL of 10 will be accomplished through routine maintenance including thin to medium thickness overlays, slurry sealing and crack sealing extending the service life of the pavements. The higher we can keep the pavement score the less expensive pavements will be to repair and maintain. This recommended pavement treatment will help us achieve the goal.

Analysis

The sealed bid notification/process was advertised in the Park Record, Salt Lake Tribune and on the City Webpage, in accordance with State Class C Road Funding.

Map of Recommended Pavement Treatments: 2021 Pavement Map - Exhibit A
Detailed list of recommended pavement treatments 2021 Detailed List of Streets - Exhibit B

Slurry Seal

Applied to existing asphalt, once the street is cleaned, slurry and aggregate material are mixed together and then applied from the back of a large truck using a screed to create a thin layer of material. Slurry is made from emulsified asphalt (a mixture made from oil and fine sand aggregate). The program identifies a need for 79,590 square yards of slurry seal as part of the overall pavement management strategy.

Crack Seal

Crack seal is an excellent way to prolong pavement life by sealing the surface cracks to prevent water penetration on pavements which are in relatively good condition. However, all pavements in various stages and condition will benefit from crack sealing. This program will apply 30 tons of crack seal to various city streets and 3 tons of crack seal to bike paths.

Pavement Overlays, Rotomilling and Utility Adjustments

The pavement management program identified a total of 5,058 tons of asphalt to be applied to our streets as part of the overall strategy. Utility adjustments are required after an overlay to raise manholes, water valves, gas valves, and monument markers to the same grade as the new pavement surface. Most require lowering prior to an overlay due to the rotomilling process. 86 water valves/survey monuments and 93 manholes have been identified as needing to be adjusted prior to and after pavement application.

Sealcoat Trails

Bike Paths have been identified within the pavement management program to receive a total of 12,615 square yards of Tuffcoat P+ Seal as part of the overall pavement management strategy.

Bid Results

There were 6 bids received for street overlays, 2 bids for slurry seals, 6 bids for crack sealing, and 6 bids for seal coat trails.

Asphalt Overlays

Advanced Paving & Construction	\$588,427.18 (Recommended)
Geneva Rock	\$592,854.18
Staker & Parsons Companies	\$598,191.04
Wasatch Property Maintenance	\$600,936.10
Granite Construction	\$605,718.32
Kilgore Contracting	\$628,825.00

Slurry Seals

Asphalt Preservation	\$109,197.48 (Recommended)
Morgan Pavement	\$110,128.68

Crack Sealing

CKC Services	\$ 82,500.00 (Recommended)
Wasatch Property Maintenance	\$ 89,100.00
Asphalt Preservation	\$ 89,331.00
Morgan Pavement	\$ 95,689.58
Advanced Paving	\$105,600.00
Kilgore Contracting	\$129,884.00

Seal Coat Trails

Wasatch Property Maintenance	\$15,138.00 (Recommended)
Morgan Pavement	\$17,258.58
Kilgore Contracting	\$19,931.70
Asphalt Preservation	\$18,392.67
Advanced Paving	\$17,661.00
CKC Services	\$20,436.30

Department Review

Pavement program was reviewed by the Public Works, Transportation, Legal, and Engineering Departments.

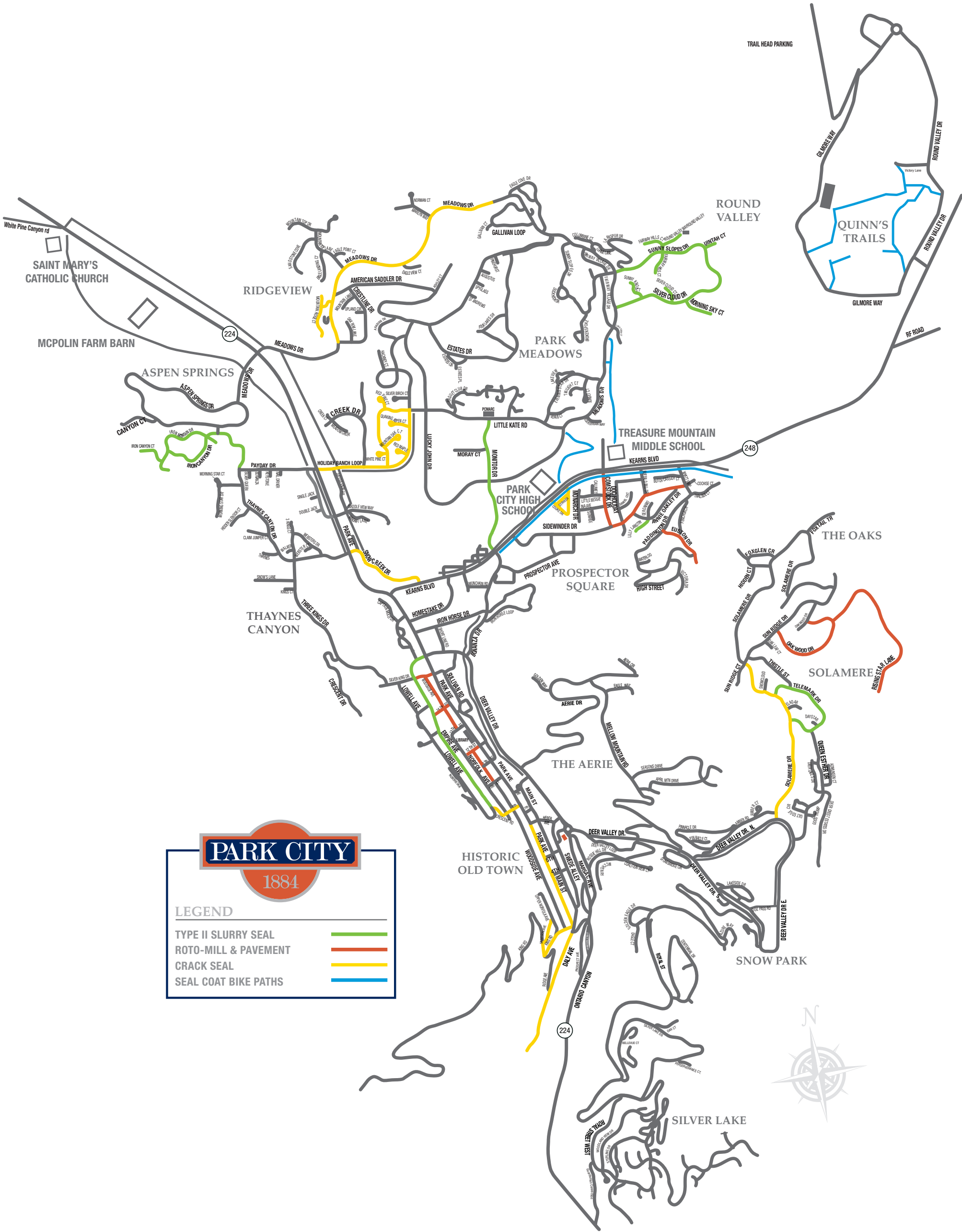
Funding Source

\$410,166 - Utah Class C Road Fund

\$649,805 - General Fund

\$ 44,122 - Walkability Maintenance

2021 PAVEMENT MANAGEMENT PROGRAM



2021 List of Pavement Treatments

Asphalt overlay- Asphalt pavement overlay refers to any paved road surfaced with asphalt. Hot Mix Asphalt (HMA) is a combination of approximately 95% stone, sand, or gravel bound together by asphalt cement, a product of crude oil. Asphalt cement is heated aggregate, combined, and mixed with the aggregate at an HMA facility. The asphalt is placed, and then compacted.

Section / Street Name	Length	Width	Mill SF	Type of mill	Mill/pave depth	Manholes	Water/ Survey	Tons
Eagle Way (profile mill and fill)	262	25	6,550	Profile	3	1	0	121
Oak Wood Drive: Sunridge Drive to Oak Wood	2,622	26	68,175	Profile	2	16	17	839
Rising Star Lane: Oak Wood Drive to End CDS	3,814	25	53,746	Edge Mill	2	15	13	1173
Lower Woodside: 13th Street to 15th Street	1,385	18	24,930	Profile	2	6	21	307
Lower Woodside 12th Street to 10th Street	850	21	17,850	Profile	2	10	8	220
12th Street: Park Ave to Norfolk	375	23	8,625	Profile	2	5	6	106
14th Street: Park Ave to Empire Ave	430	24	10,320	Profile	2	4	4	127
15th Street: Park Ave to Empire Ave	406	25	10,150	Profile	2	3	4	125
Flagpole lot: Swede Alley and Heber Ave	160	116	3,864	Edge Mill	2	1	0	228
Euston Drive: Paddington Drive to end	1114	34	16,072	Edge Mill	2	6	3	466
Comstock: Sidewinder Drive to SR-248	1,889	31	58,559	Profile	2	5	0	720
Sidewinder: Comstock to Wyatt Earp	1960	26	50,960	Profile	2	11	0	627
Additional Utility Adjustments						10	10	121
TOTAL			329,801			93	86	5058

Slurry Seal- is applied to existing asphalt, once the street is cleaned slurry and aggregate material are mixed together and then applied from the back of a large truck using a screed to create a thin layer of material. Slurry is made from emulsified asphalt (a mixture made from oil and fine sand aggregate).

Slurry Seals Type II

Section/ Street Name	Length	Width	CDS Width	street Radius	square feet ea.	Square Yards
Empire Ave: SR-224 to End (Bend on Road)						13,840.50
Street Area	5,035	25			124365	
CDS Square Feet Area					0	
Street Radius				200	200	
Monitor Drive: SR-224 to Little Kate Drive						10,911.44
Street Area	3,085	32			98103	
CDS Diameter					0	
Street Radius				100	100	
Iron Canyon Drive: Pay Day Drive to Iron Mountain Drive						7,991.39
Street Area	2,817	26			71834	
CDS Square Feet Area						
Street Radius				89	89	
Iron Mountain Drive: End to End						6,420.28
Street Area	2,135	26			54443	
CDS Square Feet Area					3290	
Street Radius				50	50	
Iron Canyon Court: Iron Mountain Drive to end CDS						1,608.94
Street Area	383	26			9767	
CDS Square Feet Area					4609	
Street Radius				105	105	
Uintah Court: Silver Cloud Drive to end CDS						1,098.72

Street Area	215	26			5483	
CDS Square Feet Area					4206	
Street Radius				200	200	
Silver Cloud: From Meadows Drive to Fairway Hills Court						12,805.96
Street Area	4534	25			115164	
CDS Square Feet Area					0	
Street Radius				90	90	
Sunny Slopes Dr: Meadows Dr Through Fairway Hills Court						3,576.33
Street Area	1,254	26			31977	
CDS Square Feet Area	3		0		0	
Street Radius				210	210	
Fairway Hills Ct: Sunny slopes Drive both north and South						3,909.54
Street Area	1,035	28			28980	
CDS Square Feet Area			86		5806	
Street Radius				400	400	
Round Valley Way : Fairway Hills to end CDS						1,708.63
Street Area	424	26			10812	
CDS Diameter			75		4416	
Street Radius				150	150	
Round Valley Way: Trail Head Parking Lot						540.39
Street Area	0	0			4863	
CDS Square Feet Area					0	
Street Radius				0	0	
Sliver Could Court: Silver Cloud Drive to end CDS						1,509.57
Street Area	353	26			9002	
CDS Diameter			75		4416	
Street Radius	0			169	169	
Sunny Knoll Court: Silver Cloud Drive to end CDS						2,333.89
Street Area	500	26			13000	
CDS Diameter			100		7850	

Street Radius	0			155	155	
Morning Sky Court: Silver Cloud Drive to end CDS						2,262.85
Street Area	622	25			15550	
CDS Diameter			75		4416	
Street Radius				400	400	
Telemark Drive: Solamere Drive to Solamere Drive						7,278.83
Street Area	2,569	26			65510	
CDS Diameter					0	
Street Radius					0	
Lilly Langtree Court: Anny Oakley Drive to end CDS						1,792.74
Street Area	350	25			8750	
CDS Diameter			95		7085	
Street Radius				300	300	
Total						79,590

Tuffcoat P+Seal Coat- is a high-performance emulsion-based asphalt seal coat, consisting of an aggregate blend, minerology, surface active agents and catalysts.

Bike Paths Sealcoat	Length	Width	Square Yards
Quinn's Sports Complex various trails around park	3,100	9	3,100
High School Field: Lucky John to Elementary	518	9	518
High School Field: HS parking lot to Elementary	490	9	490
North Forty Trail: School Field to Meadows Drive plus Connecting Spurs	2304	9	2,304
SR 248 Trail: Bonanza Drive to Rail Trail at Prospector Park	5,000	9	5,000
American Saddler Drive: Meadows Drive to 2718 American Saddler Drive	1,203	9	10,827
Total			12,615

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Jason Christensen

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[Tank Inspection and Cleaning Staff Report](#)

[Exhibit A: Scope of Services - Potable Divers](#)



City Council Staff Report

Subject: Water Tank Inspection and Cleaning
Construction Agreement
Potable Divers Inc.
Author: Isaac Kershner, Water Distribution Manager
Department: Public Utilities
Date: May 13, 2021
Type of Item: Administrative

Recommendation

Authorize the City Manager to Execute a Professional Services Agreement in a Form Approved by the City Attorney's Office with Potable Divers Inc. for the inspection and cleaning of Park City's water storage tanks in an amount not to exceed \$85,200.

Background

- American Water Works Association (AWWA) recommends that comprehensive inspections of water storage facilities are conducted once every three years.
- Storage tanks are inspected and tested for water loss to coincide with the water and energy conservation goals, outlined in the City's [Water and Energy Conservation Program](#).
- Periodic cleaning of the water storage tanks is also recommended.
 - Sediment accumulation occurs within storage facilities due to quiescent conditions which promote particle settling.
 - Water and sediment samples are taken from inside the water storage tanks to monitor water quality and water chemistry.
- Staff posted a Request for Qualifications for this work, and received eight submittals. Potable Divers Inc. was selected by the staff committee.
- \$45,200 of this contract will be awarded for routine inspection and cleaning, an additional \$40,000, to be used for supplementary tank cleaning, tank repairs, or any other additional tank maintenance.

Funding Source

Services for this project are to be funded with water service fees.

Exhibits

EXHIBIT A - Scope of Services- Potable Divers

EXHIBIT A

SCOPE OF SERVICES

Cleaning of Park City's water tanks in a manner consistent with Service Provider's August 12, 2020, submittal to the City's Request for Qualifications.

Bald Eagle	2021	\$1,600
Boot Hill #1	2021	\$1,400
Boot Hill #2	2021	\$2,200
Neck	2021	\$1,600
Thaynes #1	2021	\$1,100
Thaynes #2	2021	\$1,400

Bald Eagle	2024	\$1,600
Boot Hill #1	2024	\$1,400
Boot Hill #2	2024	\$2,200
Neck	2024	\$1,600
Thaynes #1	2024	\$1,100
Thaynes #2	2024	\$1,400

Fairway Hills	2022	\$1,400
Flagstaff	2022	\$1,500
Iron Canyon	2022	\$1,000
P.C. Heights	2022	\$1,400
Red Cloud	2022	\$1,700
Sandstone Cove	2022	\$1,000
Woodside	2022	\$1,100

Fairway Hills	2025	\$1,400
Flagstaff	2025	\$1,500
Iron Canyon	2025	\$1,000
P.C. Heights	2025	\$1,400
Red Cloud	2025	\$1,700
Sandstone Cove	2025	\$1,000
Woodside	2025	\$1,100

Aerie	2023	\$1,700
Masonic	2023	\$1,100
North Lake Flat	2023	\$1,100
Quarry Mountain	2023	\$1,100
Quinn's WTP Finish Wet Well	2023	\$1,000
Silver Lake	2023	\$1,200

Five Year Total	\$45,200
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PAYMENT SCHEDULE FOR "EXTRA" WORK

The City may, but is not required to, request additional tank cleaning, tank repairs, and additional tank maintenance during the term of this Agreement. The City retains the option of using other entities to perform this or similar work. If the City elects to request additional tank cleaning, tank repairs, and additional tank maintenance from Service Provider, it will make this request in writing. The rates submitted in the Service Provider's August 12, 2020, submittal to City's Request for Qualifications shall apply to any such work.

The City, in its sole discretion, may spend no more than \$40,000.00 for extra work.

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Luke Cartin

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Adopt Resolution 09-2021, a Resolution Approving an Interlocal Cooperation Agreement among Public Entities Regarding the Community Renewable Energy Program
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Utah Renewable Governance Staff Report](#)

[Exhibit A: Renewable Anchor Community Resolution](#)

[Exhibit B: Interlocal Agreement](#)



City Council Staff Report

Subject: Resolution 09-2021: Utah Renewable Energy Program
Governance Agreement
Author: Luke Cartin
Department: Sustainability
Date: May 13, 2021

Executive Summary

Park City set a goal of 100% renewable electricity by 2030 community-wide. Staff is recommending for City Council approve the resolution and appoint a board member to the Renewable Energy Program board. This resolution and appointment will further our efforts towards our 100% renewable goals.

Background

- On September 22, 2016, City Council passed Resolution 23-2016 to set 100% renewable electricity goals by 2030 for municipal operations.
- On February 23, 2017, Park City and Rocky Mountain Power entered into a Joint Clean Energy Cooperative Statement to source 100% renewable electricity for City operations and community-wide.
- On March 18, 2021, City Council gave direction to staff for Park City to become an anchor community for the Community Renewable Energy Program.

Discussion

Park City has been creating a pathway to 100% renewable by 2030 since 2017. In 2019, the Utah Legislature passed [House Bill 411: The Utah Community Renewable Energy Act](#). This bill initiated a process for Utah communities, Rocky Mountain Power, and state regulators to create an opt-out net-100% renewable by 2030 program. Currently, over 20 communities are eligible to participate, representing approximately MP

In January 2020, the Utah Public Service Commission adopted initial [rules](#) for the program. These rules identify a governance agreement between the participating communities and a utility agreement between the utility and communities.

Governance Agreement

The governance agreement creates a cooperative agency. It defines the voting structure, cost allocation, dispute resolution, and administrative responsibilities. A sub-group of participating communities began meeting in November 2019 to craft this agreement. This group included staff, elected, and legal representation. The initial draft governance agreement was reviewed by participating community legal staff at the beginning of 2021. The agreement is ready for communities to review and will come into effect when five communities sign on.

Voting:

There are two voting structures outlined in the governance agreement: pre-implementation and post-implementation. The pre-implementation structure is used until the Community Renewable Energy Program is approved by the Public Service Commission. Each community has a non-weighted vote. Communities can also call for

The post-implementation voting structure is used after Public Service Commission program approval. Participating communities can change program design through a supermajority of communities and a majority of electric load. A new renewable resource that increases costs less than 10% can be chosen for the program by a majority of communities and majority of electric load. If the resource costs more than 10%, a supermajority of communities and a supermajority of electricity load must approve it.

The Governance Agreement is ready for communities to review and consider signing. If Park City signs the agreement, City Council should also appoint a board member, alternate, and staff member to support the program.

Next Steps:

2021: After 5 communities sign the Governance Agreement and appoint board members, staff will schedule a meeting between the communities to begin discussing the Joint Utility Agreement. Phase 1 payment for Park City will be due October 31st. This payment is dependent on how many anchor communities participate. Staff has included \$40,000 into the agreement (\$20,000/year), in case any communities that were expected to become anchor communities unexpectedly choose not to participate. Staff will update Council before the October 31st due date on the total cost.

2022:

The Joint Utility Agreement will need to be approved and signed by communities. The phase 2 payments will be due July 31st (participating communities) and October 31st (anchor communities).

The goal is to have the Public Service program approval by September 2022. Participating communities will need to pass an ordinance within 90 days of program approval.

Recommendation for City Council

Review and approve Resolution 09-2021; appoint a board member, alternate, and staff member.

Department Review

Sustainability, Legal and Executive

Attachments

Exhibit A: Resolution 09-2021

Exhibit B: Interlocal Agreement

RESOLUTION NO. 09-2021

**A RESOLUTION APPROVING AN INTERLOCAL COOPERATION
AGREEMENT AMONG PUBLIC ENTITIES REGARDING THE COMMUNITY
RENEWABLE ENERGY PROGRAM**

WHEREAS, the Park City Council ("*Council*") met in regular session on May 13, 2021, to consider, among other things, approving an Interlocal Cooperation Agreement Among Public Entities Regarding the Community Renewable Energy Program; and

WHEREAS, in 2019, the Utah State Legislature enacted H.B. 411 that was codified at Utah Code Ann. § 54-17-901 et seq. and is known as the "Community Renewable Energy Act" ("*Act*"); and

WHEREAS, the Act authorizes the Utah Public Service Commission to establish a community renewable energy program whereby municipalities may cooperate with qualified utilities to provide electric energy for participating customers from renewable energy resources, in an amount that equals their annual consumption; and

WHEREAS, the Act provides that to participate in the renewable resources program ("*Participating Community*") that a community must adopt a resolution that establishes a goal of a net 100% renewable energy supply for that community by 2030; and

WHEREAS, Park City adopted the applicable resolution to be a potential Participating Community and 22 other Utah communities adopted similar resolutions; and

WHEREAS, the Act contemplates (as supplemented by rules adopted by the Utah Public Service Commission) that the Participating Communities collaborate to develop a Community Renewable Energy Program and adopt a governance agreement (which is this Interlocal Agreement, a copy of which is attached hereto); and

WHEREAS, Park City is a public agency, and the services contemplated in the Interlocal Agreement are joint and cooperative actions, as contemplated in the Utah Local Cooperative Act; and

WHEREAS, the Interlocal Agreement contemplates a concept known as an Anchor Community that creates a critical mass to make decisions and provides a financial mechanism to assure funding of critical components of the Program implementation; and

WHEREAS, Park City desires to become an Anchor Community and commit to contribute no more than FORTY THOUSAND DOLLARS (\$40,000) toward Phase 1 and Phase 2 Initial and Anchor Payments, in accordance with the Interlocal Agreement, to continue to implement the Program, however, such amount may be reduced depending on the number of other entities who become Anchor Communities; and

WHEREAS, the Interlocal Agreement has been presented to the Council for

review and approval; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interests of the health, safety and welfare of the City's residents to so act;

NOW, THEREFORE, BE IT RESOLVED that the Interlocal Agreement is approved, and that the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

BE IT FUTHER RESOVED, that the Mayor is hereby authorized and directed to approve a revised Schedule 2 provided that the aggregate of the Phase 1 and 2 Initial and Anchor Payment as defined therein does not exceed FORTY THOUSAND DOLLARS (\$40,000) paid in accordance with the Interlocal Agreement.

This Resolution shall take effect immediately on passage.

PASSED AND ADOPTED this 13th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

By: _____
Andy Beerman, Mayor

ATTEST:

Michelle Kellogg, City Recorder

APPROVE AS TO FORM:

City Attorney's Office

**INTERLOCAL COOPERATION AGREEMENT
AMONG PUBLIC ENTITIES REGARDING THE
COMMUNITY RENEWABLE ENERGY PROGRAM**

This Interlocal Cooperation Agreement (“Agreement”) is made among those public/governmental entities (“Listed Entities”) listed on Schedule 1 who have executed this Agreement and delivered the executed Agreement to the Secretary designated in Schedule 3 (“Secretary”). Each of the Listed Entities that duly executes and delivers this Agreement and that continues to indicate its intent to become a “Participating Community” as defined by Utah Administrative Rule R746-314 (“Rules”), as adopted by the Utah Public Service Commission (“Commission”), is and will remain an “Eligible Community” (as defined by the Rules) and will become a “Participating Community” (as defined by the Rules) upon satisfaction of all of the requirements of Utah Code Ann. § 54-17-902(10).

This Agreement will become effective (“Effective Date”) five calendar

the Secretary of the same and shall timely deliver its Anchor Payments to the Treasurer as specified in Section 7. In the event any Anchor Community later determines to withdraw as a Party or as an Anchor Community, Section 7.d. shall apply. For so long as a Listed Entity that executes and delivers this Agreement as specified herein remains an Eligible Community or a Participating Community, as applicable, and continues to make any payments required of it herein on and after July 31, 2021, it will individually be a “Party,” and all collectively will be the “Parties,” to this Agreement.

RECITALS

A. In 2019, the Utah State Legislature enacted H.B. 411 that was codified at Utah Code Ann. § 54-17-901 *et seq.* and is known as the “Community Renewal Energy Act” (“Act”).

B. The Act authorizes a community renewable energy program (“Program”) to be proposed in an application (“Application”) to be filed by a qualified utility for approval by the Commission. The qualified utility relevant to this Program is Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon Corporation (referred to herein as “RMP”). Upon Commission approval of the Program, RMP will be authorized to provide electric service from one or more “renewable energy resources” as defined by the Act (“Renewable Resources”) to end-use customers within the Participating Communities who participate in the Program (“Participating Customers”). Each Listed Entity has adopted a resolution that establishes a goal of a net 100% renewable energy supply for that community by 2030, and therefore is eligible to become a Participating Community as contemplated by the Act.

C. The Act contemplates (as supplemented by the Rules) that the Parties will adopt a governance agreement (which is this Agreement) and enter into an agreement with RMP (“Service Agreement”) which must provide, among other things, for (i) the payment by the Parties of the costs associated with third-party expertise contracted by the Utah Division of Public Utilities and

the Utah Office of Consumer Services to assist with activities associated with the initial approval of the Program, (ii) payment by the Parties of the costs of providing certain notices required by the Act, (iii) determination of the obligations for payment of any termination charges associated with the Program that are not paid by Participating Customers and not included in Commission-approved utility rates for the Program to be paid by Participating Customers (“Program Rates”), (iv) identification of any proposed replacement assets, and (v) proposed plans addressing low-income programs and assistance.

D. On or about January 7, 2020, the Commission adopted the Rules to facilitate implementation of the Program as contemplated by the Act. The Rules require the adoption by the Parties of this governance Agreement to establish a decision-making process among the Parties to ensure that the Parties will be able to reach a single joint decision on any necessary Program issues.

E. Each of the Listed Entities that executes this Agreement, as an Eligible Community and a potential Participating Community, desires to enter into this governance Agreement as contemplated by the Act and Rules.

F. The Listed Entities are all “public agencies” under the Interlocal Cooperation Act, Utah Code Ann. § 11-13-101 *et seq.* (“Interlocal Cooperation Act”) and are authorized to enter into this Agreement for joint or cooperative action, and to form a Community Renewable Energy Agency (“Agency”) as contemplated herein.

G. The Parties have determined that it is mutually advantageous to enter into this Agreement.

AGREEMENT

NOW THEREFORE, pursuant to the Interlocal Cooperation Act, the Act and the Rules, and in consideration of the mutual covenants and promises of the Parties set forth herein, the Parties agree as follows to foster the legitimate interests of the Parties actively working together

to implement the Program pursuant to the Act and Rules for the mutual benefit of the Parties. The Parties recognize that the ability to provide renewable energy options to their residents transcends political jurisdictional boundaries within Utah and intergovernmental coordination is essential to facilitate the efficient use of both public and private resources. The Parties therefore agree as follows:

1. **Purpose.** The purpose of this Agreement is to establish the Agency and a decision-making process for Program design, cost share allocation, resource solicitation, resource acquisition, other Program issues and, as contemplated by the Act and Rules, to provide a means of ensuring that the Parties will be able to reach a single joint decision on necessary Program issues, and to implement the Program in their respective communities.

2. **Governance and Administration of Agency.** There is hereby created a governing board of the Agency called the Community Renewable Energy Board (“Board”). All action taken pursuant to this Agreement shall be governed and determined by the Board, which is comprised of representatives of the Parties.

a. **Board.**

i. Each Party may appoint one position on the Board from among its elected officials.

ii. Board members (“Board Members”) will serve indefinitely at the pleasure of the appointing Party. Any appointment or removal of a Board Member will be evidenced by a letter from the Party’s chief executive officer or resolution of such Party’s governing body notifying the Secretary of such action.

iii. A Party may designate an “alternate” Board Member from among its elected officials, appointed officials, or employees, to attend any Board meetings and to fully participate, including voting, in Board meetings on behalf of the Party if that Party’s designated

regular Board Member is not in attendance. The alternate Board Member serves indefinitely at the pleasure of the appointing Party and any appointment or removal of an alternative Board Member will be evidenced in the same way as the appointment of a regular Board Member for that Party. As used herein the term “Board Member” shall include a Party’s alternate Board Member acting in the place of a Board Member as appropriate.

iv. The Board may not hold an electronic meeting until the Board has adopted a resolution or rule (“Policy”) governing the use of electronic meetings as required by the Utah Open and Public Meetings Act, Utah Code Ann. §52-4-101 *et seq.* (including any successor statutes, “OPMA”). If the Board has adopted such a Policy, then the Board Members may participate remotely/electronically as provided in the Policy, and in accordance with the OPMA.

v. Unless otherwise specified herein, Board meetings, and all actions taken thereby, will require that a quorum of Board Members be present (either physically or, if permitted by the Policy, electronically) and shall operate in compliance with the OPMA. A simple majority of all Board Members shall constitute a quorum of Board Members.

vi. Other than as specified in Section 2.a.vii, matters related to the operation of the Board, such as meeting times, meeting locations, the conduct of meetings, election of officers, a chair and vice-chair, etc., will be established and adopted by the Board as written bylaws, policies and/or procedures (“Bylaws”) that include, but are not limited to, creation of various committees, hiring outside consultants, lawyers and administrators, and issuance of requests for proposals.

vii. The Parties agree to the appointment of an initial President, Secretary and Treasurer of the Agency as specified in Schedule 3. Until such time as the Board establishes Bylaws that include procedures and duties, and elects or appoints substitute officers, the President shall call and conduct board and committee meetings, conduct Agency business, and

retain and manage outside consultants, the Secretary shall receive and provide notices required or allowed hereunder and keep and prepare minutes and books of the Agency, and the Treasurer shall receive and hold payments in a separate ledger account for the benefit of the Agency and handle financial and accounting matters, including expenditures, of the Agency, in accordance with governmental accounting principles.

viii. The Board shall appoint a "participating communities' representative" ("Participating Communities' Representative") as defined in the Rules to present the decisions and opinions of the Agency and to take other actions as required by the Act or the Rules.

ix. The Board may, from time to time, appoint, establish, maintain, and replace any officers, the Participating Communities' Representative, executive committees, other committees, and outside administrative support as determined by the Board in accordance with the Bylaws. It is the intention of the Parties that the officers of the Agency will periodically be elected as set forth in the Bylaws, and that each Party will offer qualified employees to serve as potential officers of the Agency in order to equitably share administrative burdens and costs.

b. Voting.

i. Subject to Sections 2.b.ii, iii and iv, for all decisions and actions of the Agency as to all matters related to this Agreement, the Program, Commission and other proceedings relating to the Program, and otherwise, each Party as acted/voted upon by its Board Member will be entitled to one vote, and matters before the Board will be passed and approved by a vote of at least a majority of the Board Members who are present at a duly noticed meeting at which a quorum is present and who are present and voting with respect to a given matter.

ii. Subject to Sections 2.b.iii and iv, any two Board Members who are present at a Board Meeting may call for a weighted vote of the Board ("Weighted Voting") on any

action or matter appearing on the current agenda for action by the Board, in which event the Board's action on the matter will be determined by votes weighted by the Participation Percentage (as defined in Section 6) of each voting Board Member.

iii. Notwithstanding anything to the contrary in this Agreement, after the date on which the Commission has entered an order pursuant to Utah Code Ann. § 54-17-904 (3) approving the design and implementation of the Program ("Program Implementation"), neither the Agency nor any Party will make, propose or support any comment, give testimony or state a position with respect to any material change in connection with any Commission proceeding relating to the design or implementation of the Program unless and until such change has first been determined by the Board to be reasonable and material, and has been approved by Board Members, whether or not attending any given Board meeting, representing (A) at least two-thirds (2/3) of all Eligible Communities or Participating Communities, as then applicable, and (B) at least a majority of the Participation Percentages of all Eligible Communities or Participating Communities, as then applicable.

iv. Before any new Renewable Resource for the Program is acquired or approved by the Commission, the Board will, in consultation with experts as deemed appropriate, calculate reasonably projected long-term incremental per-kilowatt-hour rate impacts on Participating Customers of the new Renewable Resource, in conjunction with all other previously-approved Program Renewable Resources (the "Incremental Rate Impact"). The Incremental Rate Impact will be calculated by comparing the reasonably projected RMP revenue requirement that would otherwise apply to Participating Customers under standard RMP tariff rates to the reasonably projected RMP revenue requirement that will apply to Participating Customers if the new Renewable Resource is acquired. Notwithstanding anything to the contrary in this Agreement, neither the Agency nor any Party will make, propose or support any comment, give

testimony or state a position in support of any such acquisition or approval of a Renewable Resource for the Program unless and until the same has been approved by Board Members, whether or not attending any given Board meeting, representing (A) in the case of an Incremental Rate Impact of 10% or more, at least two-thirds (2/3) of all Eligible Communities or Participating Communities, as then applicable, and at least two-thirds (2/3) of the Participation Percentages of all Eligible Communities or Participating Communities, as then applicable; or (B) in the case of an Incremental Rate Impact of less than 10%, at least a majority of all Eligible Communities or Participating Communities, as then applicable, and at least a majority of the Participation Percentages of all Eligible Communities or Participating Communities, as then applicable.

3. **Immunity Act.** The decisions made pursuant to this Agreement are governmental functions and the Parties are all governmental entities under the “Governmental Immunity Act of Utah” (Utah Code Ann. § 63G-7-101, *et seq.*, or successor provision, the “Immunity Act”). The Parties do not waive any immunities, rights, or defenses available under the Immunity Act, nor does any Party waive any limits of liability provided by the Immunity Act. Consistent with the terms of the Immunity Act, and as provided herein, it is mutually agreed that each Party is responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officials, or employees.

4. **Withdrawal.**

a. **Before July 31, 2021.** Any time prior to July 31, 2021, a Party that has previously executed and delivered this Agreement may elect not to continue as an Eligible Community and may withdraw as a Party to this Agreement by providing a notice as specified in Section 11 (“Notice”) to the Secretary of its intent to withdraw. The Secretary will provide Notice to all Parties of each Party that provided such a Notice of withdrawal or that did not timely make its Initial Payment as required by Section 7.b.i, and any such Party will be deemed to have

withdrawn as a Party to this Agreement as of July 31, 2021, unless the Initial Payment is paid within fifteen days of such Notice from the Secretary. An Eligible Community that withdraws or is deemed to have withdrawn as of July 31, 2021, will have no financial commitment to the Agency or the other Parties as a result of its participation in the Agency or its withdrawal as a Party hereto, other than as provided in Section 3.

b. Before Passage of Ordinance. From July 31, 2021 to the deadline for a Party to adopt an ordinance as required by Utah Code Ann. § 54-17-903(2)(c) following Program Implementation a Party may elect not to become a Participating Community and may withdraw as a Party to this Agreement by providing at least thirty days' advance Notice to the Secretary of its intent to withdraw.

c. Effect of Withdrawal. Upon delivery of any Notice of withdrawal or upon any deemed withdrawal of a Party, the withdrawing Party's Board Member must relinquish his or her position as Board Chair/Vice-Chair and as an officer, as applicable, and will also be automatically recused from all further discussions and votes on any matters affecting such withdrawal or the Program. Due to commitments made pursuant to this Agreement and the significant impact a withdrawal after July 31, 2021 may have on the other Parties, except as specifically provided herein, all Parties acknowledge and agree that any amount previously paid or committed to by any Party will not be refunded in whole or in part for any reason, including any withdrawal of a Party after July 31, 2021.

d. After Passage of Ordinance. Neither the Act nor the Rules contemplates that Participating Communities who have adopted an ordinance as required by Utah Code Ann. § 54-17-903(2)(c) following Program Implementation can thereafter terminate participation in the Program or withdraw as a Party to this Agreement.

5. **Admission of New Parties.** Unless the Act is amended, no one other than the Listed Entities who become Parties as specified in this Agreement may or will become Parties to this Agreement. If the Act hereafter allows the admission of additional Parties, the Board

obligations, including its Phase 1 Initial Payment obligation, any Phase 1 Anchor Payment obligation, and any Phase 2 Initial or Anchor Payment obligations (as defined below), as a percentage of the total approved Phase 1 and 2 expenditures as specified Sections 7.b. and 7.c.

d. Unless otherwise agreed by all Parties, after the end of Phase 2, each Party's Participation Percentage will be updated as of April 1 of each year, or such other date as determined by the Board, to reflect the relative estimated annual electrical loads of Participating Customers within such Participating Community as a percentage of the annual electrical loads of all Participating Customers within all Participating Communities, based upon the most recently available 12-month data or estimates from RMP as approved by the Board.

e. The Participation Percentage of all parties shall equal 100%.

7. **Phases/Expenditures/Payments.**

a. Subject to additions and changes approved by the Board, this Agreement specifies authorized activities of the Agency and associated costs and expenditures in connection with at least two phases of the development, implementation and operation of the Program (each, a "Phase"). A Listed Entity that desires to remain a Party to this Agreement must pay to the Treasurer its share of approved expenditures for each Phase on or before the due date(s) determined by the Board or if no date is determined by the Board then as specified herein (each, a "Payment").

b. The first Phase ("Phase 1") will begin on the Effective Date and end on the date the design of the Program with proposed Program Rates has been submitted by RMP to the Commission for approval pursuant to Utah Code Ann. § 54-17-904 ("Program Submittal Date"). Phase 1 has approved expenditures in an amount of \$350,000. Each Listed Entity that intends to become or remain a Party after July 31, 2021, or other date as determined by the Board, shall make Phase 1 Payments as follows:

i. Each Party that desires to remain a Phase 1 Party after July 31, 2021, or other date as determined by the Board, shall make one or more Payments to the Treasurer on or before July 31, 2021, or other date as determined by the Board, in the amount of its Phase 1 Initial Payment as specified in Column D of Schedule 1. After the Effective Date, the Agency may commit to expenditures only after Parties have made full or partial Payments in amounts sufficient to cover such expenditures.

ii. Each Phase 1 Anchor Community shall also make one or more Phase 1 Anchor Payments to the Treasurer on or before October 31, 2021 for Anchor Communities that are municipalities and January 31, 2022 for Anchor Communities that are counties, or such other date in either case as may be determined by the Board, in an amount determined as specified below, up to the maximum Phase 1 Anchor Payment specified for such Anchor Community in Column D of Schedule 2. The aggregate total of all actual Phase 1 Anchor Payments shall equal the approved Phase 1 expenditures specified in Section 7.b, reduced by the aggregate total dollar amount received by the Treasurer in Phase 1 Initial Payments and from any other sources intended for such purpose other than from the Parties prior to January 31, 2022 or other date as determined by the Board, (“Phase 1 Remaining Balance”). The actual Phase 1 Anchor Payment to be paid by each Phase 1 Anchor Community shall be based on its proportionate share of the aggregate of all maximum Phase 1 Anchor Payments as specified in the “Total” Row of Column D of Schedule 2, multiplied by the Phase 1 Remaining Balance. Any Anchor Payments made by any Anchor Community in excess of such maximum Phase 1 Anchor Payments shall be entered in Column J of Schedule 2 and shall be deemed to be a prepayment (“Phase 2 Anchor Prepayment”) with respect to such Anchor Community’s Phase 2 Anchor Payment. The resulting actual Phase 1 Anchor Payment to be paid by each Phase 1 Anchor Community shall be entered in Column I of Schedule 2 and shall be paid to the Treasurer by each Phase 1 Anchor Community by October 31,

2021, for Anchor Communities that are municipalities and January 31, 2022 for Anchor Communities that are counties or such other date in each case as may be determined by the Board.

iii. Except as provided in Section 7.c.ii or 7.e, no Phase 1 Initial Payment, Phase 2 Anchor Prepayment, or Phase 1 Anchor Payment will be refunded regardless of the actual Phase 1 or Phase 2 expenditures, and no additional Phase 1 Payments other than those specified herein will be required of any Party absent such Party's consent. The Board will determine how any unused and uncommitted Phase 1 amounts held by it will be spent in connection with the Program.

c. The second Phase ("Phase 2") will begin on the Program Submittal Date and end on the expiration of the "implementation period" as defined in the Rules. Phase 2 has approved expenditures in an amount not to exceed \$350,000 or such lesser amount as approved by the Board. Each Party that intends to remain a Phase 2 Party shall make Phase 2 Payments as follows:

i. Each Party that desires to remain a Phase 2 Party shall make one or more Payments to the Treasurer on or before July 31, 2022, or other date as determined by the Board, in the amount of its Phase 2 Initial Payment as specified in Column E of Schedule 1.

ii. Each Phase 2 Anchor Community shall also make one or more Phase 2 Anchor Payments to the Treasurer on or before October 31, 2022, for Anchor Communities that are municipalities and January 31, 2023 for Anchor Communities that are counties or such other date in each case as may be determined by the Board, in an amount determined as specified below, up to the maximum Phase 2 Anchor Payment specified for such Anchor Community in Column G of Schedule 2. The aggregate total of all actual Phase 2 Anchor Payments shall equal the aggregate of the approved Phase 1 and Phase 2 expenditures specified in Sections 7.b and 7.c, reduced by the aggregate total dollar amount of all Phase 1 and Phase 2 Initial

Payments and any other amounts received from sources intended for such purpose other than Parties by July 31, 2022, or other date as determined by the Board, and further reduced by all Phase 1 Anchor Payments received by July 31, 2021, or other date as determined by the Board (“Phase 2 Remaining Balance”). The actual Phase 2 Anchor Payment to be paid by each Phase 2 Anchor Community shall be based on its proportionate share of the aggregate of all maximum Phase 2 Anchor Payments as specified in the “Total” Row of Column G of Schedule 2, multiplied by the Phase 2 Remaining Balance, as adjusted to credit each Phase 1 Anchor Community for its proportionate share of any Phase 1 Anchor Payments received by the Treasurer after July 31, 2021, or other date as determined by the Board. The resulting actual Phase 2 Anchor Payment to be paid by each Phase 2 Anchor Community shall be entered in Column K of Schedule 2 and shall be paid to the Treasurer by each Phase 2 Anchor Community by October 31, 2022 or other date as determined by the Board. In the event an Anchor Community’s Phase 2 Anchor Prepayment exceeds its actual Phase 2 Anchor Payment obligation, the Treasurer shall refund the excess prepayment.

iii. Except as provided in Section 7.e and 7.c.ii, no Phase 2 Initial Payment or Phase 2 Anchor Payment will be refunded regardless of the actual Phase 1 or Phase 2 expenditures, and no additional Phase 2 Payments other than those specified herein will be required of any Party absent such Party’s consent. The Board will determine how any unused and uncommitted Phase 1 or Phase 2 amounts held by it will be spent in connection with the Program.

d. If at any time an Anchor Community provides Notice to the Secretary that it elects to withdraw as a Party to this Agreement or as an Anchor Community, or if an Anchor Community fails to make any Phase 1 or Phase 2 Initial Payment or Anchor Payment as required hereunder, or if an Anchor Community is otherwise deemed to have withdrawn from this Agreement, the Secretary shall provide Notice to all Parties of the same and this Agreement shall

terminate unless all remaining Anchor Communities, including any other Parties that then agree to become Anchor Communities, reach agreement within 90 calendar days of such Notice as to expenditures and future Anchor Community Payments.

e. If this Agreement is terminated, any unused and uncommitted Payments or Phase 2 Anchor Prepayment held by the Agency or the Treasurer shall be refunded to the Parties making the Phase 2 Anchor Prepayment or otherwise based on their relative total Payments previously paid.

f. Any other or additional Phases approved by the Board in addition to Phase 1 and Phase 2 will include such activities, expenditures and Payment requirements as may be determined by the Board.

g. Notwithstanding anything to the contrary in this Agreement, each Eligible Community shall be solely responsible for paying separately all costs and expenses of providing notice within such Eligible Community as required by Sections 54-17-905(1) and (6)(a) of the Act.

8. **Commitments Subject to Appropriation; Failure to Pay.** All of the financial commitments made herein by the Parties, as governmental entities, are subject to the appropriation of funds approved by a Party's governing body and the limitations on future budget commitments provided under applicable Utah law, including the Utah Constitution. In the event the governing body of a Party fails to make appropriations necessary to satisfy the Party's financial obligations hereunder, such failure to make an appropriation shall not be considered a breach of the Agreement and such Party shall endeavor to provide timely Notice of the same to the Secretary and to all Parties of its withdrawal from this Agreement. In the event a Party otherwise fails to timely make any Payment required by this Agreement, the Board will notify such Party of such non-payment and will provide 30 calendar days for such Party to make the required Payment. If such Party fails to make any such required Payment, the Agency may pursue all remedies available at law or equity

(including the judicial remedy of injunctive relief if applicable), and the Board may determine that such Eligible Community will be deemed to have withdrawn from this Agreement unless and until such Payment has been received.

9. **Term.** If not sooner terminated, the term of this Agreement shall be for 50 years from the Effective Date of this Agreement.

10. **Amendment.** This Agreement may not be amended except by written instrument signed by all the Parties.

11. **Notices.** All notices, requests, demands, and other communications hereunder (each, a “Notice”) to the Agency will be in writing and given by delivering a copy, by certified U.S. Mail, return receipt requested, to the Secretary specified in Schedule 3, as the same may be updated from time to time. Notice may also be sent to the Secretary via email as specified in Schedule 3, so long as the Notice is followed up by written notice via U.S. Mail unless the Secretary has provided written confirmation of receipt of such Notice. Notice information for each Party shall be included on such Party’s signature page to this Agreement, and may be updated from time to time by providing written Notice of the same to the Secretary. Notices received by the Secretary will promptly be sent electronically by the Secretary to all officers and Board Members of the Agency using such email address(es) as to which the Secretary has received Notice.

12. **Interlocal Cooperation Act Requirements.** The Parties enter into this Agreement pursuant to the Interlocal Cooperation Act. For the purpose of satisfying specific requirements of the Interlocal Cooperation Act, the Parties agree as follows:

a. *Approval Resolution.* This Agreement shall be conditioned upon the approval, execution and delivery to the Secretary of this Agreement by the Parties pursuant to and in accordance with the provisions of the Interlocal Cooperation Act, including the adoption of

resolutions of approval if such resolutions of the legislative bodies of the Parties are required by the Interlocal Cooperation Act.

b. *Attorney Approval as to Form.* In accordance with the provisions of Utah Code Ann. §11-13-202.5(3), this Agreement shall be submitted to the attorney authorized to represent each Party for review as to proper form and compliance with applicable law before this Agreement becomes effective as to such Party or is delivered to the Secretary.

c. *Repository.* A duly executed copy of this Agreement shall be filed with the keeper of records of each Party, pursuant to Utah Code Ann. §11-13-209.

d. *Joint Board.* As required by Utah Code Ann. § 11-13-207, the Parties agree that the cooperative undertaking under this Agreement shall be administered by the Board.

e. *Real and Personal Property.* No real or personal property shall be acquired jointly by the Parties as a result of this Agreement unless this Agreement has been amended to authorize such acquisition. To the extent that a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

f. *Financing Joint Cooperative Undertaking; Budget.* The functions to be performed by the joint or cooperative undertaking are those described in this Agreement. There will be no financing of this joint or cooperative undertaking and no formal budget shall be established or maintained. Each Party's share of approved Agency expenditures shall be established and paid in accordance with this Agreement.

13. **Entire Agreement & Schedules.** This Agreement constitutes the entire agreement between the Parties regarding those subjects that are the subject matter of this Agreement, and this Agreement supersedes all prior agreements and understandings between the Parties pertaining thereto. All schedules annexed to this Agreement are expressly made a part of this Agreement as

though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such schedules and writings.

14. **Governing Law & Venue.** The provisions of this Agreement will be governed by and be construed in accordance with the laws of the state of Utah. Disputes and other issues between the Parties arising out of or related to this Agreement will, to the extent possible, be resolved by informal mediation. If informal mediation is unsuccessful then the disputing Parties shall attempt to mediate the dispute before an acceptable mediator. If the dispute is not successfully mediated or an acceptable mediator is not selected within ten business days of a request for mediation then the dispute will be decided by litigation in the Third Judicial District Court of Salt Lake County, Utah.

15. **Waiver.** No failure by any Party to insist upon strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any right or remedy consequent upon a breach thereof, will constitute a waiver of any such breach or of any other covenant, agreement, term, or condition of this Agreement. Any Party may, by Notice delivered in the manner provided in this Agreement, but will be under no obligation to, waive any of its rights or any condition to its obligations hereunder, or any duty, obligation or covenant of the other Parties. No waiver will affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof will continue in full force and effect with respect to any other then existing or subsequently occurring breach.

16. **Severability.** In the event that any condition, covenant, or other provision hereof is held to be invalid, void, or unenforceable, the same will be deemed severable from the remainder of this Agreement and will in no way affect any other covenant, condition, or other provision herein contained. If such condition, covenant, or other provision will be deemed invalid due to its

scope or breadth, such provision will be deemed valid to the extent of the scope or breadth permitted by law.

17. **Ethics.** The Board members shall, as applicable, comply with the requirements of the “Municipal Officers and Employees Disclosure Act” (Part 13 of Chapter 3 of Title 10 of the Utah Code), the “County Officers and Employees Disclosure Act” (Chapter 16a of Title 17 of the Utah Code), the “Public Officers and Employees Ethics Act” (Chapter 16 of Title 67 of the Utah Code) and other applicable statutory provisions related to ethics and honesty in public government service.

18. **Counterparts.** This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. Delivery of an executed signature page by e-mail transmission or electronic signature shall be effective as delivery of a manually signed counterpart of this Agreement.

19. **Third-Party Beneficiaries.** There are no intended third-party beneficiaries to this Agreement. Enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any claim or right of action by any third person under this Agreement. It is the express intention of the Parties that any person, other than the Party who receives benefits under this Agreement, shall be deemed an incidental beneficiary only.

20. **Authorization.** The individuals executing this Agreement on behalf of the Parties confirm that they are duly authorized representatives of the Parties and are lawfully enabled to execute this Agreement on behalf of the Parties.

IN WITNESS WHEREOF, each of the Parties, by resolution duly adopted, has caused this Agreement to be signed and delivered.

[Signatures begin after Schedules]

SCHEDULE 1

[Listed Entities/Original Weights/Initial Payments]

A	B	C	D	E
	Listed Entities:	Original Weight (%):	Phase 1 Initial Payment [Due 7/31/21]	Phase 2 Initial Payment [Due 7/31/22]
1	Grand County	0.603	2,109.37	2,109.37
2	Salt Lake County	3.306	11,570.26	11,570.26
3	Summit County	3.074	10,759.97	10,759.97
4	Town of Alta	0.063	218.93	218.93
5	Bluffdale City	3.168	11,088.57	11,088.57
6	Town of Castle Valley	0.030	106.74	106.74
7	Coalville City	0.161	562.99	562.99
8	Cottonwood Heights	3.126	10,942.10	10,942.10
9	Emigration Canyon Township	0.130	456.22	456.22
10	Francis City	0.120	421.54	421.54
11	City of Holladay	2.682	9,387.72	9,387.72
12	Kamas City	0.212	743.49	743.49
13	Kearns	2.745	9,606.01	9,606.01
14	Moab City	0.639	2,237.95	2,237.95
15	Millcreek	5.263	18,421.40	18,421.40
16	Oakley City	0.149	520	520
17	Ogden City	10.211	35,737.26	35,737.26
18	City of Orem	8.863	31,019.52	31,019.52
19	Park City	1.926	6,742.38	6,742.38
20	Salt Lake City	28.872	101,050.33	101,050.33
21	Springdale City	0.138	481.26	481.26
22	West Jordan City	10.833	37,916.77	37,916.77
23	West Valley City	13.685	47,899.22	47,899.22
	SUM	100.00	350,000.00	350,000.00

SCHEDULE 2

[Anchor Communities/Anchor Payments]

A	B	C	D	E	F	G	H	I	J	K	L
	Anchor Communities*	Phase 1 Initial Payment (from Schedule 1)	Maximum Phase 1 Anchor Payment	Maximum Phase 1 Total Payments	Phase 2 Initial Payment (from Schedule 1)	Maximum Phase 2 Anchor Payment	Maximum Phase 2 Total Payments	Actual Phase 1 Anchor Payment	Actual Phase 2 Anchor Pre-Payment	Actual Phase 2 Anchor Payment	Total Maximum Phase 1 and Phase 2 Initial and Anchor Payments
1	Grand County	2,109.37	2,716.04	4,825.41	2,109.37	2,716.04	4,825.41				9,650.82
2	Salt Lake County	11,570.26	14,897.93	26,468.19	11,570.26	14,897.93	26,468.19				52,936.38
3	Summit County	10,759.97	13,854.61	24,614.58	10,759.97	13,854.61	24,614.58				49,229.16
4	Town of Castle Valley	106.74	137.44	244.18	106.74	137.44	244.18				488.36
5	Moab City	2,237.95	2,881.60	5,119.55	2,237.95	2,881.60	5,119.55				10,239.10
6	Millcreek	18,421.40	23,719.50	42,140.90	18,421.40	23,719.50	42,140.90				84,281.80
7	Park City	6,742.38	8,681.52	15,423.90	6,742.38	8,681.52	15,423.90				30,847.80
8	Salt Lake City	101,050.33	130,112.96	231,163.29	101,050.33	130,112.96	231,163.29				462,326.58
	TOTALS:	152,998.40	197,001.60	350,000.00	152,998.40	197,001.60	350,000.00				700,000.00

***Not final until signed**

SCHEDULE 3

[Initial Officers/Contact Information/Payment Information]

Initial President:

Phone: _____
Fax: _____
Email: _____

Initial Secretary:

Phone: _____
Fax: _____
Email: _____

Initial Treasurer

Phone: _____
Fax: _____
Email: _____

Payment Information:

GRAND COUNTY

GRAND COUNTY

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

Dated: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

SALT LAKE COUNTY

SALT LAKE COUNTY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

Dated: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

SUMMIT COUNTY

SUMMIT COUNTY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

Dated: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

TOWN OF ALTA

TOWN OF ALTA

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

Dated: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

BLUFFDALE CITY

BLUFFDALE CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____ \

TOWN OF CASTLE VALLEY

TOWN OF CASTLE VALLEY

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

COALVILLE CITY

COALVILLE CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

COTTONWOOD HEIGHTS

COTTONWOOD HEIGHTS

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

EMIGRATION CANYON TOWNSHIP

EMIGRATION CANYON TOWNSHIP

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

FRANCIS CITY

FRANCIS CITY

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

CITY OF HOLLADAY

CITY OF HOLLADAY

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

KAMAS CITY

KAMAS CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

KEARNS METRO TOWNSHIP

KEARNS METRO TOWNSHIP

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

MOAB CITY

MOAB CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

MILLCREEK

MILLCREEK

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

OAKLEY CITY

OAKLEY CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

ODGEN CITY

ODGEN CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

OREM CITY

OREM CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

PARK CITY

PARK CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____
Fax: _____
Email: _____

SALT LAKE CITY

SALT LAKE CITY

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

SPRINGDALE CITY

SPRINGDALE CITY

By _____
Print: _____
Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

WEST JORDAN CITY

WEST JORDAN CITY

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

WEST VALLEY CITY

WEST VALLEY CITY

By _____

Print: _____

Its: _____

Approved as to legal form:

Attest:

DATED: _____

Contact Information:

Phone: _____

Fax: _____

Email: _____

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Michelle Downard

Submitting Department: Executive

Item Type: Resolution

Agenda Section:

Subject:

Consideration to Adopt Resolution 10-2021, a Resolution Proclaiming May, 2021 as Mental Health Awareness Month in Park City
(A) Public Input (B) Action

Suggested Action:

Attachments:

[Mental Health Awareness Month Staff Report](#)

[Exhibit A: Mental Health Awareness Month Resolution](#)

City Council Staff Report



Subject: Mental Health Awareness Month
Author: Michelle Downard, Resident Advocate
Department: Executive
Date: May 13, 2021
Type of Item: Administrative

Summary Recommendation

Approve the proposed resolution proclaiming May 2021 as Mental Health Awareness Month in Park City.

Analysis

Mental health awareness and support requires community partnership. Supporting Mental Health Awareness Month further reinforces the City's support for our community's mental health and an interest in normalizing the conversation surrounding mental illness. Additionally, a resolution increases awareness of existing behavioral health services and community programming.

While May was first declared Mental Health Awareness Month in the United States in 1949, this past year illuminates the impact that mental health has on everyone and the continued need to drive awareness. The COVID-19 pandemic has had a profound impact on the mental health of people of all ages. In these extraordinary circumstances, dissolving the stigma associated with mental illness is critical because that stigma often prevents individuals from seeking help.

[CONNECT Summit County](#) is a nonprofit organization formed to bring together Summit County residents concerned about mental health issues facing our community. CONNECT Summit County's mission is to create a well-informed, stigma-free community with access to mental health resources for all. In support of that mission and all the community partners providing critical support, CONNECT Summit County has compiled a list of local mental health resources in their [Mental Health Resource Guide](#).

CONNECT Summit County has coordinated with numerous local partners to firmly establish Mental Health Awareness Month as a signature program. Mental Health Awareness Month events include educational speakers, panels, and discussions throughout May, many hosted by community partners. Visit [CONNECTSummitCounty.org](https://connectsummitcounty.org) for a calendar of virtual and in person events, social media campaigns, and grassroots activities throughout May.

Department Review

Legal and Executive Departments

Exhibit

Exhibit A- Resolution Proclaiming May 2021 as Mental Health Awareness Month

Resolution 10-2021

A Resolution Proclaiming May 2021 as Mental Health Awareness Month in Park City

WHEREAS, the COVID-19 pandemic has caused unprecedented levels of stress, anxiety, and grief for Park City residents, and mental health resources are critically important to support our community;

WHEREAS, one out of every five American adults experiences a mental health disorder during their lifetime;

WHEREAS, one out of every ten American children has a mental illness serious enough to impair how they function at home, at school, and with peers;

WHEREAS, the impact of mental illness reaches families, neighborhoods, schools, and the workplace;

WHEREAS, CONNECT Summit County, with the support of many other community organizations, is providing free peer navigation services in both English and Spanish, a mental health resource directory, and virtual mental health tool kits with potentially life-saving and altering resources for all residents;

WHEREAS, May has been recognized as National Mental Health Awareness Month since 1949; and

NOW, THEREFORE, be it resolved by the Park City Council that:

- (1) May 2021 is recognized as Mental Health Awareness Month in Park City;
- (2) the people of Park City are encouraged to come together to recognize that mental health is universal and applies to everyone;
- (3) acknowledge that it is ok to ask for help; and
- (4) we encourage individuals to take care of their mental health by recognizing when they need help and seeking treatment.

PASSED AND ADOPTED this 13th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

ATTEST:

Michelle Kellogg, City Recorder

APPROVED TO FORM:

City Attorney's Office

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve a Level Four Special Event Permit for the 2021 Car-Free Sunday (CFS) in a Form Approved by the City Attorney
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Car-Free Sunday Event Staff Report](#)

[Exhibit A: Car-Free Sunday Special Event Application](#)

[Exhibit B: Car-Free Sunday Analysis & DRAFT Operations Plan](#)

[Exhibit C: Car-Free Sunday Level 4 Special Event Permit DRAFT](#)



City Council Staff Report

Subject: 2021 Car Free Sunday Event Approval
Author: Jenny Diersen
Department: Special Events
Date: May 13, 2021
Type of Item: Administrative

Recommendation

Hold a public hearing, review, and consider approving a Level Four Special Event Permit for the 2021 Car-Free Sunday (CFS) in a form approved by the City Attorney.

Council should confirm if they would like to staff to provide a monthly update regarding the event.

Executive Summary

On May 28, 2020, City Council approved a Special Event for Temporary Use of Public Sidewalks, Rights of Way, and Public spaces to allow businesses to meet spacing and social distancing requirements by health authorities. As described during the 2020 event debrief with City Council ([September 17, 2020](#), p. 116 to 127), the community and businesses found CFS successful.

At the February 2020 [HPCA board meeting, based on a survey with merchants](#) (p. 6 to 9), HPCA supported continuing Car Free Days in 2021 to support the safe reopening of the economy as our community recovers from the pandemic. Park City's Economic Development Manager is the applicant for CFS on behalf of HPCA.

Main Street merchants will be required to complete a [CFS Participation Form](#) and sign a hold harmless agreement indemnifying PCMC. The participation form includes a series of parameters, guidelines, and other best practices developed in coordination with HPCA. The City will not permit vendors from outside of the Main Street Business Improvement District (BID) unless they are part of the Park Silly Sunday Market (PSSM) and within the PSSM approved footprint.

Analysis

In lieu of several Land Management Code changes or Temporary Zoning Ordinance, Staff recommends Council continue to delegate limited authority to the City Manager to approve the weekly operating plan, programming, and participants per the standards in [Municipal Code section 4A-2-4 Standards For Permit Approval](#).

HPCA requests to hold CFS on Sundays, June 6 to September 26, excluding August 8 (Arts Fest Weekend), from 7 a.m. until 10 p.m. CFS will occur on August 1 (Tour of Utah

weekend) and August 15 (No event weekend). As with last year, Staff will use discretion about whether to open or keep lower Main Street closed after PSSM ends by 8 p.m.

Conflicting Permits. In compliance with section [4A-2-5 Conflicting Permit applications](#), Staff determined that the events scheduled on the calendar will not adversely impact one another. The concurrent scheduling of events will not impact the community's public health, safety, and welfare. Impacts from the events are significantly mitigated.

Noise Levels. CFS does not allow amplified music. Some light acoustic music may occur with various merchants and pocket parks.

Parking. Free parking will be available at Park City High School with free transit to Main Street. Special Event rate at China Bridge will begin at \$5/hour, max \$18/day, with the first hour free. In coordination with PSSM – the working group, which consists of Council Liaisons, HPCA, and PSSM, will work with Event and Parking Staff to evaluate parking capacity and pricing. Employee parking passes will be honored in North Marsac Lot, and the Top level of China Bridge as space allows. Parking on Park Avenue from 9th Street to 15th Street will be for residents only. Private parking garages with access on Park Avenue will continue to be maintained.

The parking operation plan allows extra measures to improve circulation and access, reducing traffic and trips on Swede Alley, including the upper Swede Alley/Grappa intersection. Specifically, the China Bridge entrance will be on Marsac Avenue, with an exit only onto Swede Alley.

DLS zones. DLS permits and zones will be suspended during PSSM and Car Free Days. General drop-off and pickup areas for the public and ground transportation companies will be in Bob Wells Plaza and South Marsac Lot. Curbside pickup locations will remain in 3 places – Brew Pub, Swede Alley, and Heber Avenue.

Transit. Existing transit schedules are sufficient, with a 15-minute frequency between the high school and Main Street. Due to the complete closure of Main Street, 13 Park Avenue transit stops are implicated. Staff explored several operational and cost alternatives based on Council's prioritization [of modal hierarchy that prioritizes bikes, pedestrians, a transit first philosophy](#), and reducing traffic.

Before the pandemic, in 2019, transit averaged 764 Park Avenue alighting per day during PSSM, with vehicles parked on Park Avenue and in City Park. Transit ran full-size buses on Park Ave through Heber Avenue, and there were concerns of traffic and pedestrians preventing Transit from getting through the intersection. Main Street south of Heber Avenue was open to vehicle traffic and parking, but the trolley was removed from circulation on Sundays due to congestion.

In 2020, Transit used 9th Street to access the Old Town Transit Center (OTTC), as the PSSM canceled and not part of the street closure footprint. The trolley ran on Swede Alley to get patrons to the top of Main Street, with 388 alighting on the busiest day.

In 2021, the closure of all Main Street (9th Street to Top of Main), 13 stops on Park Avenue are impacted. Transit must be diverted to Deer Valley Drive with no road connection between Park Ave and Swede Alley/OTTC. While events such as a traditional Fourth of July and Miner's Day also cause such impacts, because the CFS is 16 days, transit has concerns about closing Park Ave stops so frequently. To accommodate this change, Transit will run a shuttle on Park Ave and Swede Alley with a capacity of 16 people (not a full-size bus), so they can navigate the narrow turnaround. If demand remains high, the frequency of pickups may be between 20 to 30 minutes. Estimated cost is \$25,000 for one shuttle and included in upcoming budget.

Staff explored an alternative to keep Heber Avenue open for Transit only but does not recommend moving forward with this option due to operations and costs for additional staffing. Staff will continue to monitor the operations and may make additional changes if needed.

Stakeholder Outreach. - Door-to-door outreach will be provided in mid-May, reminding merchants and Old Town residents of upcoming summer events and CFS impacts.

COVID-19 Protocols. – While recent State legislation has lifted [requirements for organized events](#), including that Event Management Templates are no longer required, the City and HPCA working to ensure people gather safely, including:

- Encouraging masks when social distancing cannot be maintained. Masks will be available upon request from merchants.
- Signage throughout the area for social distancing and listing COVID-19 symptoms.
- Encourage high-risk groups to attend during the early hours of the event.
- Strongly encourage contactless payment.
- Hand sanitizer is located throughout Main Street and available inside many shops and restaurants.
- Any marketing by HPCA will include COVID-19 protocols.
- The extension of the rest of the street closure allows for ample space for patrons to spread out and social distance (five additional blocks).

Funding

The total City Service Fees for CFS are estimated at \$115,000. Special Event Fee Reduction (SEFR) will come before Council for decision at a subsequent meeting.

Attachments

Exhibit A: CFS Special Event Application

Exhibit B: CFS Analysis & DRAFT Operations Plan

Exhibit C: CFS Level 4 Special Event Permit DRAFT



Print

Save As

Submit

Park City Municipal

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060
specialevents@parkcity.org

APPLICATIONS DO NOT CONSTITUTE AS A PERMIT.
PERMITS ARE APPROVED BY THE SPECIAL EVENTS DEPARTMENT OR CITY COUNCIL AFTER COMPLETE APPLICATIONS ARE REVIEWED UNDER PARK CITY MUNICIPAL CODE 4A.

Applications for Level 3, 4, or 5 Special Event Permits are due:
First Friday in December for events occurring between March-June,
First Friday in April for events occurring between July-October, and
First Friday in August for events occurring between November-February.

Events that are determined a 1 or 2 are exempt from these deadlines, but must submit a complete application no later than 30 days prior to an event. **Please Note:** The City reserves the right to restrict the number of event permits annually. Applications for new level 3, 4, or 5 event will not be considered during Peak Time Periods as mentioned in Section 4A-2-3(D). Incomplete applications cannot be reviewed. Applications submitted after the deadlines as described above may be denied. Business/Organization listed as applicant must match the Hold Harmless and Proof of Insurance to be considered for approval. For more information, please visit www.parkcity.org or contact us at specialevents@parkcity.org.

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

Colleen McGinn

colleen.mcgin@parkcity.org

435-615-5187

Chris Phinney

chris.phinney@parkcity.org

435-615-5194

APPLICATION FEES & EXPENSES

First Amendment Event Permit	\$40.00	• Application levels are determined by the Special Events Department after reviewing complete applications
Level 1 Special Event Permit	\$40.00	• Additional fees for other city services will be estimated and provided to the applicant upon request and receipt of a complete application.
Level 2 Special Event Permit	\$80.00	
Level 3 Special Event Permit	\$160.00	• Applicants may incur additional expenses from other city, county, or state jurisdictions.
Level 4 Special Event Permit	\$320.00	• Fee reductions for city services are considered bi-annually. Fee reduction applications are due on:
Level 5 Special Event Permit	\$640.00	

April 1st for events July 1 – December 31 and October 1st for events January 1 – June 30.

AS THE APPLICANT YOU UNDERSTAND & AGREE TO THE FOLLOWING:

☒ To insure prompt and accurate processing of your application, ensure that all supplemental materials and documentation accompany your application. Failure to do so will constitute an incomplete application and may delay review and approval processes. I understand a complete application shall include this application plus transportation, parking, and traffic control plan, weather/emergency plan, waste and recycling plan, staff and volunteer plan, community impact outreach and notification plan, vendor or concession plan, sponsor and marketing plan, noise exemption request, site map, and permission for use of properties, as mentioned in Park City Municipal Code 4A-2-3(G), in addition to contingency plan, operations plan, planned rest areas, water, and toilet facilities, and will ensure that participants obey the conditions of the Special Event Permit and all other generally applicable traffic laws, lights, and signs as stated in Section 4A-2-11(B).

☒ Park City Municipal Corporation requires a certificate of insurance in an amount to be determined by the City Attorney's Office according to Section 4A-2-10 of the Park City Municipal Code. Submitting incomplete application information may delay the ability to determine the amount required. The amount of insurance required by the City Attorney's office is final and the applicant shall be required to submit proof of coverage including naming Park City Municipal Corporation, 445 Marsac, P.O. Box 1480, Park City, Utah 84060 as additionally insured prior to the start of any event activity.

☒ After the application is evaluated, the applicant will be responsible for providing proof that he or she has obtained other permits as necessary from city, county, or state agencies.

☒ I understand that as the applicant, I will assume and reimburse the City for any and all costs and expenses determined by Park City Municipal Corporation. Park City Municipal Corporation may require a deposit to cover such expenses. I may incur costs from other departments or other jurisdictional agencies. I understand I can request an estimate of City Services for the event upon submitting a complete application and that should I choose to, I can request a reduction of fees for some services as pertains to Park City Municipal Code 4A-2-9 through the bi-annual fee reduction application and process.

☒ I understand I am able to request a meeting with the Special Events Department prior to submitting an application and that this application does not constitute as a valid permit. I understand that permits are approved by the Special Events Department or City Council in writing after complete applications are reviewed under the Standards for Permit Approval in Park City Municipal Code 4A-2-4.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME OF EVENT: <u>Main Street Car Free Sundays</u>				DATE(S) OF EVENT: <u>June 6 to Sept. 26</u>			
FIRST TIME EVENT:	Yes	☒ No	ANNUAL EVENT:	☒ Yes	No	IF ANNUAL, HOW MANY YEARS: <u>2nd year</u>	
ANNUAL EVENT THAT WILL BE THE SAME AS LAST YEAR: <u>no event Aug. 1 or 15</u>				☒	Yes		No
ANNUAL EVENT THAT WILL HAVE CHANGES FROM LAST YEAR: <u>no</u>					Yes	☒	No
NAME OF APPLICANT (FIRST & LAST): <u>Jonathan Weidenhamer</u>							
TITLE / POSITION: <u>PC Economic Development Manager</u>							
BUSINESS / ORGANIZATION NAME: <u>Park City Municipal Corporation</u>							
IS BUSINESS / ORGANIZATION A REGISTERED NON-PROFIT?:				☒	Yes, a copy of IRS paperwork is attached <u>1/9/17</u>		
MAILING ADDRESS FOR BUSINESS / ORGANIZATION: <u>P.O. Box 1478. 445 Marsac Ave.</u>							
CITY, STATE, ZIP: <u>Park City, Utah 84060</u>							



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060
specialevents@parkcity.org

PHYSICAL ADDRESS OF BUSINESS / ORGANIZATION: 445 Marsac Avenue

CITY, STATE, ZIP: PC, UT 84060

PHONE (PRIMARY): 435.640.3123

PHONE (SECONDARY): 435.640.5063

EMAIL: jweidenhamer@parkcity.org

BUSINESS / ORGANIZATION WEBSITE: www.parkcity.org

SOCIAL MEDIA LINKS: City social media - HPCA Social media

DAY OF EVENT PRIMARY CONTACT

ON-SITE DAY OF PRIMARY CONTACT NAME (FIRST & LAST): Jenny Diersen

ON-SITE DAY OF PRIMARY CONTACT CELL PHONE: 435.640.5063

ON-SITE DAY OF PRIMARY CONTACT EMAIL: jenny.diersen@parkcity.org

PUBLIC EVENT INFORMATION

WEB SITE FOR PUBLIC EVENT INFORMATION: parkcity.org

PHONE NUMBER FOR PUBLIC EVENT INFORMATION: 435.640.5063

EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: jenny.diersen@parkcity.org

☒ Event description is attached as a separate document with supplemental materials and contingency plan.

EVENT LEVEL DETERMINATION

THE EVENT WILL INCLUDE THE FOLLOWING ACTIVITIES: (Check all that apply)

☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
FESTIVAL / FAIR	PARADE	SKI / SNOW BOARD	RUN	BIKE	WALK	TRAIL USE	CONCERT	CULINARY	FILMING
☐	☐	☐	☐	☐	☐	☐	Covid-19 recovery - business extension		
ARTS & CULTURE EVENT	HOLIDAY CELEBRATION	RECREATION / SPORTING EVENT	OTHER:						

THE EVENT WILL INVOLVE THE USE OF: (Check all that apply)

☒	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐
MAIN STREET	RESORT PROPERTY	SCHOOL/DISTRICT PROPERTY	PRIVATE PROPERTY	CITY PARKS	CITY FIELDS	CITY FACILITY RENTAL	RESIDENTIAL AREAS	PARK CITY LIMITS	MULTI-JURISDICTION	AMPLIFIED SOUND

THE TARGET MARKET FOR THIS EVENT IS: (Check all that apply)

☒	☒	☒	☐	☐	☐	☐	☐	☐	OTHER:
YOUTH / FAMILIES	ADULTS	LOCAL	STATE - WIDE	REGIONAL	NATIONAL	INTER NATIONAL	SPECTATORS	PARTICIPANTS	

THIS EVENT WILL: (Check all that apply)

☐	☒	☐	☐	☒
LIMIT # OF PARTICIPANTS	BE FREE FOR SPECTATORS	BE FREE FOR PARTICIPANTS	INCLUDE VENDORS OR SPONSOR	OPEN TO THE PUBLIC
☐	☐	☐	☐	☐
LIMIT # OF SPECTATORS	CHARGE ADMISSION FOR SPECTATORS	CHARGE PARTICIPANTS	NOT INCLUDE VENDORS OR SPONSOR	PRIVATE EVENT

THIS EVENT WILL BE HELD: (Check all that apply)

EVENT DATE(S):

☐	☐	☐	☐	☐	☐	☒
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
☐	☐	☐	☐	☐	☐	☐
WEEKLY	MONTHLY	SERIES	ONE DAY			

NUMBER OF EVENT(S): 14

NUMBER OF CONSECUTIVE DAYS: 0

no events on August 1, August 15 or August 8.



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060
specialevents@parkcity.org

ONE DAY EVENT HOUR(S)

EVENT START TIME: 7am	EVENT END TIME: 10pm.
EVENT SET-UP DATE: June 6 to Sept-26	EVENT BREAK-DOWN DATE: no event Aug. 1, 8 or 15
EVENT SET-UP TIME(S): 7am	EVENT BREAK-DOWN TIME(S): 10pm

MULTIPLE DAY EVENT HOUR(S)

DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	

INCLEMENT WEATHER INFORMATION

DAY: N/A	DATE:	START TIME: N/A	END TIME:
EVENT SET-UP DATE:		EVENT BREAK-DOWN DATE:	
EVENT SET-UP TIME(S):		EVENT BREAK-DOWN TIME(S):	

☒ No inclement weather date is required and the event will be held rain or shine. I understand the event may be cancelled or postponed by the city due to hazardous or damaging conditions. -See supplemental info

EVENT ATTENDANCE

IF ANNUAL EVENT:

TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR: 15,000	TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR:
ESTIMATED # OF PARTICIPANTS: NA	ESTIMATED # OF VENDORS: no outside vendors allowed
ESTIMATED # OF SPECTATORS: NA	ESTIMATED # OF VOLUNTEERS: 0
ESTIMATED # OF STAFF: NA	ESTIMATED DAILY ATTENDANCE:
ESTIMATED HIGHEST TOTAL ATTENDANCE AT ONE TIME: 2,000 over 5 blocks	ESTIMATED HIGHEST TOTAL ATTENDANCE OF ENTIRE EVENT: 15,000

☒ I anticipate the event to have an attendance of 500 or more people and understand, as the applicant, I may be required to obtain a mass gathering permit from summit county: <http://www.summitcountyhealth.org/>



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060
specialevents@parkcity.org

SIDEWALK & STREET USE

THE EVENT WILL HAVE: (Please check all that apply)

STREETS

☐ STREET CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN/MARKING INFORMATION IS ATTACHED	
☐ ROLLING CLOSURE	☐ PARTIAL CLOSURE	☒ FULL CLOSURE	☐ NO CLOSURE
NAMES OF STREETS TO BE CLOSED:		TIMES (START / END OF CLOSURE):	
Main Street from Top of Main thru Heber Avenue. (Lower Main closed for PSSM)		START: 7am	END: 10pm
		START:	END:
		START:	END:
		START:	END:

REASON FOR CLOSURE:

To allow businesses to extend onto city property / rights of way to allow for social distancing.

SIDEWALKS

☐ SIDEWALK CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN / MARKING INFORMATION IS ATTACHED	
☐ PARTIAL CLOSURE	☐ FULL CLOSURE	☐ NO CLOSURE	☐ CROWD CONTROL PLAN
ADDRESS:			
ADDRESS OF CLOSURE: (FROM / TO)		TIMES: (START / END OF CLOSURE)	
FROM:	TO: N/A	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:

REASON FOR CLOSURE:

TRAILS

☐ TRAIL COURSE MAP IS ATTACHED	☐ COURSE / SIGN MARKING INFORMATION IS ATTACHED
NAMES OF TRAILS TO BE USED:	
N/A	

PARADE

ASSEMBLY AREA:	DISBANDING AREA:	# OF PARADE ATTENDEES:
PARADE IS:		
☐ WALKING ONLY	☐ VEHICLES & WALKING	☐ VEHICLES ONLY
☐ WILL HAVE ANIMALS		

OTHER PARADE INFO:

N/A.



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CITY PARKING FACILITIES REQUEST

GENERAL PARKING

HOW MANY PARKING SPACES DOES THE EVENT NEED?

☐	☒	☒	☒
MAIN STREET	CHINA BRIDGE	FLAGPOLE LOT	BREW PUB LOT
☒	☐	☐	☐
SANDRIDGE PARKING LOTS	PARK AVENUE	CITY PARK	MAWHINNEY LOT
☐	☐	OTHER: <i>PC School Parking</i>	
QUINNS LOT	RICHARDSON FLATS		

WILL THE EVENT PROVIDE TRANSPORTATION SERVICES TO THE EVENT FROM PARKING AREAS?:	☒	YES	☐	NO
WILL THE EVENT HAVE ADA PARKING AVAILABLE?:	☒	YES	☐	NO
WILL THE EVENT WILL REQUIRE PARKING REMOVAL?:	☒	YES	☐	NO

☒ The event will require parking removal as indicated below, and I will complete a special use of public parking application as required with the Park City Parking Services Department

NAME OF AREA OR STREETS: <i>Main Street + Heber Ave.</i>	BETWEEN: <i>Top of Main to Heber Ave</i>
START / END TIME: <i>7am to 10pm</i>	REASON: <i>Allow Business extension</i>
NAME OF AREA OR STREETS:	BETWEEN:
START / END TIME:	REASON:
NAME OF AREA OR STREETS:	BETWEEN:
START / END TIME:	REASON:
NAME OF AREA OR STREETS:	BETWEEN:
START / END TIME:	REASON:

TRANSPORTATION

WILL THE EVENT PROVIDE ALTERNATIVE TRANSPORTATION OPTIONS?

☒	☒	☒
BUS	BIKE	WALK

NAME OF TRANSPORTATION PROVIDER / COMPANY: <i>N/A - PCtransit. Existing services</i>	
PHONE:	EMAIL:

THE APPLICANT IS PROVIDING SHUTTLE OR BUS TRANSPORTATION OUTSIDE OF THE CITY'S SCHEDULE AND HAS INCLUDED BUS DROP OFF AREA ON THE SITE MAP ATTACHED WITH THIS APPLICATION.

THE APPLICANT IS PROVIDING BIKE TRANSPORTATION AT THE EVENT AND HAS INCLUDED BIKE PARKING AREAS ON THE SITE MAP WITH THIS APPLICATION.

ADDITIONAL TRANSPORTATION INFORMATION:

PUBLIC FACILITY USE

CHECK ALL THAT APPLY:	☐	MINERS HOSPITAL AT CITY PARK	☐	PARK CITY LIBRARY MEETING ROOMS	☐	JIM SANTY AUDITORIUM
	☐	SOUTH CITY PARK	☐	CITY PARK COVERED BBQ AREA	☐	CITY PARK GAZEBO / STAND
	☐	CITY PARK SOFTBALLFIELD	☐	CITY PARK RUGBY FIELD	☐	SKATE PARK AT CITY PARK
	☐	QUINN'S SPORTS COMPL FIELDS	☐	ROTARY PARK	☐	SCHOOL DISTRICT FIELDS
	☐	DIRT JUMP PARK	☐	PARK CITY ICE ARENA	☐	OTHER:



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TEMPORARY STRUCTURES & FLAMMABLE MATERIALS

☒ I understand all temporary structures and flammable materials must be approved by the Park City Building Department. Such inspections will require a fire/building permit to be submitted 10 days prior to the event, as well as an on-site inspection the day of the event.

☐	☐	☒	☐	☐
TEMPORARY BLEACHERS	INFLATABLES	CANOPIES	TEMPORARY BADGES	TEMPORARY LIGHTING

☒	TENTS 10X10 OR UNDER	HOW MANY?:	TBD Weekly
-------------------------------------	----------------------	------------	------------

	TRAILER	HOW MANY?:	
--	---------	------------	--

	STRUCTURES OVER 6 FEET TALL	PURPOSE:	HOW MANY:
--	-----------------------------	----------	-----------

DOES EVENT HAVE ELECTRICAL NEEDS?:	☐ YES	☒ NO	DOES EVENT REQUIRE USE OF GENERATORS?:	☐ YES	☒ NO
------------------------------------	------------------------------	--	--	------------------------------	--

WILL YOU BE REQUESTING PERMITS FOR FIREWORKS?:	☐ YES	☒ NO
--	------------------------------	--

WILL THE EVENT REQUIRE THE USE OF FLAMMABLE MATERIALS, FUELS, OR GASSES?:	☒ YES	☐ NO
---	---	-----------------------------

NAME SUCH MATERIALS: *some outdoor cooking maybe available for restaurants.*

WASTE MANAGEMENT AND RECYCLING

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

☐	THE EVENT WILL PROVIDE ITS OWN DUMPSTERS, WHICH IS INDICATED ON THE SITE MAP.
--------------------------	---

☒	THE EVENT WILL USE THE CITY'S GARBAGE CANS AND WASTE MANAGEMENT, REQUIRING ADDITIONAL FEES.
-------------------------------------	---

☒	THE EVENT WILL USE THE CITY'S DUMPSTERS, REQUIRING ADDITIONAL FEES.
-------------------------------------	---

☐	THE EVENT WILL HIRE A COMPANY AND PROVIDE RECYCLING SERVICES FOR THE FOLLOWING MATERIALS:
--------------------------	---

☐	☐	☐	☐	☐	☐	☐
PLASTIC	PAPER	ALUMINUM	GLASS	CARDBOARD	COMPOST	OTHER

☒	THE EVENT WILL UTILIZE CITY RESTROOM FACILITIES.
-------------------------------------	--

☐	THE EVENT WILL BRING ITS OWN RESTROOMS AND SANITARY STATIONS. (May be required by Summit County Health Department or Park City Building Department)
--------------------------	--

WILL ANIMALS BE AT THE EVENT?:	☒ YES	☐ NO	IF YES, PLEASE DESCRIBE TYPE OF ANIMALS AND WASTE PLANS.
--------------------------------	---	-----------------------------	--

TYPES OF ANIMALS: *Dogs may be on main street.*

☐	I HAVE INCLUDED THE PLACEMENT OF THE ANIMALS IN THE SITE MAP OR LINE UP IN THE CONTINGENCY PLAN
--------------------------	---

WILL DOGS BE ALLOWED AT THE EVENT?:	☒ YES	☐ NO	☒ LEASHED	☐ UNLEASHED
-------------------------------------	---	-----------------------------	---	------------------------------------

The Waste Management Plan and Environmental Management Plan have been attached to this application as described above.

FOOD & MERCHANDISE SALES

☒ I understand that all vendors must obtain a Park City Business license. All vendors serving food and drink may also be required to obtain a food service or food handler permit from Summit County.

WILL THERE BE SALE OF MERCHANDISE?:	☒ YES	☐ NO
-------------------------------------	---	-----------------------------

WILL THERE BE COMPLIMENTARY FOOD?:	☐ YES	☒ NO
------------------------------------	------------------------------	--

WILL THERE BE SALE OF FOOD?:	☒ YES	☐ NO
------------------------------	---	-----------------------------

WILL THERE BE ALCOHOL FOR SALE?:	☒ YES	☐ NO
----------------------------------	---	-----------------------------

☒	☒	☒
BEER	WINE	LIQUOR

Any liquor sales would be by existing main street restaurants, who are required to obtain permit.



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☒ I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.

☒ I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL MAY REQUIRE OTHER PERMITS.

WILL FOOD ITEMS BE PRE-PACKAGED?: ☒ YES ☐ NO

WILL FOOD ITEMS BE COOKED ON SITE?: ☒ YES ☐ NO

☒ I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.

WILL FOOD ITEMS BE PREPARED OFFSITE?: ☒ YES ☐ NO

DESCRIBE ITEMS: *restaurants that participate will be required to obtain proper permitting.*

TEMPORARY SIGNS

WILL THERE BE TEMPORARY SIGNS AT THE EVENT?: ☒ YES ☐ NO

☒ I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZES AND LOCATIONS IN THE CONTINGENCY PLAN.

SAFETY - SECURITY

☒ THE EMERGENCY AND SECURITY PLAN HAS BEEN INCLUDED IN THE OPERATIONS PLAN, AS WELL AS CROWD CONTROL, ACCESS, AND FIRST AID. AFTER REVIEW OF THIS APPLICATION, REQUIREMENTS FOR EMTS, FIRE, AND POLICE SERVICES WILL BE DETERMINED AS PART OF THE CONDITIONS OF APPROVAL OF THIS EVENT. THE SPECIAL EVENTS DEPARTMENT WILL BE ABLE TO GIVE THE APPLICANT AN ESTIMATE OF SUCH CITY SERVICE REQUIREMENTS UPON REQUEST.

THE EVENT WILL HAVE AMPLIFIED SOUND: ☐ YES ☒ NO

THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL: ☒ YES ☐ NO

COMMUNICATION NEEDS

WILL THERE BE INSTALLATION OF AN ANTENNA FOR COMMUNICATION NEEDS?: ☐ YES ☒ NO

INSTALLATION OF AN ANTENNA FOR COMMUNICATION IS INDICATED IN THE SITE PLAN WITH SPECIFICATIONS.

MARKETING OF EVENT

PROPER MARKETING OF YOUR EVENT IS VITAL TO ITS SUCCESS. PLEASE CONTACT THE PARK CITY CHAMBER FOR ADDITIONAL INFORMATION AND ASSISTANCE: www.visitparkcity.com

I HAVE CHOSEN TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.

I HAVE CHOSEN NOT TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.

WHO IS THE TARGET MARKET FOR THIS EVENT?: *Locals, Regional guests.*

WHERE IS THE TARGET MARKET FOR THIS EVENT?: (choose all that apply)



LOCAL



REGIONAL



NATIONAL



INTERNATIONAL

WILL THIS EVENT BE FILMED AND TELEVISED?: (choose all that apply) ☐ YES ☒ NO



LOCAL



REGIONAL



NATIONAL



INTERNATIONAL

PLEASE LIST ALL ADVERTISEMENT INCLUDING MEDIA COVERAGE, NEWSPAPER, AND MAGAZINES:

MEDIA (RADIO/TV):

NEWSPAPER:

MAGAZINES:

OTHER:

PLEASE SELECT RANGE OF MARKETING BUDGET:



\$100 OR UNDER



\$100 - \$500



\$500 - \$1,000



\$1,000 - \$2,500



ABOVE \$2,500



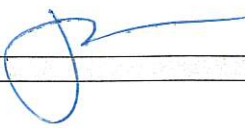
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APPLICANT AGREEMENT & SIGNATURE

I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.

Name (Printed):	Jonathan Weidenhamer	
Signature:		Date: 4/1/21

GREEN EVENTS CHECKLIST:

Thank you for helping us to preserve Park City's environment!
We are committed to the preservation and enhancement of the environment for our community and guests
Please submit this checklist along with your permit application.
Contact your Special Event Coordinator for more information or questions.

Name of Event: <u>Main Street Car Free Days</u>		Organization/ Business: <u>PCMC</u>	
Total Estimated Attendance at Event: <u>2,000</u>		Number of Vendors: <u>0</u>	
Date of Event: <u>June 6 to Sept. 26, no event Aug. 1, 8 or 15</u>			
Name of person responsible for overseeing green event practices for your event, including training staff and volunteers in sustainable practices: (recycling, composting, reuse, waste and energy reduction, etc.).		<u>Chris Phinney</u>	
Email Address:		Cell Phone:	
Signature of Event Producer:		Date:	
☒	Standard	☒	Extraordinary Measures
☒	Complete Environmental Management Plan and attach as part of the Supplemental Plan for your event.	☒	Use vendors that have an environmental policy, recycle use local food sources, use energy efficient appliances, offset their carbon footprint.
☒	Use electric spider boxes for power needs. <u>not needed</u>	☒	Eliminate the use of fossil fuels for on site power needs.
☒	Use sand or other reusable ballasts for securing tents instead of water.	☒	Commit to and publicize water conservation efforts at ev
☒	Recycling is required in all areas of the event. Recycling containers must be paired with trash cans.	☒	Sponsors/Vendors distribute bags, bottles, or serving ma from recycled material, or that can be reused or recyclec
☒	Event Applicant materials printed on at least 30% post consumer recycled paper. Distributed items must be made from recycled materials that can be reused, recycled or reconsumed. <u>no printed materials</u>	☒	Event Applicant does not offer printed materials. All pror materials are available electronically.
☒	Remind guests to bring their reusable bags and water bottles. Use, sell, or proote reusable bags and waterbottles.	☒	Event Applicant does notsell or give away plastic bottled the bottle is compostable. (To try using watering stations containers).
☒	Reusable banners, eco-friendly promotional material or recycle (i.e., banners into shopping bags).	☒	Use reusable linens instead of paper or plastic table cov
☒	Encourage the use of bicycles, buses, shuttles, carpools or other public transit to and from the event. This must be promoted on event website and marketing.	☒	Offer a Bike Valet (Summer Events - May through Octob
☒	Enforce a no idling policy for staff, volunteers, vendors and attendees.	☒	Incorporate alternative transportation plans into your eve City Transit with additional transit options. (This must be before implementing).
☒	Use eco-friendly serving utensils (compostable, plant-based or made from recycled materials) and eliminate the use of regular plastic cups and pre-packaged servings. <u>per restaurant participation</u>	☒	Provide vegetarian meal options. Be local - offer food or that are made, grown and produced within 100 miles of I
☒	Be Styrofoam Free!	☒	Be Glass Free!
☒	Prepare food with reusable cutlery and dishes, or products that can be composted. <u>per restaurant participation</u>	☒	Serve food in bulk – (avoid cans, bottles, sugar packets stations)
☒	Wastewater must be properly disposed of into the sanitary sewer system, i.e., floor sink or mop sink, etc., and it is prohibited to dispose of gray water into the storm sewer or directly onto the ground.	☒	Tell us what else you are doing. We love new ideas and

COVID-19 EVENT MANAGEMENT TEMPLATE

In accordance with the state of Utah [COVID-19 Transmission Index](#), formal organizations are required to complete the following event management template to assist in their efforts to plan and execute a safe event. This document must be kept and available for inspection by the local health officer or their designee.

EVENT DETAILS			
Event Name:	Main Street Car Free Days		
Event Location:	Main Street	Park City	84060
	Address	City	Zip
Event Host	445 Marsac Ave.	Park City, UT	84060
	Address	City	Zip
	jweidenharner@parkcity.org	435.640.3723	
	Email Address	Phone	
Event Date(s):	June 6 to Sept. 26, no events Aug. 1, 8, 15		
	Start Date	End Date	
Anticipated Number of Attendees:	2,000	28,000	
	Per Day Total	Grand Total	
Event Type	☐ <u>Static</u> : events where the attendees primarily enter, watch and depart ☐ <u>Interactive</u> : events where attendees create a traffic flow and interact with each other ☐ <u>Participant</u> : events where attendees primarily participate in an activity or production ☒ <u>Community</u> : events with many activities and populations centers and likely a random traffic pattern		

Employees, volunteers, players, performers, actors, etc.

Checklist:	☒ Symptom checking symptoms checked (checklist or verbal), including temperature checks when feasible ☒ Face coverings are worn in settings where other social distancing measures are difficult to maintain (exception for performers during performance) ☒ Ensure that face coverings are available	☒ Provide accommodations to high-risk employees & volunteers; minimize face-to-face contact, assign tasks that allow these individuals to maintain a 6-foot distance from other employees or customers ☒ Comply with distancing and hygiene guidelines
------------	---	---

Keep a record of attendees:

Please describe how you will record the name and contact information for each attendee, along with seating assignments or designated sitting/standing areas, to help identify and contact potential exposures.

Main street historic district is a typical outdoor area. We have removed vehicles from the street to allow social distancing + business to use public property + city rights of way.

The various businesses on Main Street will be able to provide contacts for those who patronize their shops + businesses.

Physical distancing

Follow physical distancing requirements according to the Transmission Index. A 6-foot distance is strongly recommended between household groups at all times, including while seated, even if not required by the Transmission Index level your county is in. Congregating at any point is strongly discouraged. Please describe your plan to maintain appropriate physical distancing throughout the event.

The entire purpose of this event is to increase physical distancing. Education + enforcement teams will monitor the attendees to ensure compliance.

Attendees at increased risk for severe illness from COVID-19

Please describe your plan to accommodate higher-risk attendees, such as setting an established window of time for higher-risk groups to come in without pressure from crowds and/or separate entrances and queues.

PCMC suggests that high risk populations attend before 11am.
PCMC requires masks when social distancing cannot be met.
Eshopping + curbside pick up is also available.

Signage

Post signage listing COVID-19 symptoms, asking attendees with symptoms to stay home, and encouraging physical distancing. Please describe your plan to maintain signage, including the number of anticipated signs and their locations.

More than 40 signs are posted on Main Street regarding masks, physical distancing, and proper sanitation in both English + Spanish. This includes at primary access points.

Payment options

Encourage contactless payment; disinfect between transactions at facility stores/gift shops, and comply with other retail recommendations. Please describe your plan for payment if relevant.

All merchants are following these protocols.

Hygiene & sanitization

Please describe your plan to provide hygiene and regular sanitization throughout the event.

Increased sanitation includes:

- restroom attendants, 12 noon to 8pm.
- wiping down public shared surfaces 10a to 6p.
- hand sanitizer throughout Main Street.

Additional safeguards

Please share any additional planned safeguards or measures being enacted at the event.

city to continue to distribute and provide masks free of charge.

Signature

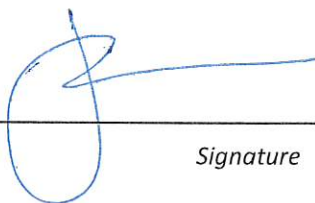
Please provide the signature of the organizational representative who will be responsible for ensuring event oversight.

Jonathan Weidenhamer

Printed Name

PCMC-Economic Dev.

Title Manager



Signature

4/1/21

Date

Exhibit B: CFS Analysis

Parking –Free Parking is available at Park City High School with Free Transit to Main Street. Paid parking will begin at status quo rates to 2019 which include \$5/hr, first hour free, max \$18. Parking capacity and traffic circulation will be closely monitored to adjust rates based on data and occupancy throughout the weekly event.

Post office parking will be relocated to Swede Alley on Sundays during the event. Carpooling will be strongly encouraged as will reminders for staff not to park in residential areas to maximize parking for patrons. Staff will relocate 2 ADA parking spaces from 5th Street post office spaces to Swede Alley behind Dolly's and add incremental ADA accommodations in Brew Pub Lot (per past event plans).

Transit –

Existing transit schedules are sufficient, with a 15-minute frequency between the high school and Main Street. Due to the complete closure of Main Street, 13 Park Avenue transit stops are implicated. Staff explored several operational and cost alternatives based on Council's prioritization [of modal hierarchy that prioritizes bikes, pedestrians, a transit first philosophy](#), and reducing traffic.

In 2021, the closure of all Main Street (9th Street to Top of Main), 13 stops on Park Avenue are impacted. Transit must be diverted to Deer Valley Drive with no road connection between Park Ave and Swede Alley/OTTC. While events such as a traditional Fourth of July and Miner's Day also cause such impacts, because the CFS is 16 days, transit has concerns about closing Park Ave stops so frequently. To accommodate this change, Transit will run a shuttle on Park Ave and Swede Alley with a capacity of 16 people (not a full-size bus), so they can navigate the narrow turnaround. If demand remains high, the frequency of pickups may be between 20 to 30 minutes. Estimated cost is \$25,000 for one shuttle and included in upcoming budget.

Staff explored an alternative to keep Heber Avenue open for Transit only but does not recommend moving forward with this option due to operations and costs for additional staffing. Staff will continue to monitor the operations and may make additional changes if needed.

Traffic Plan – Focus will remain on minimizing impacts on adjacent residential areas. Patrons of Main Street should continue to enter the historic district from Deer Valley Drive and Marsac Avenue to China Bridge. If residential streets become congested, staffing and enforcement (and cost to do so) will need to be heightened. Traffic on Swede Alley will remain two-way, but limit vehicles from traveling south past Brew Pub Lot, which shall be used as a turnaround. Vehicles traveling west from Hillside will be allowed to use the Brew Pub drop off area, but will be required to exit downtown by continuing north on Swede Alley.

Drop, Load, Curbside Pick Up - Various streets will be used to continue to allow curbside delivery and drop and load including Brew Pub lot, south section of Bob Wells Lot, Heber Ave and 9th Street turn around. In these areas, double parking shall be prohibited and drivers may have up to 15 minutes for pick up. The areas include:

- North Brew Pub
- South Bob Wells
- Curb at Bob Wells on Swede

Exhibit B: CFS Analysis

- Parking areas behind Dolly's
- Heber Ave

Bollards and Perimeter safety – Continuing to be fiscally responsible, staff is coordinating with HPCA and requested they place vehicles marked with Main Street business branding to block streets and create perimeter safety. These vehicles will not be able to be moved during the entirety of the event unless for an emergency. Police will provide oversight of placement and operations. If the streets cannot be blocked with such vehicles, this will increase cost for Police and Streets departments to use vehicles and/or hire a contractor for bollard installation.

Streets – Streets is supportive of the plan and does not anticipate needing additional staffing. Sweeping will be completed on Mondays (regular schedule).

Building – The Chief Building Official (CBO) is confident that fire and emergency access lanes and social distancing can be maintained. Code Enforcement will focus on egregious, and health and safety violations and staffing will be amended to provide Sunday enforcement within department budgets.

Community Engagement –HPCA conducted ample outreach with their membership, While there is strong support for the event, there is some opposition and concern that the removal of parking from the street will harm businesses already negatively affected by COVID-19 and create more traffic on residential streets. Upon approval, HPCA and the Chamber will develop a marketing and branding plan that focuses on safety, sanitation and support of local businesses and our community. Additional residential and merchant outreach will be completed in mid to late May before the event begins.

Costs – Current anticipated costs to PCMC is \$114,200 and being considered for the upcoming budget approval.

Item	Estimated Cost
Police	\$52,750
Transit	\$25,000
Parking Removal	\$22,050
Building Maintenance & Parks	\$7,400
Building Department	\$7,000
Total Estimated Costs	\$114,200

Event Coordination
A summary of events that occur on the same day as Car Free Sundays in

2021 is below. According to section [4A-2-5](#) of the municipal code, staff finds that these events will not duly interfere with each other. Staff will continue to work with organizers of both PSSM and the events as outlined below to ensure traffic and transportation

Exhibit B: CFS Analysis

plans run smoothly, as well as, that the organizer of each event is mitigating impacts they cause.

DATE	EVENT	A – Geographic Separation	B – Proposed Time & Duration	C – Anticipated Attendance
June 6 to September 26 – no event August 1, 8 or 15	Park Silly Sunday Market	Main Street	7 am – 10 pm	1,200 spread out over the course of the event.
June 20	Arte Latino	PSSM will feature Latino vendors	NA – part of PSSM	NA
July 4	Fourth of July	Main Street	NA – part of the event	NA
July 18 & 25	Triple Crown	Quinn’s Sports Complex, Park City School District Fields, City Park	8am – 8pm	NA
September 12	Song Summit	Main Street and other locations	TBD	1,000
September 15	Autumn Aloft	Main Street, N40	7 a.m. to noon	2,500



SPECIAL EVENT PERMIT

Type of Permit: Level 4 Special Event
Event Name: Car Free Sundays
Event Date(s): Sundays, June 6 to September 26, no event August 8
Event Location: Main Street Park City
Permittee: Park City Municipal Corporation
Contact Person: Jonathan Weidenhamer
Approved By: City Council of Park City
Approval Date: May 13, 2021

The Park City Council has approved the Level Four Special Event Permit for Car Free Sunday event. The Car Free Sunday event is to be held on Main Street in Park City on Sundays, June 6 to September 26 from 7 am to 10 pm. This Level Four Special Event Permit has been issued under the authority described within the Park City Municipal Code Section 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Car Free Sunday is a unique activity occurring for a limited duration that impacts the City by involving the use and having impact on City Property and requiring licensing for City property beyond the normal scope of business as defined by section 4A of the municipal code and creates public impacts by interrupting the flow of City Streets and public rights of way which include full closures of Main Street to allow businesses to extend into the public right of way and for pedestrians to patronize businesses with proper social distancing. The event also requires public safety beyond their normal scope of business and is an outdoor temporary event that does not normally occur with the permitted venue use, specifically including removal of parking.
2. Upon review of the Special Event Application staff has determined the activity is a Level 4 Special Event due to estimated attendance between 500 and 5,000 people in a non-consecutive series; the event has moderate impact to surrounding areas; the event has moderate transportation needs including removal of parking and requires a transportation mitigation plan, short term road closures and moderate residential mitigation and change of services regarding transportation; and requires public safety staffing needs beyond normal operations including support in the venue and some traffic control.
3. Car Free Sunday will be held on Main Street in Park City Sundays, June 6 to September 26 (no event August 8) from 7 am to 10 pm. Use Area, Operations Plan, Transportation and Parking Plans, as required of this permit shall be attached as an exhibit to this permit. The Car Free Sunday event shall operate for 16 non-consecutive days.
4. Park City businesses are vital to the community as well as economic, cultural and community value and aligns with the goals as outlined in the Park City General Plan. Due to COVID-19 related impacts, the event creates opportunity to temporarily activate outdoor areas, some public spaces as well as pedestrianizing Main Street to facilitate a phased reopening, consistent with Utah Leads Guidelines. Furthermore, the event is consistent with the Park City General Plan in that it supports core values of our complete community through facilitating partnerships with between the businesses and residential communities while supporting community gathering opportunities.

5. The event does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, or locations. The event is not primarily retail in nature and provides economic benefit to the City through sales tax, overnight visitation, marketing and branding as compared to community impacts and costs of services.
6. The conduct of the Special Event will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venues as attached to this permit.
7. The conduct of the Special Event will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
8. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
9. The Special Event will not substantially interfere with any other Special Event during the timeframe, or with the provision of City services in support of other events or governmental functions. There are other Special Events during the Car Free Sunday timeframe.
10. The event provides sufficient traffic controllers, signs and other City required barriers and traffic devices, monitors for crowd and safety, safety, health, sanitation and facilities to reasonably ensure that the event will be conducted without creating unreasonable negative impacts to the area with due regard for safety and the environment. Additionally, the event provides adequate transportation, off-site parking, and traffic circulation. The event has provided any other services or facilities necessary to ensure compliance with City ordinances.
11. The event does not create the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
12. The permittee will obtain approval of other public agencies as required, within whose jurisdiction the event or a portion thereof will occur, and the applicant has obtained approval of private properties of which the event or a portion thereof will occur.
13. The City Council has delegated authority to the City Manager (CM) to approve reasonable modifications to operational and logistical plans associated with this permit, including costs for City Services in an amount not to exceed \$100,000 for the event in a form approved by the City Attorney.
14. The Permittee has been working with City Staff and applicable departments to address operations of the event. The Permittee demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
15. Staff finds the Car Free Sunday is consistent with section 4A-2-4 of the municipal code and promotes the City Council's Goals of creating a sense of place. The event furthers Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. The event helps to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4A.

Conditions of Approval:

1. The permittee, unless otherwise affirmatively agreed in writing, at its' cost, shall incorporate such measures as directed by the Special Event Manager in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the

Permittee.

2. The permittee is required to provide supplemental documents including a Transportation and traffic control plan, Contingency plans, Site Identification and Private Property Use Permission, detailed map showing specifics of event operations as described in section 4A-2-11. Such documents shall be reviewed and approved with conditions administratively by the Special Events Manager in coordination with from the Chief of Police, Transportation Manager, Chief Building Official and City Manager.
3. The permittee is required to provide a sufficient number of traffic controllers, signs and other equipment as required by City, not limited to barriers, fencing, traffic devices, monitors for crowd control and safety, and such measures as directed by City, County or State Staff in order to ensure that any safety, health, or sanitation equipment, services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety and the environment, adequate offsite parking and traffic circulation in the vicinity of the event and other services or facilities as necessary to ensure compliance with City ordinances in a plan approved by the Transportation Director, Chief of Police and Chief Building Official in accordance with the Transportation Demand Management Plan, Park City Risk Assessment and International Building and Fire Code.
4. The permittee is required to submit a waste and recycling plan which will be reviewed and approved in accordance with the PCMC Event Sustainability Standards.
5. In accordance with the Transportation Demand Management Plan, the permittee is required to distinguish a transportation and parking plan, including obtaining private property permission or executing lease agreements for such public property use, that utilizes available public parking and can accommodate the anticipated attendance numbers. Parking for shall be identified, managed and secured for ADA, Staff and Curbside Pickup and Drop and Load Lot, as well as Transit Services provided and managed by the permittee. Offsite parking areas for spectators are required with Transit Service secured by the permittee. The Permittee must obtain permission from private properties such as the School District or resorts the permittee must provide such proof of permission to the City. Such plans shall be reviewed and approved by the Chief of Police and Transportation Planning Manager. Access to area businesses, public facilities residential homes must be maintained at all times.
6. The permittee has not requested an exemption to the noise ordinance 6-3-9. Any sound shall be kept to the noise levels as outlined in section 6-3-9 of the Municipal Code. The permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses and public facilities. If a complaint is received by Park City Police Department, the police department will investigate the complaint. If asked by the Park City Special Event staff or Police Department, the permittee shall turn noise down to mitigate concerns of noise from surrounding residents, businesses or public facilities. The permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise ordinance unless otherwise requested per section 6-3-11 of the municipal code.
7. The permittee shall provide with a final plan for the Car Free Sunday, which includes final site plans, transportation, security/public safety and parking management plans including details of the operations for venues as required by the Economic Development Manager, Chief of Police and Transportation Planning Manager no later than the Friday before each Sunday of the event for any changes.
8. All plans for tents, stages and other temporary structures as well as flammable materials shall be submitted and approved by the Building Department each Thursday proceeding each Sunday during the dates as outlined in this permit.
9. The permittee is responsible for securing all City, County and State permit approvals required for this event shall be secured by no later than June 1, 2021.
10. The permittee is responsible for maintaining a staff plan. Such plan shall be provided to the City

Manager or their designee.

11. The permittee shall work to identify measures of success for debrief of the event. This includes monthly walk through with staff, 2 City Council Liaisons and representatives of the HPCA.
12. The permittee's use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
13. All third party approvals including the Park City School District, Summit County and State of Utah, permit approvals required for this event shall be secured by Thursday each week of this event submitted to Park City Municipal Corporation.
14. The Permittee will provide an official participant list and sign plan for the event. All handouts, flyers, banners, and other signage, shall be approved by the CM or their designee of the HPCA prior to implementation. or approved by the Special Events Department.
15. The Permittee estimates overall attendance of the Car Free Sunday Event in accordance with normal Main Street occupancy levels and with social distancing measures. Staff modify operations to address any substantive change in conditions created by the growth in attendance to the event with regards to maintaining public safety, traffic and transportation impacts to the City.
16. The Permittee will address any requirements from the Chief Building Official, and Public Safety Personnel regarding placement of emergency staff and equipment. The Permittee will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management and Park City Fire District.
17. The Permittee is responsible for ensuring health orders and participation guidelines are followed by those attending the event as well as merchants who participate in the event. Any merchant who participates in the event shall comply with the Participation Form Application and Guidelines, including requiring Park City Business License number and Hold Harmless application in a form approved by the City Attorney. No vendors from outside the Main Street Business Improvement District are permitted, unless otherwise requested by the HPCA, and approved by the CM. Under direction of the CM, Staff may be asked to obtain light programming to add the vibrancy of Main Street. A list of participating merchants shall be made available to the Park City Police Chief, Chief Building Official, Finance Manager and Economic Development Manager as they request.
18. The Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management Departments have the right to cancel the event upon any condition, violation or weather that jeopardizes the life, health, safety, welfare or property of the residents or visitors of Park City.
19. The City approval identification provided with the approval of this permit must be always in possession of the permittee and must be made available for inspection when requested by City authorities or the public. The permittee is responsible for providing a schedule of events, and access to any site for purposes of Code Enforcement or Public Safety as outlined by Park City Municipal Code 4A-2-4.

PASSED AND APPROVED this Thursday, the 13th Day of May 2021.

PARK CITY MUNICIPAL CORPORATION

City Manager, Matt Dias

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Attachments:

A Car Free Sunday Operations Plans – Transportation, Parking, Site Map etc...

B List of Approved Merchants and Light Programming

C Main Street Sunday Guidelines & Participation Application Form

DRAFT

Council Agenda Item Report

Meeting Date: May 13, 2021

Submitted by: Penny Frates

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[FY22 Budget Staff Report](#)

[Exhibit A: Budget Summaries](#)

[Exhibit B: Tentative Budget Ordinance](#)



City Council Work Session Report

Subject: City Manager's Recommended Budget
Author: Jed Briggs, Erik Daenitz & Penny Frates
Department: Budget, Debt, & Grants
Resources Date: May 13, 2021
Type of Item: Legislative

Executive Summary Recommendation

Approve the attached ordinance adopting a Tentative Revised Budget for FY21 and a Tentative Budget for FY22 for Park City Municipal Corporation and related agencies and authorize the property tax rate computation at a no tax increase rate.

Over the next two months, staff will present various aspects of the FY22 City Manager's Recommended Budget to Council and the public. The process will begin with a broad overview of the FY22 budget strategy, lay out the budget-approval process timeline, and highlight next year's revenue projections. Subsequent session will focus on Capital, Operations, Compensation, Transit, Water, and other miscellaneous items (Walkability, ARCST, RDA's, etc.)

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

Background

Last year, in response to COVID-19, PCMC quickly activated the City's Recession Plan to impose a series of expenditure reductions necessary to close a projected General Fund revenue shortfall. The shortfall was driven by a combination of lost sales tax and program revenues. The City instituted a three-pronged approach – or Guiding Principles – to address the shortfall: 1) Fiscal responsibility, 2) Maintaining Core community public service commitments, and 3) sharing expenditure reductions across the organization. In practice, this resulted in the following:

1. Operating Expense Reductions - \$2.9M
2. Capital Improvement Fund Reductions - \$1.7M
3. Utilize General and Capital Fund Balance - \$3.8M

Overall, Park City's General and Capital Improvement Funds were strongly positioned to sustain and augment municipal operations during an economic downturn. The City's financial strategy is closely aligned with industry best practices, including built-up emergency and reserve funds, and a Recession Plan that provides the ability to maintain core services, even in the most dire of circumstances.

As predicted, the economic impacts of COVID-19 on Park City's tourism-based economy in the Spring and early Summer of 2021 were initially dire. Yet, the downturn proved less significant than expected, and the City continues to progress on both public health and

economic recovery. As we enter Spring 2021, both realized and projected sales tax revenues remain strong. In February, sales tax collections were on par with past years, barely 2% down, compared to February 2020.

In fiscal year 2022 (FY22), we project revenue growth of at least 20% compared to the original FY21 COVID-19 impacted budgets, which amounts to a \$6.4M improvement from FY21 to FY22 in the General Fund. This growth is driven by a recovery in sales taxes and stability in property taxes due to Park City residents, businesses, and visitors. Thus far, the pace of recovery is a testament to the resiliency of our community and collaboration in the face of great adversity.

Each year, the Budget is constructed by analyzing the City's financial position, including forecasting City expenditures and revenues over the next ten years. These funding projections support our plans for major capital project investments, departmental operating improvements, compensation, and inflationary increases. The City Manager's FY22 Recommended Budget draws upon Council and community input received throughout the year, as well as the City's long-term budget strategies. By extension, the proposed budget is reflective of a theme of stability and growth. To the extent possible, the City seeks to restore operating budgets, take strategic steps forward with regard to capital projects and grant opportunities, and maintain a commitment to the community to recruit and retain a high-performing workforce.

Per Utah State law, the City Manager must present Council a balanced budget at the first regularly scheduled Council meeting in May. Utah Code defines a balanced budget: *The total of the anticipated revenues shall equal the total of appropriated expenditures*. Council then adopts the tentative budget and begins working to develop a final budget. Between the first City Council meeting in May and the Final Budget presentation on June 24, the Council reviews detailed budget requests, considers public comment, and adopts a balanced budget.

With regard to our proposed budget timeline, we recommend adopting PCMC's Tentative Budget on May 13, 2021, and a series of budget hearings at every subsequent Council meeting until adopting a final budget on June 24, 2021. We also propose the option of reserving a date in June in the event you desire an additional meeting.

The timeline and process for the budget hearings:

- 1. May 10** – FY22 City Manager's Recommended Budget (Tentative or Proposed Budget) published on the City's website and available to Council and the public.
- 2. May 13** – Presentation and adoption of Tentative Budget – strategic budget overview, timeline, and update of long-term budget strategy and revenue projections. (1.5 hours)
 - a. Council will determine time and place of public hearings leading up to adopt Final Budget on June 24, 2021.

- b. Public hearings scheduled for May 13 and 27, and June 17 and 24, 2021, during the Regular City Council Meeting.
- 3. **May 27** – Capital Budget & Capital Projects review – 5-year Capital Improvement Plan, Walkability, ARCST, and RDA. (2 hours proposed)
- 4. **June ?** – Does Council want to reserve a time for a Special Budget Meeting?
- 5. **June 17** – Operating budget review; General Fund, Personnel (pay plan, health insurance, retirement); Fee Changes, and Council Compensation (2.5 hours)
- 6. **June 24** – Presentation & Adoption of Final Budget

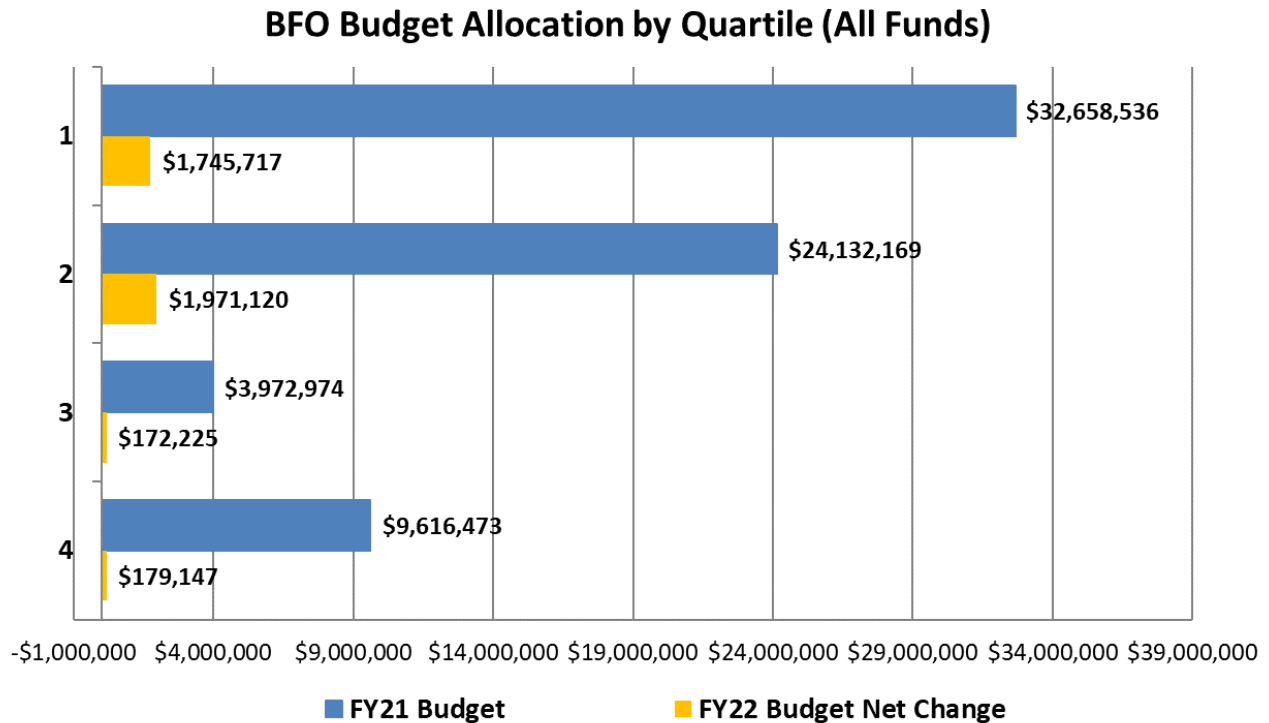
Analysis

The FY22 recommended budget was created under the guise of three Guiding Principles: 1) fiscal responsibility, 2) maintaining and enhancing core community public service commitments, and 3) restoring COVID-impacted budgets, where possible, across the organization. These Principles served us well during the economic shutdown last year, and our strong financial position and bond ratings were reaffirmed by Fitch earlier this year. Citing Park City's "superior level of gap-closing capacity, the result of the city's high level of revenue control, solid expenditure flexibility and robust reserves, and a low long-term liability burden," Fitch maintained a rating of AA+ with stable outlook for Park City.

With an increase in stability throughout FY21, the City renewed its Budgeting for Outcomes (BFO) process whereby department managers engaged in a rigorous scoring and evaluation process in coordination with the City Manager and Management Team. The results of that process are presented herein.

Each year in order to build the City Manager's Recommended Budget, managers assess their operations, consider Council priorities, and present their annual budget requests to the Results Team, a staff-led budget committee. The Team evaluates each request for new funding based on its alignment with Community Critical Priorities, Visioning Pillars, and the need to maintain essential services. After review, the Results Team ranks the proposed budget scenarios and makes a recommendation to the City Manager.

The criteria weighted the most heavily for scoring a BFO program is how well it aligns with Critical Community Priorities and Desired Outcomes. Decisions on budget enhancements or decreases are based on the scoring of each BFO program, as well as the department manager's rationale, established need, and availability of resources.



Allocation of Budgeted Resources by Quartile (excludes PC Transit Operations)

The Results Team follows this process to score each BFO program. Quartile 1 is made up of the top 25% of programs that received the highest scoring. This graphic demonstrates the budget changes most important to Council and the community (Quartiles 1 and 2). Please note, Quartile 1 does not include the budget decrease of transit operations from the separation with Summit County. The transit operations budget detail will be presented at a future council meeting.

Budget Summary

The FY21 Adjusted Budget reflects a 4.4% increase from the FY21 Budget (capital excluded). The Adjusted Budget is a term that calculates the current fiscal year's budget ending June 30, and accounts for increases and decreases over the Original Budget. The FY21 Budget increase is primarily due to CARES Act expenditures but includes recent increases such as the Spanish Services Senior Librarian, additional lobbying services, enhanced backcountry trails and fire maintenance, Affordable Housing Specialist, and more streets maintenance projects. As the end of FY21 approaches, we tightly monitor the adjusted budget to ensure changes are captured in the Final Budget adoption on June 24.

Expenditure Summary by Major Object - All Funds								
	Actuals FY 2017	Actuals FY 2018	Actuals FY 2019	Actuals FY 2020	Actuals FY 2021	Original Budget FY 2021	Adjusted Budget FY 2021	Original Budget FY 2022
Personnel	\$33,455,040	\$36,532,398	\$39,163,872	\$40,019,168	\$30,751,619	\$40,056,387	\$40,223,362	\$41,484,911
Mat, Suppls, Services	\$15,412,531	\$17,825,325	\$26,446,247	\$27,931,208	\$16,165,134	\$20,530,663	\$23,079,255	\$21,250,859
Capital Outlay	\$555,730	\$402,605	\$624,690	\$435,427	\$348,974	\$507,725	\$535,425	\$526,685
Contingency	\$116,958	\$75,437	\$67,018	\$362,218	\$172,741	\$700,000	\$700,000	\$300,000
TOTAL	\$49,540,259	\$54,835,765	\$66,301,826	\$68,748,021	\$47,438,468	\$61,794,774	\$64,538,042	\$63,562,455
Capital	\$76,532,985	\$60,601,638	\$73,693,985	\$23,654,074	\$41,204,434	\$89,689,564	\$182,912,942	\$73,325,334
Debt Service	\$11,130,107	\$16,216,948	\$16,853,649	\$24,538,521	\$13,894,869	\$13,791,615	\$13,791,615	\$13,791,615
Interfund Transfer	\$39,521,611	\$47,750,191	\$79,846,401	\$24,617,678	\$15,082,030	\$19,414,463	\$21,924,585	\$19,684,463
Ending Balance	\$83,017,228	\$83,191,254	\$117,717,331	\$130,691,480		\$50,020,436	\$75,596,125	\$87,359,929
TOTAL	\$259,742,190	\$262,595,797	\$354,413,192	\$272,249,775	\$117,619,801	\$234,710,852	\$358,763,309	\$257,723,796

This year, PCMC has taken a strategic approach to stretch our spending choices to further community goals. Although the FY22 Operating Budget is decreasing to \$63.5 million, a -1.5% decrease from the FY21 Adjusted Budget, this is mainly due to reductions in the Transportation Fund and CARES Act funding, which are not included in the FY22 Budget.

Budget changes and details on departmental requests and committee recommendations will be discussed on June 17. Capital budget recommendations will be discussed on May 27. For more information on budget requests and recommendations, please review the [budget documents posted online](#).

General Fund Revenues

As global society returns to normal, the positive effects, including continuing recovery in travel, lead to increase revenue projections with the most material year-over-year change coming in sales taxes.

FY21 Year-End Revenue Projections

Staff conservatively projects an increase of \$4.1M in sales tax collection within the General Fund for FY21 relative to the October Adjusted Budget—moving from \$8.7M in the October Adjusted Budget to \$12.8M in the proposed Adjusted Budget. Furthermore, on the back of a strong real estate market, property tax collections are projected up nearly \$2M from the Original Budget. Holistically, these key drivers are projected to help the City's General Fund bring in \$7M more than previously projected in FY21.

General Fund Revenue Summary							
Revenue	FY21 YTD Actuals	FY21 Ori Budget	FY21 Oct Adj Budget	FY21 Adj Budget	\$, Variance Projection vs. Budget	FY22 Budget	\$, Variance Projection vs. Budget
Property Taxes	\$12,253,317	\$10,412,892	\$10,412,892	\$12,712,892	\$2,300,000	\$12,392,328	(\$320,564)
Sales Tax	\$8,761,311	\$9,347,918	\$8,728,066	\$12,847,918	\$4,119,852	\$13,333,686	\$485,768
Franchise Tax	\$2,561,519	\$3,229,380	\$3,229,380	\$3,229,380	\$0	\$3,261,596	\$32,216
Planning, Building and Engineering Fees	\$2,330,203	\$2,107,887	\$2,107,887	\$3,007,887	\$900,000	\$3,565,757	\$557,870
Recreation	\$1,559,810	\$1,415,701	\$1,415,701	\$1,415,701	\$0	\$1,936,634	\$520,933
Licenses	\$292,586	\$323,501	\$323,501	\$323,501	\$0	\$484,692	\$161,191
Ice Revenue	\$462,557	\$617,073	\$627,373	\$627,373	\$0	\$913,628	\$286,255
Intergovernmental Revenue	\$114,744	\$162,840	\$162,840	\$162,840	\$0	\$155,304	(\$7,536)
Fees/Other (Includes CARES)	\$3,524,883	\$1,116,592	\$4,049,449	\$4,316,592	\$267,143	\$493,961	(\$3,822,631)
Interfund Transfers	\$1,842,357	\$2,724,847	\$2,724,847	\$2,724,847	\$0	\$2,724,847	\$0
Total	\$33,703,288	\$31,458,631	\$33,781,936	\$41,368,931	\$7,586,995	\$39,262,433	(\$2,106,498)

General Fund Revenue Summary

The FY22 revenue budget is slightly lower than the FY21, mostly due to CARES Act funding the City received in FY21 (\$2.7M). The table above demonstrates the projected increases for the different funding categories. These increases will allow the community to increase what it can accomplish in FY22 and beyond.

In addition, we forecast long-term revenues and operating, capital, and debt service expenses for the General Fund. The analysis illustrates the potential impacts of financial decisions on the City's short and long-term financial health. The figures help set the funding limits for both the operating and capital budget processes related to the general fund and general fund capital transfer. [Please review Budget Document for more info.](#)

Major General Fund Expenses

The FY22 City Manager's Recommended Budget in the General Fund is a targeted and strategic deployment of resources that attempts to invest heavily in capital assets such as transportation and housing, and at the same time invests in our ability to enhance core services and increase operational capacity and productivity.

FY22 Expenses	Amount	Notes
Capital	\$2,570,000	General Fund capital expenses deployed on key projects for community benefit, including new Rail Trail initiatives, transportation matching grants, wildfire mitigation and open space maintenance, and recreation facilities.
Ops Increases	\$1,475,669	Restores most services, and includes strategic budgetary increases to allow managers to deliver higher service levels than last year. Expanding special event and peak periods mitigation, capital project management delivery, financial staff, and infrastructure maintenance cut during FY21.
Pay Plan	\$1,467,330	Restores previously eliminated pay for performance program, proactively responds to the recommendations of the Mercer pay and compensation analysis and the Blue Ribbon Compensation Commission. This strategy will better equip the City's compensation program to recover to its previous levels in FY19.
\$5,512,999		

FY22 Sources	Amount	Notes
Revenue Capacity	\$3,300,000	Total projected revenue capacity for FY22
Repurpose Capital Projects	\$1,200,000	Repurpose capital budgets based on needs assessment
GF Fund Balance	\$500,000	Reallocation from unused FY21 General Fund balance
Capital Fund Balance	\$500,000	Reallocation from unused FY Capital Improvement Fund balance
\$5,500,000		

Normally, expenses would match projected revenues in the overall recommended budget. However, staff recommends partial restoration of unused fund balance that was targeted to respond to the FY21 projected revenue shortfall. Staff seeks to deploy resources faster and more strategically in order to meet the needs of the community in FY22, and these

funds were not necessary to retain our bond rating during our latest assessment by Fitch.

In FY21, we cut the General Fund balance by \$1.7M and the Capital Improvement Fund balance by \$2.1M. Staff recommends reallocating \$1M in order to accelerate resource deployment to service level demands and capital projects.

Operating Budget

The Operating Budget consists of personnel, materials, supplies, and services, departmental capital outlay, and contingencies for each department.

Health Insurance Costs

The City maintains a health and dental insurance plan through Regence Blue Cross Blue Shield of Utah. Each year, Regence examines the City's "use" of the plan and its total costs to Regence, and then determines the price for the following year. There will be no increase in the City's health insurance premiums for FY22!

Dental Insurance

No change to dental premiums or coverage amounts in FY22!

Pay Plan

Recruiting and retaining talented employees is imperative as we look to advance the community's goals with bold projects and initiatives. Recently, the City's recruitment for key positions has benefitted from telecommuting but struggled due to the increasingly expensive housing market and low unemployment rates in Utah. In many cases, the following factors have converged and hurt our ability to recruit and retain employees:

Competition – The Wasatch Back is experiencing explosive growth, with more individuals and businesses moving into the area than ever before. Companies are offering aggressive wages, fringe benefits and opportunities for growth. Our neighboring jurisdictions are offering competitive employment, and the cost of living is markedly lower. In addition, many jurisdictions increased compensation last year, while PCMC removed and eliminated raises and pay for performance.

Employment rate - low unemployment is usually regarded as a positive sign for the economy. However, a very low rate of unemployment, below 5%, can hurt certain employers. Summit County's unemployment rate is 2.8%. The national rate is 4.5% as of March 2021.

Housing - the average home price in Park City increased by over 17% in 2020, which pushes out virtually any new employees into a surrounding area. The result is long commutes and increased transportation costs. Additionally, many employers are offering remote working capabilities, eliminating commutes, and offer better work/life balance

To help manage personnel expenses and provide compensation levels to attract qualified personnel, Human Resources performs an internal bi-annual salary survey based on other local government entities in the immediate area.

Because of Park City's unique challenges and to provide an objective analysis, Park City engaged in an independent, comprehensive compensation analysis in FY20 and convened a Blue Ribbon Compensation Commission of community members and professionals. [Mercer, Inc](#), an industry leader in pay equity, was hired to review and benchmark 125 PCMC jobs (covering 281 employees) to the external market. The following steps were taken to ensure appropriate external market comparability:

- Determined appropriate benchmarking methodology
- Reviewed PCMC job descriptions
- Match PCMC jobs to selected compensation survey jobs

Staff plans to return to Council with members of the Blue Ribbon Commission on June 17th for a thorough review of the recommendation.

Pay Plan Changes by Fund		
Fund 11 GENERAL FUND	\$	1,067,330
Fund 51 WATER FUND	\$	165,984
Fund 52 STORM WATER FUND	\$	114,803
Fund 57 TRANSPORTATION	\$	139,542
Fund 58 PARKING FUND	\$	37,484
Fund 62 FLEET SERVICES FUND	\$	4,637
Total	\$	1,529,780

Pay Plan Increase by Fund

Personnel Changes

Several departments submitted personnel requests for the FY22 Budget shown for each fund in the table below. The overall decrease to the FY21 Original budget is \$192,604, due to a large reduction in the Transportation budget, a result of our separation from Summit County. For more information on budget requests and recommendations, please review the [budget documents posted online](#).

Total Personnel Options by Fund	
Fund	FY22 Request
Fund 11 GENERAL FUND	\$ 1,348,029
Fund 12 QUINNS RECREATION COMPLEX	\$ 6,548
Fund 51 WATER FUND	\$ 347,153
Fund 52 STORM WATER FUND	\$ 4,160
Fund 55 GOLF COURSE FUND	\$ 17,908
Fund 57 TRANSPORTATION	\$ (1,964,148)
Fund 58 PARKING FUND	\$ 37,812
Fund 62 FLEET SERVICES FUND	\$ 9,935
Total	\$ (192,604)

Recommended Personnel Requests by Fund

Materials, Supplies, and Services

The table below displays the changes to materials, supplies, and services by fund over the FY21 adopted budget. In FY22 the main increases are for software, contract services, supplies, and bank fees.

Total Materials, Supplies & Services Options by Fund	
Fund	FY22 Budget
Fund 11 GENERAL FUND	\$ 96,807
Fund 12 QUINNS RECREATION COMPLEX	\$ 24,315
Fund 51 WATER FUND	\$ 520,105
Fund 52 STORM WATER FUND	\$ 1,419
Fund 55 GOLF COURSE FUND	\$ 31,440
Fund 57 TRANSPORTATION	\$ (373,263)
Fund 58 PARKING FUND	\$ (1,400)
Total	\$ 299,423

Materials, Supplies & Services Options by Fund

Budget Recommendations through the Community Pillars

As part of the Community Visioning process, strategic pillars were developed through community input and feedback. Council will review and approve the pillars as part of the Council Retreat on May 20-21. Staff felt that there would be value in presenting the recommended budget changes through the Community Pillars to demonstrate the FY22 Recommended Budget reflects the community's visioning process:

- **Social Equity & Affordability – Cultivating and engaging an inclusive and diverse community, while working to address disparities**
 - o An Affordable Housing Specialist was added as part of the FY21 adjusted budget to provide technical analysis for proposed affordable housing developments and support growing department needs. Additional funds are proposed in FY22 for

outside Legal counsel to provide enhanced support to ensure program can continue evolving and growing to meet increased demand.

- o A Spanish Services Senior Librarian was added as part of the FY21 adjusted budget. This position is part of the Library Leadership Team and helps implement Spanish Services and Programs at the Library in a leadership capacity while applying Equity, Diversity, and Inclusion actions in support of the City's Social Equity Priorities.
- **Environmental Leadership – Protect, enhance, and support our natural world and local ecosystems, so we all can thrive**
 - o Significant investments have been requested in FY22 for the Water Department in materials, supplies, and equipment to monitor, detect and repair water leaks, as well as the addition of three new staff & reclassification of existing staff to ensure the Three Kings Water Treatment Plant is up and running according to schedule and complies with all state guidelines.
 - o Additional funds have been added to Environmental Sustainability for involvement in a statewide renewable energy project as well as the introduction of the City of Trees program in FY22.
 - o Added funds for operating and capital open space improvements and two part-time open space rangers, along with a vehicle, to provide customer service and monitor and enforce open space/trails rules and regulations to protect our trails and ensure accessibility and enjoyment for all.
- **Authentic Local Culture – Fostering economic diversity through arts, culture, and local entrepreneurship, and create a balance between resident and visitor quality of experience**
 - o The FY22 budget has multiple requests for Adult and Youth programs in Hockey, Tennis, Golf, Pickleball and Mountain Biking for leagues, camps, and tournaments as well as investments to outdoor ice sheets, tennis bubble, equipment, and deep cleaning of facilities.
 - o Additional capital funding for parks, fields, and recreation facilities to ensure meeting community needs and proper maintenance.
 - o Additional funding has been added to the Special Events department to assist with event logistics, residential mitigation, pedestrian management, parking enforcement and taxi management during events.
 - o As we continue to focus on walkability and a bike-able community, a Senior Transportation Planner has been added to focus on these areas and other alternatives to vehicle travel.
- **Transportation Innovation – Envisioning bold, multi-modal transportation solutions**
 - o A part-time Traffic Operations Manager has been added to the FY22 budget to continue building upon our multi-pronged approach to transportation solutions. The Traffic Operations Manager will lead a team comprised of police, streets, transit, events, parking, and communications to manage and mitigate traffic

impact. In addition, the Police department requested additional officer support to mitigate traffic during holidays, events, and peak ski days.

- o A full-time Transportation Engineer is being added to provide technical support for proposed transportation projects early in the planning phase of a project, leading transportation capital project design and general project management of these projects during the design to construction phase to deliver a robust transportation program for the City. Additional funds have been added to Contract Services to manage the increase in CIP transit projects.
- o Park City Transportation has been aggressively pursuing state and federal funding opportunities and has been successful in securing funding for a Short-Range Transit Plan and for the Active Transportation Master Plan. Additionally, Park City has been awarded a significant amount of federal grant funding to procure new electric buses and charging infrastructure.
- o The FY22 Transportation Operations budget shows a decrease of \$2M in the Personnel budget and \$374k in the operations budget, due to the separation of Transit services between the City and County. The City is hopeful that the separation will yield a more focused and higher-level of service for Park City residents.
- o Programmed the remaining Walkability bond proceeds through a prioritization process to ensure a more deliberate and strategic use of funds.

- **Core or Essential Services**

- o The City continues to expand its offering of services throughout each department which directly effects the various internal services that the Finance, IT & Legal Departments provide. The FY22 budget reflects a full-time Finance Clerk, a full-time IT Coordinator, and a new Attorney in the Legal department. This investment in infrastructure will allow departments to offer a higher level of service both internally and to the general public.
- o As we continue striving for efficiencies and timely completion of improvements to City assets and infrastructure, the Streets department has proposed a plan to bring the majority of striping projects in-house, which requires investment in staff and equipment. Additional funds have also been added to landscaping and maintenance of City owned properties as well as enhanced air-filters as we continue to focus on the health of the public in City facilities.
- o Online meetings have allowed greater accessibility and engagement from the community. As we continue with online meetings and begin incorporating a hybrid model, the need for A/V and technical assistance must be addressed. The FY22 budget reflects a new part-time position to ensure a high quality and effective experience.
- o In order to achieve the bold plans outlined by Council and the community, it is imperative the City can recruit and retain quality, highly skilled staff. A comprehensive compensation analysis was performed to ensure the City is aligned with neighboring communities for equitable pay. The Pay for Performance program is proposed to be restored, after being cut in FY20 and reduced in FY21.

Overall, Park City's General and Capital Improvement Funds remain well-positioned to continue to invest in City infrastructure while also initiating several large new initiatives. Staff is asking Council to approve the attached ordinance adopting a Tentative Revised Budget for FY21 and a Tentative Budget for FY22 for Park City Municipal Corporation. Over the next several weeks, staff will present various aspects of the FY22 City Manager's Recommended Budget to Council. Staff will provide an overview of the FY22 budget, lay out the budget approval process timeline, and highlight next year's revenue projections. The FY22 City Manager's Recommended Budget is presented through the lens of the community pillars, priorities, and goals. We are confident that this budget process provides the tools to build a budget that focuses on outcomes and community priorities.

Department Review

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

Attachments:

A – Budget Summaries

B – Tentative Budget Ordinance

Expenditure Summary by Fund and Major Object (FY 2021 Original Budget)

Description	Personnel FY 2021	Mat, Supplies, Services FY 2021	Capital FY 2021	Debt Service FY 2021	Contingency FY 2021	Sub - Total FY 2021	Interfund Transfer FY 2021	Ending Balance FY 2021	Total FY 2021
Park City Municipal Corporation									
011 GENERAL FUND	\$23,607,514	\$8,106,143	\$307,620	\$0	\$700,000	\$32,721,277	\$2,834,061	\$7,504,960	\$43,060,298
012 QUINNS RECREATION COMPLEX	\$902,829	\$348,835	\$1,000	\$0	\$0	\$1,252,664	\$0	\$-6,033,938	\$-4,781,273
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$37,534,575	\$0	\$0	\$37,534,575	\$3,580,329	\$3,128,714	\$44,243,618
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,460,138	\$0	\$0	\$1,460,138	\$0	\$7,429	\$1,467,567
051 WATER FUND	\$3,258,424	\$3,589,138	\$40,896,797	\$1,028,266	\$0	\$48,772,625	\$1,773,085	\$4,484,094	\$55,029,804
052 STORM WATER FUND	\$607,137	\$290,025	\$1,221,500	\$0	\$0	\$2,118,662	\$127,425	\$58,813	\$2,304,900
055 GOLF COURSE FUND	\$899,687	\$486,435	\$114,565	\$24,283	\$0	\$1,524,970	\$134,913	\$26,248	\$1,686,131
057 TRANSPORTATION & PARKING FUND	\$8,902,923	\$2,268,672	\$8,281,094	\$0	\$0	\$19,452,689	\$3,334,501	\$2,187,998	\$24,975,188
058 PARKING FUND	\$849,924	\$707,900	\$125,000	\$0	\$0	\$1,682,824	\$8,000	\$2,338,730	\$4,029,554
062 FLEET SERVICES FUND	\$995,989	\$1,853,155	\$0	\$0	\$0	\$2,849,144	\$0	\$864,661	\$3,713,805
064 SELF INSURANCE FUND	\$0	\$1,733,060	\$0	\$0	\$0	\$1,733,060	\$0	\$493,142	\$2,226,202
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,040,066	\$0	\$5,040,066	\$0	\$27,906,245	\$32,946,311
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,699,000	\$0	\$7,699,000	\$0	\$2,581,847	\$10,280,847
Total Park City Municipal Corporation	\$40,024,428	\$19,383,363	\$89,942,289	\$13,791,615	\$700,000	\$163,841,695	\$11,792,314	\$45,548,943	\$221,182,953
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$31,958	\$692,300	\$0	\$0	\$0	\$724,258	\$3,092,532	\$2,689,797	\$6,506,587
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$700,000	\$994,151	\$2,149,151
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$255,000	\$0	\$0	\$255,000	\$2,782,840	\$340,776	\$3,378,616
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046,777	\$5,853	\$1,052,630
Total Park City Redevelopment Agency	\$31,958	\$1,147,300	\$255,000	\$0	\$0	\$1,434,259	\$7,622,149	\$4,030,577	\$13,086,985
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440,916	\$440,916
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440,916	\$440,916
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$40,056,387	\$20,530,663	\$90,197,289	\$13,791,615	\$700,000	\$165,275,954	\$19,414,463	\$50,020,436	\$234,710,853

Expenditure Summary by Fund and Major Object (FY 2021 Adjusted Budget)

Description	Personnel FY 2021	Mat, Supplies, Services FY 2021	Capital FY 2021	Debt Service FY 2021	Contingency FY 2021	Sub - Total FY 2021	Interfund Transfer FY 2021	Ending Balance FY 2021	Total FY 2021
Park City Municipal Corporation									
011 GENERAL FUND	\$23,760,939	\$10,648,085	\$335,320	\$0	\$700,000	\$35,444,345	\$4,844,183	\$13,440,153	\$53,728,681
012 QUINNS RECREATION COMPLEX	\$909,979	\$355,485	\$1,000	\$0	\$0	\$1,266,464	\$0	\$-5,777,808	\$-4,511,343
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,168	\$23,168
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$86,620,523	\$0	\$0	\$86,620,523	\$3,580,329	\$7,952,955	\$98,153,807
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$2,577,863	\$0	\$0	\$2,577,863	\$0	\$313,515	\$2,891,378
051 WATER FUND	\$3,258,424	\$3,589,138	\$75,214,366	\$1,028,266	\$0	\$83,090,193	\$1,773,085	\$2,404,784	\$87,268,063
052 STORM WATER FUND	\$607,137	\$290,025	\$1,578,834	\$0	\$0	\$2,475,996	\$127,425	\$454,158	\$3,057,579
055 GOLF COURSE FUND	\$899,687	\$486,435	\$313,682	\$24,283	\$0	\$1,724,087	\$134,913	\$739,643	\$2,598,643
057 TRANSPORTATION & PARKING FUND	\$8,909,323	\$2,268,672	\$13,903,185	\$0	\$0	\$25,081,181	\$3,334,501	\$16,678,085	\$45,093,767
058 PARKING FUND	\$849,924	\$707,900	\$0	\$0	\$0	\$1,557,824	\$8,000	\$1,541,002	\$3,106,826
062 FLEET SERVICES FUND	\$995,989	\$1,853,155	\$0	\$0	\$0	\$2,849,144	\$0	\$1,014,476	\$3,863,620
064 SELF INSURANCE FUND	\$0	\$1,733,060	\$0	\$0	\$0	\$1,733,060	\$0	\$1,097,814	\$2,830,874
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,040,066	\$0	\$5,040,066	\$0	\$28,531,564	\$33,571,630
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,699,000	\$0	\$7,699,000	\$0	\$3,499,921	\$11,198,921
Total Park City Municipal Corporation	\$40,191,403	\$21,931,955	\$180,544,773	\$13,791,615	\$700,000	\$257,159,747	\$13,802,436	\$71,949,203	\$342,911,386
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$31,958	\$692,300	\$0	\$0	\$0	\$724,258	\$3,092,532	\$1,480,029	\$5,296,819
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$1,200,000	\$812,130	\$2,467,130
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$2,505,623	\$0	\$0	\$2,505,623	\$2,782,840	\$415,005	\$5,703,468
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$397,971	\$0	\$0	\$397,971	\$1,046,777	\$490,567	\$1,935,315
Total Park City Redevelopment Agency	\$31,958	\$1,147,300	\$2,903,594	\$0	\$0	\$4,082,853	\$8,122,149	\$3,197,731	\$15,402,733
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$40,223,362	\$23,079,256	\$183,448,367	\$13,791,615	\$700,000	\$261,242,600	\$21,924,585	\$75,596,125	\$358,763,310

Expenditure Summary by Fund and Major Object (FY 2022 Budget)

Description	Personnel FY 2022	Mat, Supplies, Services FY 2022	Capital FY 2022	Debt Service FY 2022	Contingency FY 2022	Sub - Total FY 2022	Interfund Transfer FY 2022	Ending Balance FY 2022	Total FY 2022
Park City Municipal Corporation									
011 GENERAL FUND	\$26,009,345	\$8,933,770	\$346,443	\$0	\$300,000	\$35,589,558	\$3,104,061	\$13,095,339	\$51,788,958
012 QUINNS RECREATION COMPLEX	\$909,378	\$379,800	\$1,000	\$0	\$0	\$1,290,178	\$0	\$-6,154,358	\$-4,864,180
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,168	\$23,168
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$16,464,851	\$0	\$0	\$16,464,851	\$3,580,329	\$27,160,355	\$47,205,535
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,585,600	\$0	\$0	\$1,585,600	\$0	\$313,515	\$1,899,115
051 WATER FUND	\$3,818,377	\$4,109,243	\$37,422,575	\$1,028,266	\$0	\$46,378,461	\$1,773,085	\$7,105,597	\$55,257,143
052 STORM WATER FUND	\$758,480	\$291,444	\$1,121,500	\$0	\$0	\$2,171,424	\$127,425	\$155,309	\$2,454,158
055 GOLF COURSE FUND	\$917,595	\$517,875	\$114,565	\$24,283	\$0	\$1,574,318	\$134,913	\$418,662	\$2,127,893
057 TRANSPORTATION & PARKING FUND	\$7,124,075	\$1,915,272	\$16,510,485	\$0	\$0	\$25,549,832	\$3,334,501	\$541,855	\$29,426,188
058 PARKING FUND	\$935,793	\$706,500	\$0	\$0	\$0	\$1,642,293	\$8,000	\$2,494,073	\$4,144,366
062 FLEET SERVICES FUND	\$1,011,868	\$1,853,155	\$0	\$0	\$0	\$2,865,023	\$0	\$874,453	\$3,739,476
064 SELF INSURANCE FUND	\$0	\$1,396,500	\$0	\$0	\$0	\$1,396,500	\$0	\$1,100,357	\$2,496,857
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$5,040,066	\$0	\$5,040,066	\$0	\$30,923,939	\$35,964,005
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,699,000	\$0	\$7,699,000	\$0	\$5,358,568	\$13,057,568
Total Park City Municipal Corporation	\$41,484,911	\$20,103,559	\$73,567,020	\$13,791,615	\$300,000	\$149,247,105	\$12,062,314	\$83,446,605	\$244,756,024
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$0	\$692,300	\$0	\$0	\$0	\$692,300	\$3,092,532	\$1,947,197	\$5,732,029
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$455,000	\$0	\$0	\$0	\$455,000	\$700,000	\$933,449	\$2,088,449
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$255,000	\$0	\$0	\$255,000	\$2,782,840	\$469,697	\$3,507,537
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$30,000	\$0	\$0	\$30,000	\$1,046,777	\$113,790	\$1,190,567
Total Park City Redevelopment Agency	\$0	\$1,147,300	\$285,000	\$0	\$0	\$1,432,300	\$7,622,149	\$3,464,133	\$12,518,582
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,191	\$449,191
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$41,484,911	\$21,250,859	\$73,852,020	\$13,791,615	\$300,000	\$150,679,405	\$19,684,463	\$87,359,929	\$257,723,797

All Funds Combined

Revenue	Actual FY 2018	Actual FY 2019	Actual FY 2020	Actual FY 2021	Original FY 2021	Adjusted FY 2021	Collection % FY 2021	Adjusted FY 2022
RESOURCES								
Property Taxes	\$21,149,343	\$21,368,077	\$25,486,395	\$27,415,686	\$25,378,173	\$27,678,173	99%	\$27,438,928
Sales Tax	\$26,024,963	\$29,273,042	\$30,409,928	\$17,525,767	\$23,489,626	\$25,859,538	68%	\$31,836,519
Franchise Tax	\$3,147,847	\$3,230,881	\$3,161,759	\$2,561,519	\$3,229,380	\$3,229,380	79%	\$3,261,596
Licenses	\$1,387,755	\$1,395,163	\$1,315,865	\$1,195,638	\$979,790	\$979,790	122%	\$1,437,989
Planning Building & Engineering Fees	\$4,606,175	\$5,820,662	\$7,513,747	\$3,956,579	\$3,646,825	\$4,546,825	87%	\$5,157,166
Special Event Fees	\$60,697	\$178,413	\$178,672	\$8,081	\$127,595	\$127,595	6%	\$115,681
Federal Revenue	\$2,733,886	\$3,969,044	\$5,698,041	\$5,154,125	\$3,642,753	\$19,127,233	27%	\$539,212
State Revenue	\$520,528	\$518,845	\$818,625	\$443,952	\$501,187	\$501,187	89%	\$440,577
County/SP District Revenue	\$2,537,580	\$705,240	\$3,888,378	\$835,962	\$2,055,705	\$2,066,005	40%	\$474,143
Water Charges for Services	\$19,159,083	\$20,092,203	\$19,944,310	\$18,529,576	\$21,889,201	\$21,889,201	85%	\$21,819,145
Transit Charges for Services	\$6,247,276	\$7,425,047	\$5,286,336	\$787,473	\$9,366,000	\$10,546,891	7%	\$6,453,888
Cemetery Charges for Services	\$29,186	\$18,816	\$22,922	\$15,260	\$95,465	\$95,465	16%	\$80,182
Recreation	\$3,557,947	\$3,348,293	\$3,294,003	\$2,858,484	\$2,756,197	\$2,756,197	104%	\$3,267,017
Ice	\$833,126	\$828,397	\$691,828	\$451,762	\$612,867	\$612,867	74%	\$907,421
Other Service Revenue	\$57,470	\$45,786	\$59,527	\$40,533	\$151,702	\$151,702	27%	\$56,768
Library Fees	\$27,946	\$20,198	\$14,357	\$9,714	\$18,645	\$18,645	52%	
Fines & Forfeitures	\$2,240,548	\$2,611,357	\$1,934,534	\$690,602	\$2,603,364	\$2,603,364	27%	\$2,603,364
Misc. Revenues	\$8,809,064	\$4,078,297	\$8,426,163	\$2,893,852	\$15,507,058	\$15,507,058	19%	\$15,671,624
Interfund Transactions (Admin)	\$6,187,564	\$6,821,583	\$6,898,975	\$4,915,439	\$6,871,385	\$6,871,385	72%	\$6,871,385
Interfund Transactions (CIP/Debt)	\$41,562,627	\$73,024,818	\$17,718,703	\$11,497,794	\$12,543,078	\$15,064,200	76%	\$12,813,078
Special Revenues & Resources	\$1,719,697	\$1,059,990	\$1,000,912	\$4,119,277	\$639,127	\$3,839,127	107%	\$691,988
Bond Proceeds	\$35,227,871	\$85,387,786	\$10,768,465		\$9,000,000	\$64,000,000		\$40,190,000
Beginning Balance	\$74,767,615	\$83,191,254	\$117,717,331		\$89,605,728	\$130,691,480		
TOTAL	\$262,595,797	\$354,413,190	\$272,249,775	\$105,907,074	\$234,710,851	\$358,763,308		\$182,127,671

Change in Fund Balance

Fund	Actuals FY 2018	Actuals FY 2019	Actuals FY 2020	Budget FY 2021	Adjusted FY 2021	Increase (red) FY 2021	% Inc (red) FY 2021	Budget FY 2022	Increase (red) FY 2022	% Inc (red) FY 2022
Park City Municipal Corporation										
011 GENERAL FUND	\$12,266,079	\$13,995,937	\$12,987,123	\$7,504,960	\$13,440,153	\$7,504,960	3%	\$13,095,339	\$-344,814	-3%
012 QUINNS RECREATION COMPLEX	\$-4,450,108	\$-4,803,352	\$-5,138,717	\$-6,033,938	\$-5,777,808	\$-6,033,938	12%	\$-6,154,358	\$-376,550	7%
021 POLICE SPECIAL REVENUE FUND	\$34,404	\$35,773	\$35,773	\$0	\$35,773	\$0		\$35,773		
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	\$23,168	\$23,168	\$23,168	\$0	\$23,168	\$0		\$23,168		
031 CAPITAL IMPROVEMENT FUND	\$40,859,511	\$47,522,284	\$59,750,463	\$3,128,714	\$7,952,955	\$3,128,714	-87%	\$27,160,355	\$19,207,400	242%
038 EQUIPMENT REPLACEMENT CIP	\$1,990,746	\$1,912,090	\$1,431,240	\$7,429	\$313,515	\$7,429	-78%	\$313,515		
051 WATER FUND	\$2,415,273	\$8,601,446	\$11,194,924	\$4,484,094	\$2,404,784	\$4,484,094	-79%	\$7,105,597	\$4,700,813	195%
052 STORM WATER FUND	\$598,027	\$717,233	\$1,057,579	\$58,813	\$454,158	\$58,813	-57%	\$155,309	\$-298,849	-66%
055 GOLF COURSE FUND	\$1,210,441	\$1,234,194	\$1,195,758	\$26,248	\$739,643	\$26,248	-38%	\$418,662	\$-320,981	-43%
057 TRANSPORTATION & PARKING FUND	\$13,647,186	\$13,034,167	\$11,187,402	\$2,187,998	\$16,678,085	\$2,187,998	49%	\$541,855	\$-16,136,230	-97%
058 PARKING FUND	\$0	\$0	\$503,462	\$2,338,730	\$1,541,002	\$2,338,730	206%	\$2,494,073	\$953,071	62%
062 FLEET SERVICES FUND	\$1,207,403	\$1,210,535	\$1,138,620	\$864,661	\$1,014,476	\$864,661	-11%	\$874,453	\$-140,023	-14%
064 SELF INSURANCE FUND	\$1,163,647	\$1,348,568	\$1,431,831	\$493,142	\$1,097,814	\$493,142	-23%	\$1,100,357	\$2,543	0%
070 SALES TAX REV BOND - DEBT SVS FUND	\$7,396,945	\$25,749,908	\$26,139,189	\$27,906,245	\$28,531,564	\$27,906,245	9%	\$30,923,939	\$2,392,375	8%
071 DEBT SERVICE FUND	\$710,461	\$1,575,743	\$1,641,274	\$2,581,847	\$3,499,921	\$2,581,847	113%	\$5,358,568	\$1,858,647	53%
Total Park City Municipal Corporation	\$79,073,183	\$112,157,694	\$124,579,089	\$45,548,943	\$71,949,203	\$45,548,943	21 %	\$83,446,605	\$11,497,402	345 %
Park City Redevelopment Agency										
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$857,555	\$1,604,087	\$1,044,819	\$2,689,797	\$1,480,029	\$2,689,797	42%	\$1,947,197	\$467,168	32%
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$730,611	\$904,151	\$1,272,130	\$994,151	\$812,130	\$994,151	-36%	\$933,449	\$121,319	15%
033 REDEVELOPMENT AGENCY-LOWER PRK	\$1,026,025	\$1,774,703	\$2,610,936	\$340,776	\$415,005	\$340,776	-84%	\$469,697	\$54,692	13%
034 REDEVELOPMENT AGENCY-MAIN ST	\$1,073,963	\$835,780	\$735,315	\$5,853	\$490,567	\$5,853	-33%	\$113,790	\$-376,777	-77%
Total Park City Redevelopment Agency	\$3,688,154	\$5,118,721	\$5,663,200	\$4,030,577	\$3,197,731	\$4,030,577	-112 %	\$3,464,133	\$266,402	-17 %
Municipal Building Authority										
035 BUILDING AUTHORITY	\$429,917	\$440,916	\$449,191	\$440,916	\$449,191	\$440,916		\$449,191		
Total Municipal Building Authority	\$429,917	\$440,916	\$449,191	\$440,916	\$449,191	\$440,916		\$449,191		



Ordinance No. 2021-21

ORDINANCE ADOPTING A TENTATIVE REVISED BUDGET FOR FISCAL YEAR 2021 AND A TENTATIVE BUDGET FOR FISCAL YEAR 2022 FOR PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES AND AUTHORIZING THE COMPUTATION OF THE PROPERTY TAX RATE AT A NO TAX INCREASE RATE

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

WHEREAS, a public hearing was held on May 13, 2021 at the City Council's regularly scheduled meetings, complying with State law;

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

SECTION 1. TENTATIVE REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 13, 2021 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the tentative revised Fiscal Year 2021 budget for Park City Municipal Corporation and its related agencies.

SECTION 2. TENTATIVE BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 13, 2021 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the tentative budget for Fiscal Year 2022 for Park City Municipal Corporation and its related agencies.

SECTION 3. CERTIFIED PROPERTY TAX RATE. The City's Budget Officer is authorized, after the County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for 2021 at a "No Tax Increase Rate" and file said rate with the County.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective on the day of publication.

PASSED AND ADOPTED this 13th day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

City Council Staff Report

Subject: Gasparac Plat Amendment
Application: PL-21-04793
Author: Spencer Cawley
Date: May 13, 2021
Type of Item: Administrative – Plat Amendment



Recommendation

Review the Gasparac Plat Amendment, hold a public hearing, and consider approving Ordinance No. 2021-22, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: CJG Development III, LLC, represented by Marshall King, Alliance Engineering
Location: 1060 Park Avenue
Zoning District: Historic Residential – Medium Density
Adjacent Land Uses: Single-Family Dwelling; Multi-Unit Dwellings
Reason for Review: Plat amendments require Planning Commission recommendation and City Council action¹

Acronyms

HRM Historic Residential – Medium Density
HSI Historic Sites Inventory
LMC Land Management Code

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

Summary

The applicant proposes subdividing a 12,868-square-foot lot and block parcel in the Historic Residential – Medium Density Zoning District (HRM) into a 7,839-square-foot Lot containing a Significant Historic Structure and a 5,029-square-foot Lot.

On April 28, 2021, the Planning Commission unanimously forwarded a positive recommendation with the following changes:

- Finding of Fact 2 amended to replace parcel with SA-357
- Metes and bounds changed to lot and block
- Condition of Approval 12 changed to require the Applicant to provide two on-site parking spaces for each Lot

¹ LMC [§ 15-7.1-2\(B\)](#).

The Planning Commission also requested staff schedule a work session to evaluate the City's policy on lot combinations and subdivisions.

Background

The subject property located at 1060 Park Avenue is a Significant Historic Single-Family Dwelling with a detached garage at the easternmost corner of the property in the Historic Residential – Medium Density (HRM) Zoning District. It occupies Lots 9, 10, 11, and 12 of Block 55 of Snyders Addition; also that part of the E1/2 of Block 55 Snyders Addition Easterly from Lots 9, 10, 11, and 12.

The existing Structure was built around 1946. The property was designated as a Significant Site on the Park City Historic Sites Inventory (HSI) in 2009 (Exhibit E).

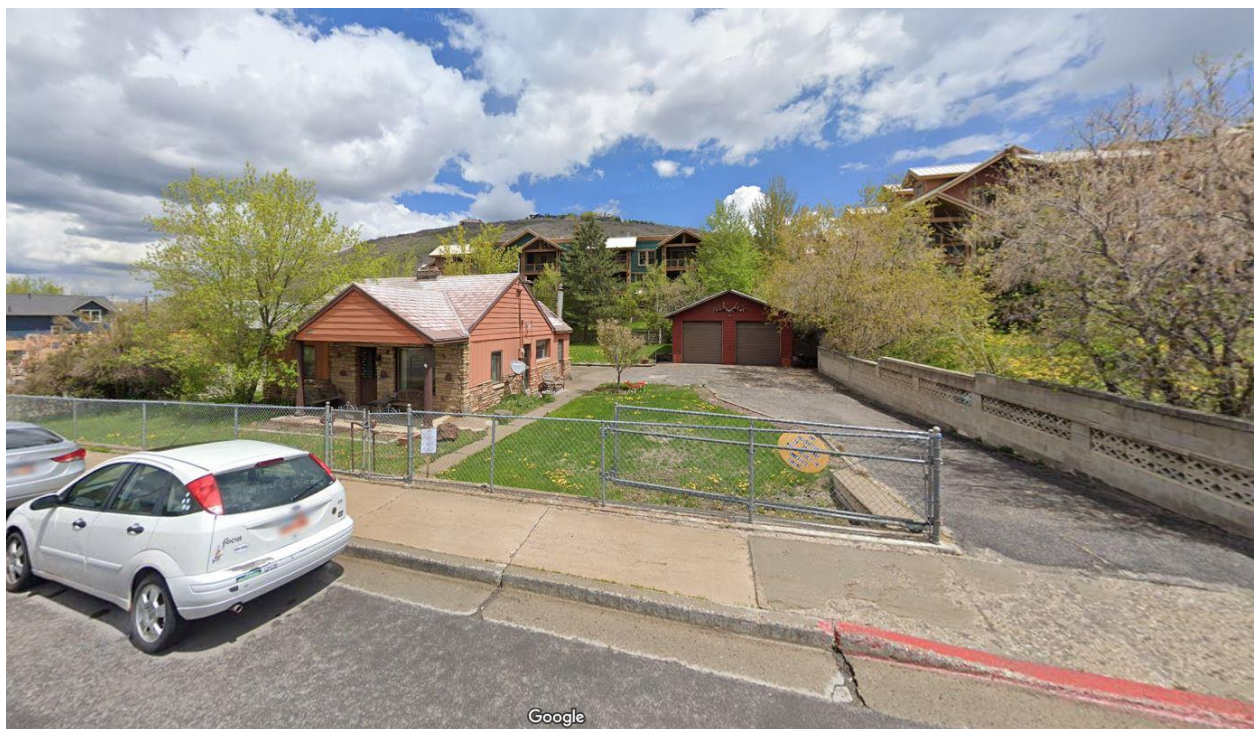


Figure 1--1060 Park Avenue Looking Northwesterly (Source: Google Maps)

The Applicant proposes a two (2) Lot subdivision by placing a Lot Line five feet (5') to the south of the existing Single-Family Dwelling. The proposed Plat Amendment creates Lot A, measuring 7,839 square feet and Lot B, measuring 5,029 square feet. The Applicant indicates Lot B is set aside for the purpose of constructing a future Single-Family Dwelling (Exhibit A). No easement is vacated or amended as a result of the Subdivision.

See table below for the Site's past related Applications.

Date	Application Type	Description	Action Taken
August 1, 2000	Determination of Historical	Determination of Historical Significance 1060 Park	Applicant Withdrew on

	Significance	Avenue	September 8, 2000
April 16, 2019	Determination of Significance	Applicant proposed to remove the Significant Site from Historic Sites Inventory.	City Council Denied
December 7, 2020	Historic District Design Review Pre-Application	Applicant has questions regarding density and the historic nature of Structure's exterior.	Under Review
January 19, 2021	Historic District Design Review Pre-Application	Applicant interested in the subdivision of property into two (2) Lots as well as construction and condition of existing Structure on site.	Under Review

Analysis

Plat Amendments require Planning Commission review and City Council Final Action.² A Subdivision containing not more than three Lots fronting an existing Street, not involving any new Street or road, or the extension of municipal facilities, or the creation of public improvements, is a Minor Subdivision and does not require a Preliminary Plat.³

(I) The proposed Subdivision complies with the Historic Residential – Medium Density (HRM) Zoning District requirements.

The purpose of the Historic Residential – Medium Density (HRM) Zoning District is to encourage new Development that is compatible with the surrounding area,⁴ encourage the rehabilitation of existing Historic Structures,⁵ and to encourage Development that provides a transition in Use and scale between the Historic District and resort Development.⁶ Single-Family Dwellings are an Allowed Use in the HRM Zoning District.⁷

The table below outlines the HRM Zoning District Lot Requirements:⁸

HRM Zoning Requirement	Analysis of Proposal
Minimum Lot Size	Lot A: 7,839 sq feet.
A. Single-Family Dwelling: 1,875 sq. ft.	Lot B: 5,029 sq. feet.

² LMC [§ 15-12-15\(B\)\(9\).](#)

³ LMC [§ 15-7.1-3\(A\).](#)

⁴ LMC [§ 15-2.4-1\(B\).](#)

⁵ LMC [§ 15-2.4-1\(C\).](#)

⁶ LMC [§ 15-2.4-1\(D\).](#)

⁷ LMC [§ 15-2.4-2 \(A\)\(1\).](#)

⁸ LMC [§ 15-2.4-3.](#)

B. Duplex Dwelling: 3,750 sq. ft. C. Triplex Dwelling: 4,687 sq. ft. D. Four-plex Dwelling: 5,625 sq. ft.	Lot A and Lot B comply with Single-Family, Duplex, and Triplex Dwellings. Lot A complies with Four-Plex Dwellings.
Minimum Lot Width: 37.50 feet	Lot A: 60.34 feet. Lot B: 39.59 feet. <i>Complies</i>
Front Setback: fifteen feet (15') for Lot depths greater than 75 feet	Lot A depth: North boundary 131.35 ft South boundary 128.10 ft Significant Historic Structure exceeds the required Setback at 19 feet. Lot B depth: North boundary 128.10 ft. South boundary 125.98 ft Condition of Approval 8 and 9. New construction will need to comply.
Rear Setback: ten feet (10')	Lot A: Significant Historic Structure exceeds the required Setback at 72 feet. Lot B: Condition of Approval 8 and 9. New construction will need to comply.
Side Setback: five feet (5')	Lot A: Significant Historic Structure meets the Setback at five feet. Lot B: Condition of Approval 8 and 9. New construction will need to comply.
Building Height: 27 feet from Existing Grade	Lot A: Significant Historic Structure complies. Lot B: Condition of Approval 8 and 9. New construction will need to comply.
Maximum Building Footprint	There is no maximum Building Footprint Requirement in the HRM Zoning District. Future development of Lot B must meet the required Setbacks, Building Height, and parking.

Architectural Review LMC [§ 15-2.4-12](#)

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance. Any changes to the

existing structure on Lot A and/or development of Lot B must maintain all requirements of the HRM Zoning District, as well as the *Design Guidelines for Historic Districts and Historic Sites* found in LMC [Chapter 15-13](#) (Condition of approval 8 and 9).

Restrictions on Fencing Materials LMC [§ 15-4-2\(B\)](#)

Chain link Fences are prohibited in all zones. Condition of Approval 10 requires the Applicant to remove the existing chain link Fence Prior to recordation of Plat.

Accessory Buildings

An Accessory Building is an Allowed Use in the HRM Zoning District.⁹ The existing site conditions survey shows that a principal Building and an Accessory Building are on the subject property (Exhibit B). With this Plat amendment, Lot lines are altered and will separate these two structures.

- The LMC defines Private Garage as an Accessory Building, or a portion of the Main Building, used for the storage of motor vehicles for the tenants or occupants of the Main Building and not by the general public.
- The LMC defines Accessory Building as a Building on the same Lot as the principal Building. It is incidental to, and customarily found in connection with the principal Building, such as detached garages. The Accessory Building is operated and maintained for the benefit of the principal Use, and not a Dwelling Unit.¹⁰

Without an existing principal Building on Lot B, the Accessory Building is no longer an accessory. Therefore, Condition of Approval 11 requires the Applicant to demolish the Accessory Building Prior to plat recordation.

(II) Staff finds Good Cause for the subdivision because (A) the Historic Character of the Historic Residential Medium Zoning District is retained, (B) no Public Street or Right-of-Way is vacated or amended, and (C) no easement has been vacated or amended.

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

Land Management Code [§ 15-15-1](#) defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

⁹ LMC [§ 15-2.4-2](#).

¹⁰ LMC [§ 15-15-1](#).

A. The Historic Residential Medium Zoning District Historic Character is retained.

The purpose of the Historic Residential-Medium Zoning District in part is to encourage new Development along an important corridor that is Compatible with Historic Buildings and/or Structures in the surrounding area and to encourage the rehabilitation of existing Historic Structures.¹¹

This subdivision creates two smaller Lots like other Single-Family Dwelling Lots north on Park Avenue (see Figure 2).



Figure 2--Source: Summit County Parcel Viewer

B. No Public Street or Right-of-Way is vacated or amended.

Both Lots are accessed by Park Avenue and the plat amendment does not vacate or amend any portion of Park Avenue.

C. No easement is vacated or amended.

(III) The Development Review Committee requires a Condition of Approval.

On April 6, 2021, the Development Review Committee Reviewed the Plat Amendment. The Snyderville Basin Water Reclamation District (SBWRD) requires the applicant (1) insert the Easement legal description into the SBWRD Grant of Easement form, (2)

¹¹ LMC [§ 15-2.4-1](#).

have the document signed and notarized by the landowner, (3) Return the document to SBRWD for recordation, and (4) insert the recording information on the plat after recordation of Easement. Condition of Approval 3.

1060 Park Avenue is a Historical Structure and therefore exempt from parking requirements. Currently, this Lot has capacity for two (2) off-street parking spots. The Planning Commission argued that mitigation for impacts to parking be conditioned for this subdivision. Condition of Approval 12 was added and states “The Applicant shall provide two on-site parking spaces for each Lot”.

Department Review

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

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on April 12, 2021. Staff mailed courtesy notice to property owners within 300 feet on April 14, 2021. The *Park Record* published notice on April 14, 2021. LMC [§ 15-1-21](#).

Public Input

Staff did not receive any public input prior to or during the Planning Commission meeting on April 28, 2021. Staff did not receive any public input at the time this report was published.

Alternatives

- The City Council may adopt Ordinance No. 2021-22;
- The City Council may deny Ordinance No. 2021-22 and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain.

Exhibits

Exhibit A: Ordinance 2021-22 and Proposed Plat

Exhibit B: Existing Conditions

Exhibit C: Site Photos

Exhibit D: Applicant Submittal

Exhibit E: Historic Sites Inventory

Exhibit F: Snyderville Basin Water Reclamation District Letter to Applicant

Exhibit G: Sanitary Sewer Easement – March 23, 2021

Exhibit H: 1060 Park Avenue Sewer Easement Legal Description

Ordinance No. 2021-22

AN ORDINANCE APPROVING THE GASPARAC PLAT AMENDMENT, LOCATED AT 1060 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 1060 Park Avenue petitioned the City Council for approval of the Gasparac Plat Amendment; and

WHEREAS, on April 14, 2021 notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on April 12, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 14, 2021, courtesy notice was mailed to property owners within 300 feet of the Gasparac Plat Amendment; and

WHEREAS, on April 28, 2021, the Planning Commission reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, on April 28, 2021, the Planning Commission forwarded a positive recommendation for City Council's consideration on May 13, 2021; and

WHEREAS, on May 13, 2021, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code, including §15-7.1-3(B), § 15-12-15(B)(9), and Chapters 15-2.11, 15-3, and 15-7.

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

SECTION 1. APPROVAL. The Gasparac Plat Amendment at 1060 Park Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background:

1. The property is located at 1060 Park Avenue.
2. The property is listed with Summit County as Parcel number SA-357 and consists of Lots 9, 10, 11, and 12 in Block 55 of Snyders Addition; Also that part of the E1/2 of Block 55 Snyders Addition Easterly from Lots 9, 10, 11, and 12. The proposed Plat Amendment creates two (2) Lots of record.
3. On March 26, 2021, the Applicant submitted a complete Plat Amendment application.
4. The applicant proposes adding a Lot line five feet (5') to the south of the existing

Structure and Subdividing the 12,868 square foot lot and block in the Historic Residential – Medium District into Lot A, a 7,839 square foot Lot containing a Significant Historic Structure, and Lot B, a 5,029 square foot Lot.

5. The property was designated as a Significant Historical Structure on the Park City Historic Site Inventory (HSI) in 2009.
6. No easement is vacated or amended as a result of the plat amendment.

Zoning District:

7. The property is in the Historic Residential - Medium (HRM) Zoning District.

Public Notice Requirements:

8. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on April 12, 2021. Staff mailed courtesy notice to property owners within 300 feet on April 14, 2021. The *Park Record* published notice on April 14, 2021.

Lot and Site Requirements

9. The LMC also regulates Lot and Site Requirements per LMC [§15-2.4-3](#).
10. A Single-Family Dwelling is an allowed Use in the HRM Zoning District and requires a minimum lot size of 1,875 square feet. The proposed Lot sizes comply with this requirement.
11. The minimum Lot width in the HRM Zoning District is 37.5 feet. The proposed Lots comply with this requirement.
12. The required Front Setback for Lot depths greater than 75 feet is fifteen feet (15'). Lot A is Legal Non-Conforming, as is. Lot B will come into compliance with new construction.
13. The required Rear Setback is ten feet (10'). Lot A is Legal Non-Conforming, as is. Lot B will come into compliance with new construction.
14. The required Side Setback is five feet (5'). Lot A is Legal Non-Conforming, as is. Lot B will come into compliance with new construction.
15. There is no maximum building footprint requirement in the HRM Zoning District. Any new construction shall comply with the Land Management Code at the time of Application submittal.
16. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law

1. There is Good Clause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code, including [LMC § 15-2.4](#) Historic Residential-Medium Zoning District and [LMC § 15-7.1-6](#) Final Subdivision Plat.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The applicant shall insert the easement legal description into Snyderville Water Reclamation District (SBWRD) Grant of Easement form, signed and notarized by landowner, and returned to SBWRD for recordation.
4. After the easement is recorded, applicant shall insert the recording information on the plat.
5. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
6. A non-exclusive ten foot (10') public snow storage easement on Park Avenue shall be dedicated on the plat.
7. Any new construction shall comply with the Land Management Code at the time of Application submittal.
8. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
9. Any new construction shall comply with the Land Management Code at the time of Application submittal.
10. Prior to recordation of plat, the chain link Fence shall be removed.
11. Prior to recordation of plat, the Accessory Building shall be demolished.
12. The Applicant shall provide two on-site parking spaces for each Lot.

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

PASSED AND ADOPTED this 13th Day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

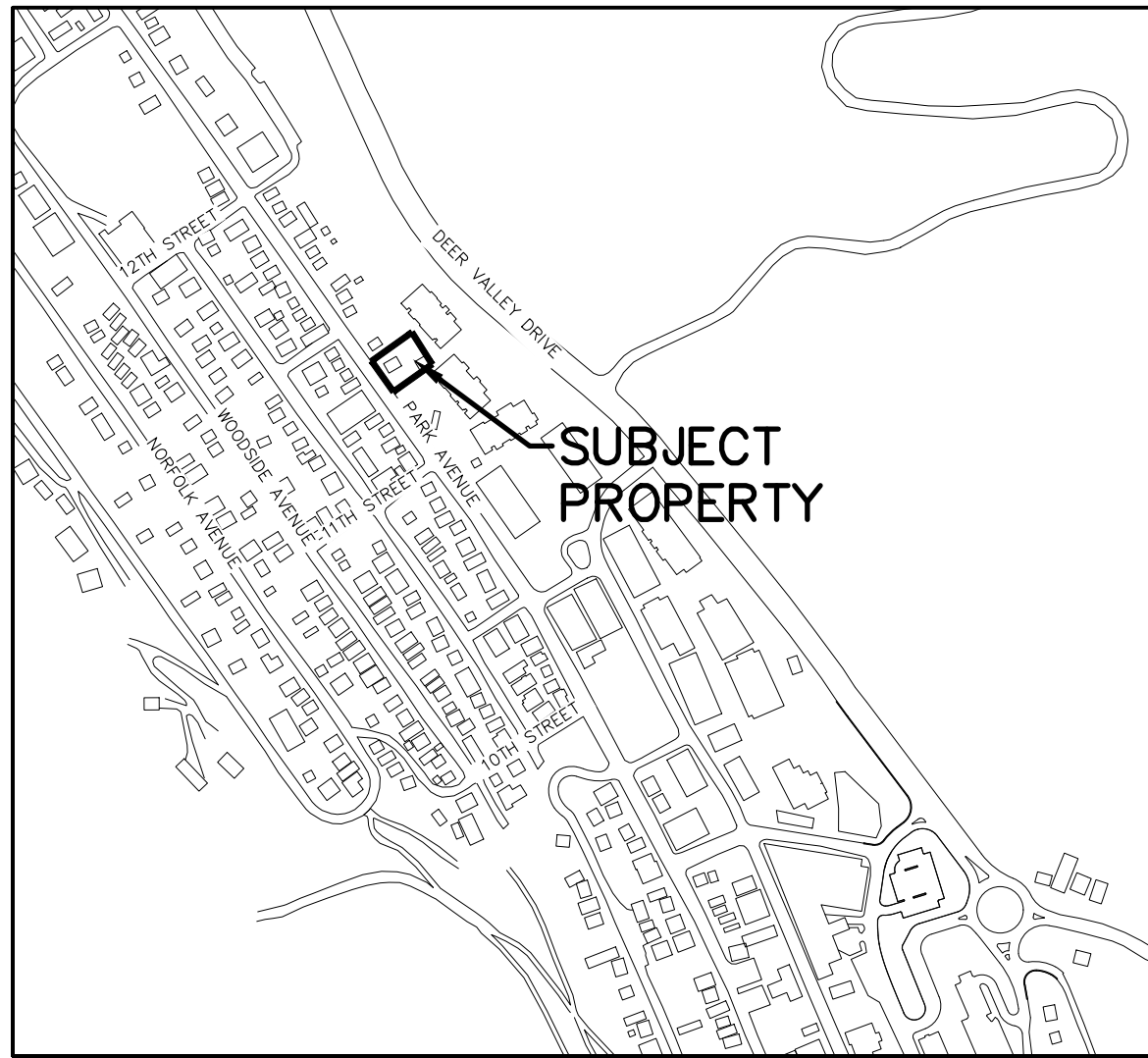
ATTEST:

City Recorder

APPROVED AS TO FORM:

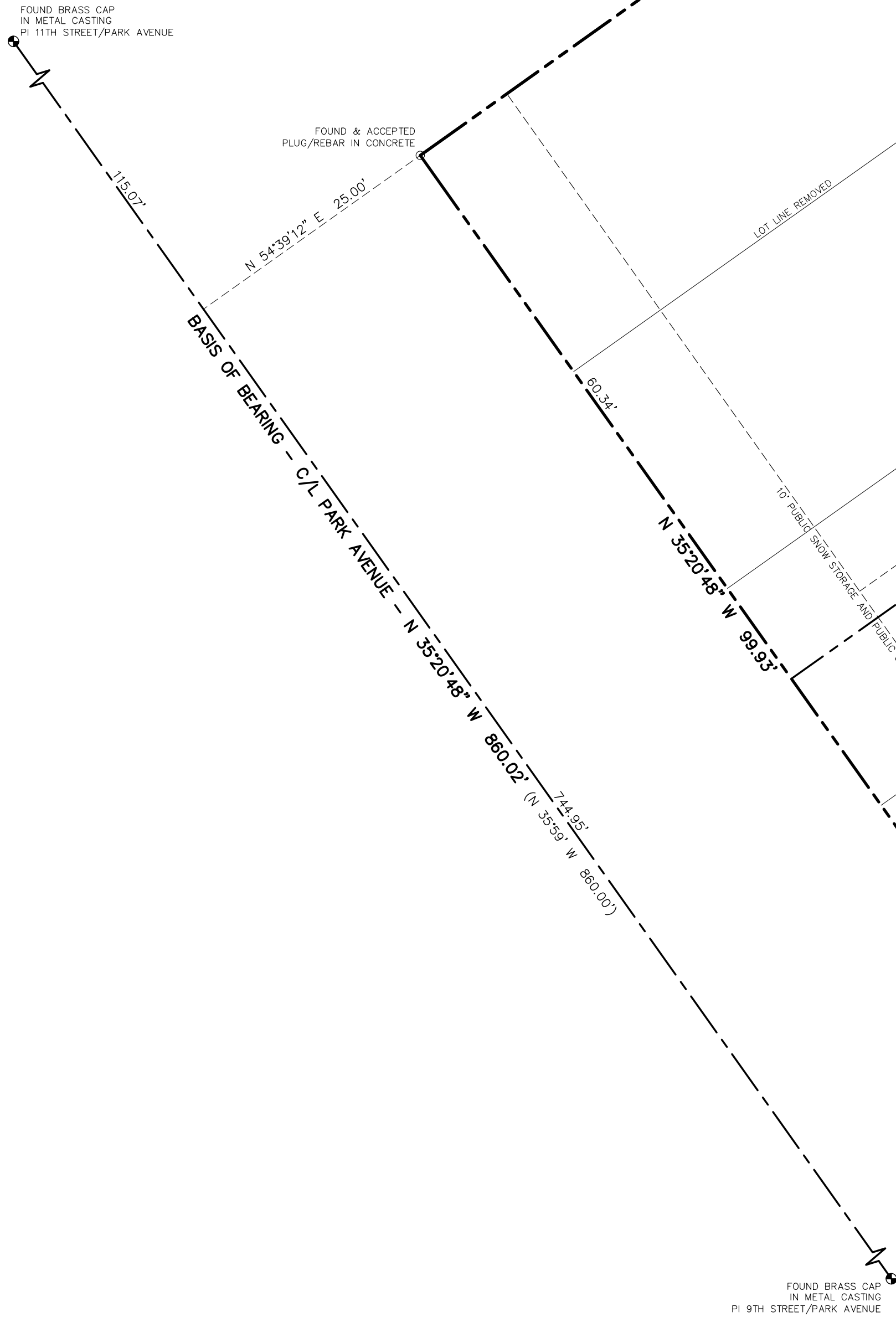
Mark Harrington, City Attorney

Attachment 1 - Plat



VICINITY MAP

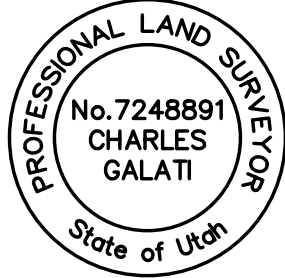
SCALE 1"=500'



SUNSHINE SKI HOME
PLAT AMENDMENT
ENTRY NO. 1101664

FOUND & ACCEPTED
REBAR & CAP
"CAE 154491"

TOWN POINTE
FIRST AMENDED
ENTRY NO. 608052



SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into two (2) lots, hereafter to be known as GASPARAC PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lots 9, 10, 11 & 12, Blk 55 Snyders Addition; also that part of the E1/2 of Blk 55 Snyders Addition easterly from Lots 9, 10, 11 & 12 according to the official plat thereof as recorded in the Summit County Recorder Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be subdivided into two lots of record, together with easements as set forth to be hereafter known as GASPERAC PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this ____ day of _____, 2021.

CJG Development III, LLC, a Utah limited liability company

By: _____
Christopher J. Goff, Manager

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

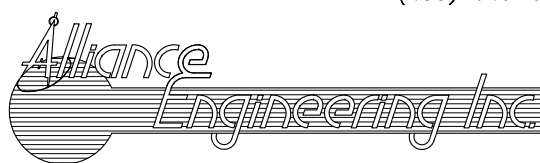
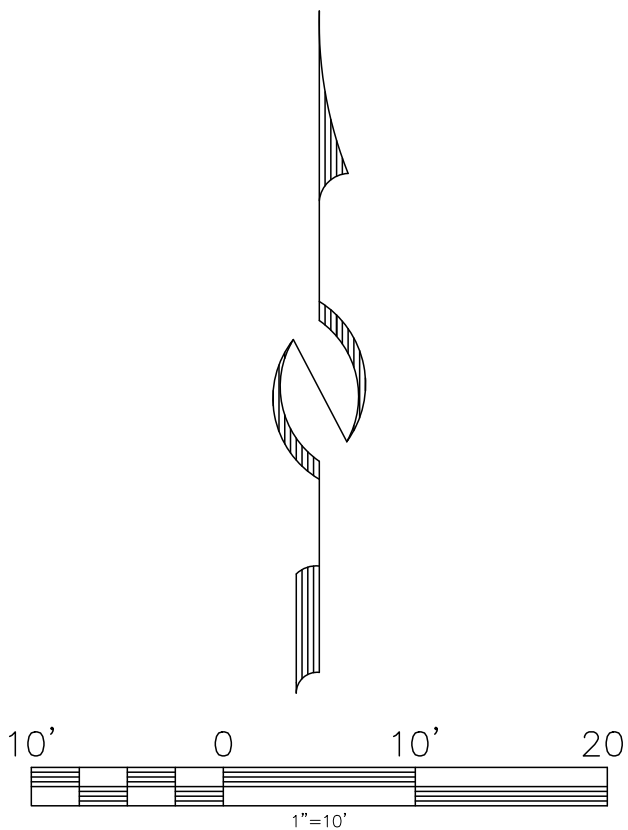
On this ____ day of _____, 2021, Christopher J. Goff personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of CJG DEVELOPMENT III, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the GASPARAC PLAT AMENDMENT.

By: _____
Notary Public

Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
2. See Record of Survey S-9753.
3. The property is located in Zone AO, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 919, Map Number 49043C0 919C, updated by LOMR 16-08-1092P, and has an effective date of August 31, 2017.



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

GASPARAC PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

3/23/21 JOB NO.: 11-1-21 FILE: X:\SnydersAddition\dwg\sr\plat2021\110121.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021 BY _____ ENGINEERING DEPARTMENT	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2021 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2021 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021 BY _____ PARK CITY RECORDER	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2021 BY _____ SUMMIT COUNTY GIS COORDINATOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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1060 PARK AVE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 9 THRU 12, AND A PORTION
OF THE EAST HALF OF BLOCK 55
SNYDER'S ADDITION TO PARK CITY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

LOTS 9,10,11,&12, BLK 55 SNYDERS ADDITION; ALSO THAT PART OF THE E1/2 OF BLK 55 SNYDERS ADDITION EASTERLY FROM LOTS 9,10,11&12
According to the Official Plat thereof as recorded in the Summit County Recorder office.

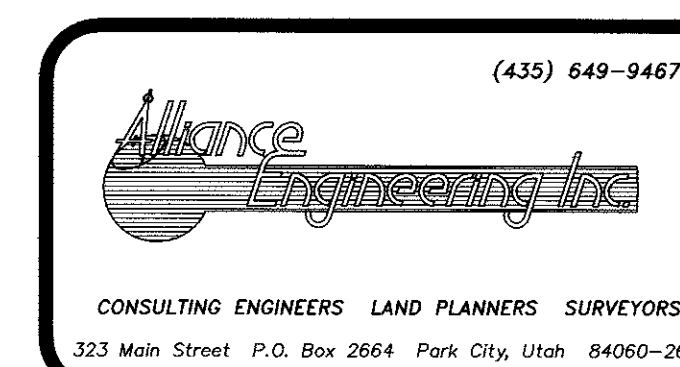
NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed March 26, 2019, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements that this surveyor was aware of and had on file were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, First Amended Plat Town Pointe Condominiums Entry No. 608052, Sunshine Ski Home Plat Amendment Entry No. 1101664, Records of Survey No.'s S-6279, S-6499, S-6752 and S-9326 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plat.
6. Site Benchmark: Sanitary Sewer Manhole, Elevation=6948.0' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Snow coverage at the time of the survey was approximately 1-2'. As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.
10. Record bearings and distances, when different than measured, are in parenthesis. ()

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)

10' 0 10' 20'



STAFF:
CHARLES GALATI
RYAN BETZ
JASON WYNE
CHIP TOMSUDEN
TOM LUND

DATE: 3/29/19

EXISTING CONDITIONS & TOPOGRAPHIC MAP 1060 PARK AVENUE

FOR: ELLIOTT WORKGROUP
JOB NO.: 5-3-19

FILE: X:\SnydersAddition\dwg\sr\sr\2019\050319-1060 Park Ave\050319-1060 Park Ave.dwg

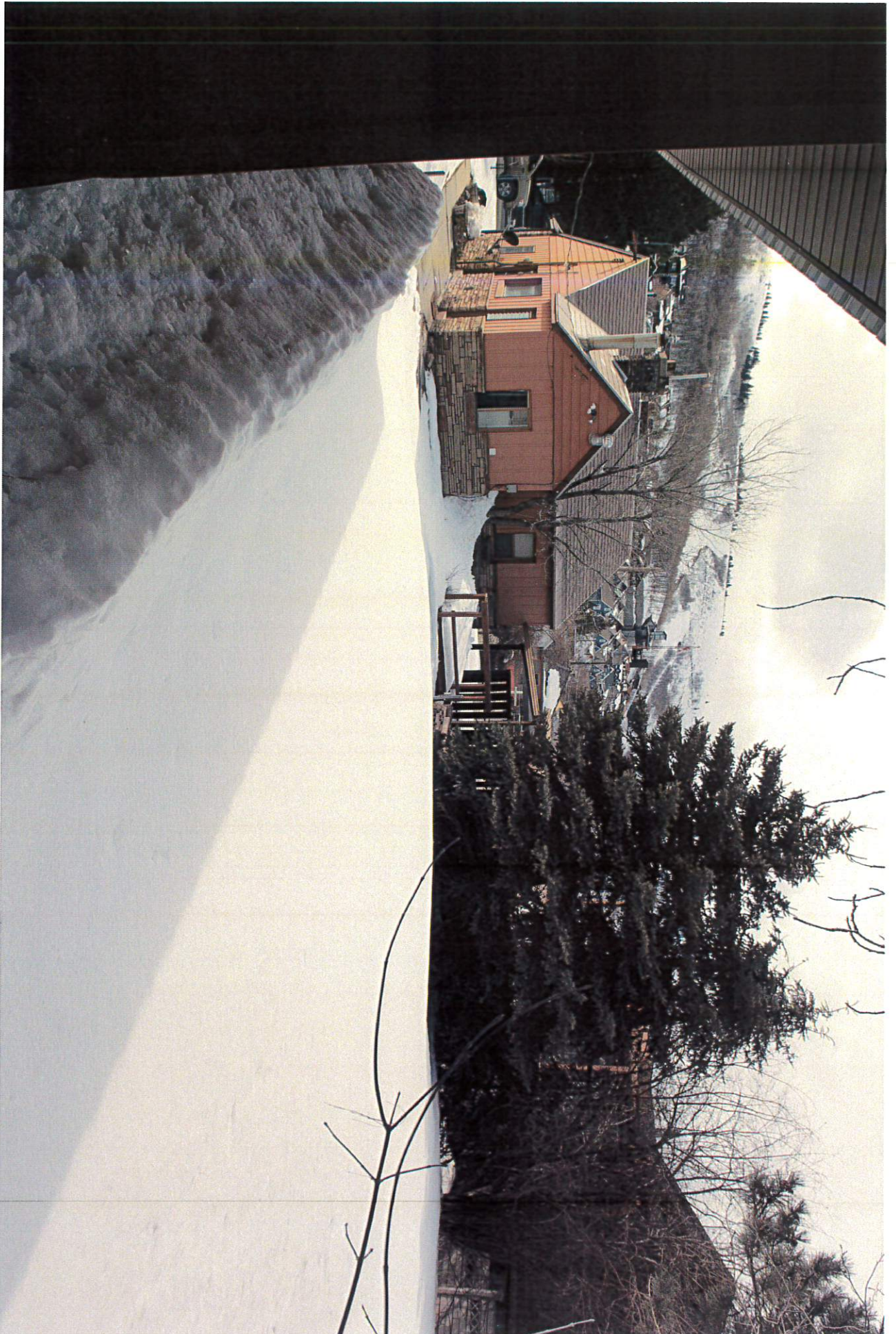
SHEET
1
OF
1



1060 Park Avenue looking northeasterly



1060 Park Avenue looking easterly



1060 Park Avenue looking westerly



1060 Park Avenue looking southwesterly



1060 Park Avenue looking northeasterly

SNYDER'S ADDITION TO PARK CITY SURVEY, BLOCK 55,
LOTS 9, 10, 11, 12 PLUS ADDITIONAL LAND

(1060 PARK AVENUE)

PROJECT INTENT

The property at 1060 Park Avenue consists of four typical 25' x 75' Old Town lots in Snyder's Addition to Park City Survey and an unlotted parcel to the northeast within Block 55 adjacent to the four lots. The property is currently occupied by a single family residence with a detached garage at the easternmost corner of the property. The owner of the property is proposing to renovate the existing historic house and construct an addition in the rear. The owner is also proposing to place a lot line 5 feet to the south of the existing residence to create another lot of record where a single family residence would be constructed.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1060 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-357

Current Owner Name: GASPARAC GEORGE & MARY

Parent Parcel(s):

Current Owner Address: PO BOX 829, PARK CITY, UT 84060-0829

Legal Description (include acreage): SUBD: SA BLOCK: 56 PLAT: 0S 16 T 2S R 4E LOTS 9-10-11& 12 BLK 55 SNYDERS ADDITIONALSO THAT PART OF TH E 1/2 OF BLK 55 SNYDERS ADDITION E'LY FROM LOTS9-10-11-12 SUBJECT TO EASEMENT; 0.32 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: Residential
Current Use: Residential

*National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

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: WW-II Era Cottage

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

- ☒ 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: Two accessory structures.

Foundation: Concrete.

Walls: Board & batten siding, stone veneer, aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows: Casement.

Improvements: Garage-Frame: 625 SF Typical Quality; Tool Shed: 160 SF Typical Quality

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 one-story frame WW II-era cottage appears to have been altered with the application of stone veneer, board & batten siding and aluminum siding. It is not clear how much, if any, of the original materials are extant. Additional research should be conducted to determine complete information about the design history of the site. Without additional information, it is not possible to substantiate eligibility for National Register listing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is atypical for most Park City mining era homes in Old Town; the site has large side and rear yards.

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 a typical Park City post-mining era house are the simple methods of construction, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the mid-twentieth century.

Association (Describe the link between the important historic era or person and the property.): the WW II-era cottage is a common house type constructed in Utah during the mid-20th century, but it appears that modifications were made to the house that diminish the site's association with the past.

The lack of information on the site render it ineligible for listing in the National Register of Historic Places. If additional information is reviewed, the site should be re-evaluated for a confirmation of the current other designation. The site retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

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

Date of Construction: c. 1946¹

¹ Summit County Recorder.

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

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)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community.

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.







SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

March 26, 2021

Marshall King
Alliance Engineering
323 Main St.
P.O. Box 2664
Park City, UT 84060

RE: Gasparac Plat Amendment
Plat Review

Dear Mr. King:

The Snyderville Basin Water Reclamation District has reviewed the referenced plat and has the following comments:

1. The submitted easement legal description and exhibit are acceptable. Insert the legal description into the attached SBWRD Grant of Easement form and have the document signed and notarized by the landowner. Return the document to SBWRD for recordation.
2. After the easement is recorded, insert the recording information on the plat.

Please contact Kevin Berkley with any questions.

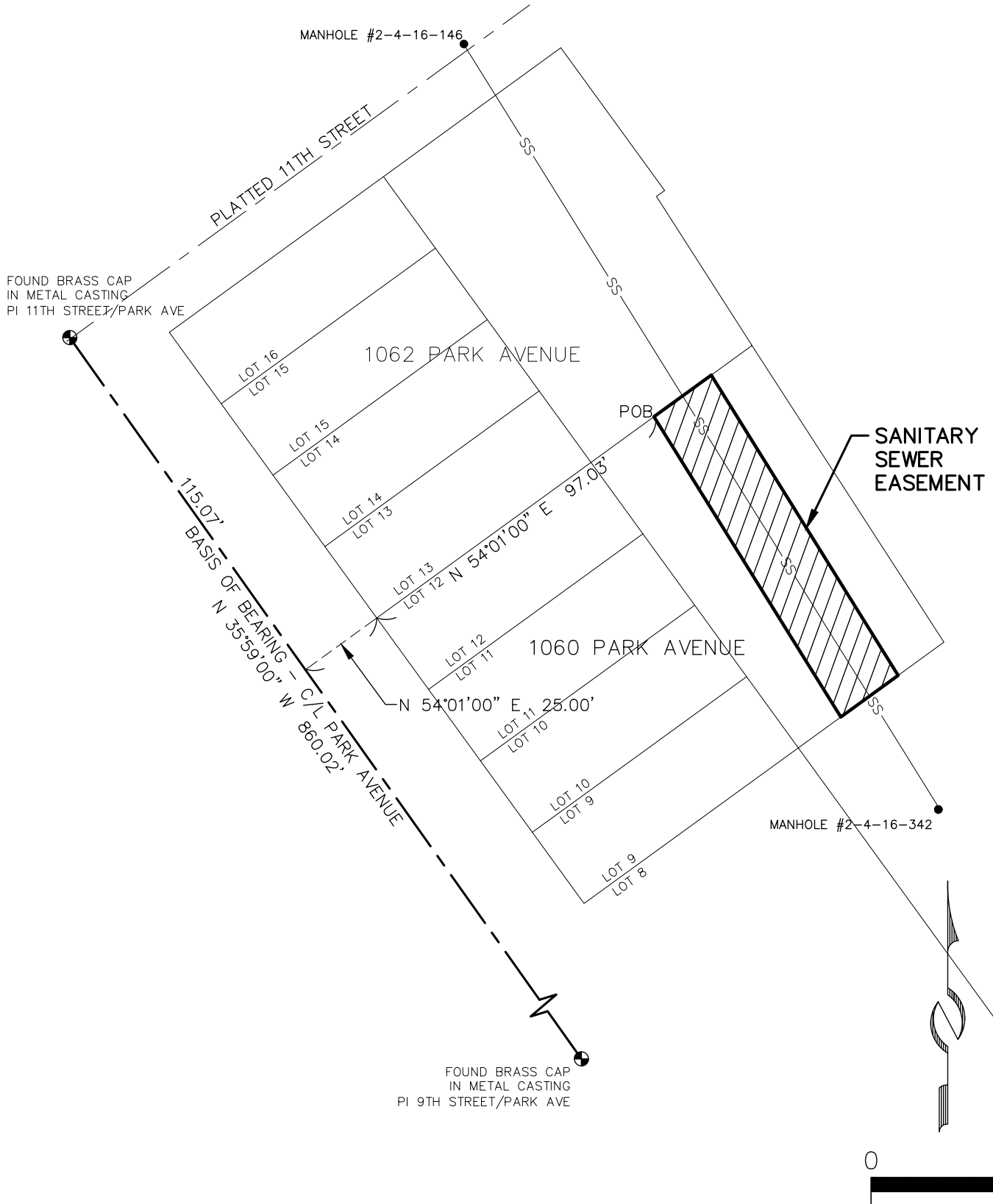
Sincerely,

Bryan D. Atwood, P.E.
District Engineer

Attachment

cc: Plat Review File

SANITARY SEWER EASEMENT BLOCK 55, SNYDER'S ADDITION MARCH 23, 2021



3/23/21

X: \SnydersAddition\dwg\ParcelExhibits\043-1060 park sewer esmt.dwg

LEGAL DESCRIPTION

1060 PARK AVENUE SEWER EASEMENT LOTS 9-12, BLOCK 55, SNYDER'S ADDITION TO PARK CITY SURVEY & ADDITIONAL LAND

March 23, 2021

An easement located in the northeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said easement being described as follows:

Beginning at a point that is North 54°01'00" East 97.03 feet from the westernmost corner of Lot 12, Block 55, Snyder's Addition to Park City Survey; and running thence North 54°01'00" East 20.05 feet; thence South 31°53'47" East 100.18 feet, more or less, to the boundary of Town Pointe Condominiums First Amended Plat, recorded January 10, 2002, as Entry No. 608052 in the Office of the Recorder, Summit County, Utah; thence coincident with the boundary of said Town Pointe Condominiums South 54°01'00" West 20.05 feet; thence North 31°53'47" West 100.18 feet, more or less, to the point of beginning.

The Basis of Bearing for the above description is North 35°59'00" West 860.02 feet between found street monuments at the intersection of Park Avenue/9th Street and Park Avenue/11th Street.

Description contains 2,004 square feet.

X:\SnydersAddition\Docs\Desc\043-1060 park sewer esmt.docx

City Council Staff Report



Subject: 1125 & 1129 Park Avenue
Application: PL-21-04797
Author: Rebecca Ward
Date: May 13, 2021
Type of Item: Administrative – Plat Amendment

Recommendation

(1) Review the Jupiter Moons Plat Amendment for 1125 & 1129 Park Avenue; (2) conduct a public hearing; and (3) consider approving Ordinance No. 2021-23.

Description

Applicant: Jupiter Moons, LLC
Location: 1125 & 1129 Park Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: Plat amendments require Planning Commission review and recommendation to City Council for final action¹

Acronyms

HPB Historic Preservation Board
HR – 1 Historic Residential – 1
LMC Land Management Code

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

Summary

1125 and 1129 Park Avenue are described by metes and bounds and include Lots extending from Park Avenue to Woodside Avenue. The Applicant proposes the creation of three Lots: subdividing 1125 Park Avenue, a 5,462-square-foot metes and bounds parcel in the Historic Residential – 1 Zoning District, into a 2,875-square-foot Lot and a 2,587-square-foot Lot and amending the Lot Line between 1125 and 1129 Park Avenue (Exhibit A, Attachment 1).

On April 28, 2021, the Planning Commission unanimously forwarded a positive recommendation to the City Council.

Background

1125 Park Avenue is a one-story cross-wing Single-Family Dwelling constructed in 1901 and is designated a Landmark Historic Structure on the Historic Sites Inventory (Exhibit B).² 1129 Park Avenue is a one-story hall-parlor Single-Family Dwelling constructed

¹ LMC [§ 15-12-15\(A\)](#).

² LMC [§ 15-11-10\(D\)\(1\)\(eh\)](#).

sometime between 1895 and 1901 and is designated a Significant Historic Structure on the Historic Sites Inventory (Exhibit C).³ 1129 Park Avenue was constructed across Lot lines and encroaches into the 1125 Park Avenue Lot.

In the 1920s, a rear addition to 1125 Park Avenue was constructed adjacent to the encroaching home at 1129 Park Avenue, shown in the image below:



1125 (left) & 1129 (right) Park Avenue looking southerly

In addition to creating three Lots, the Jupiter Moons Plat Amendment adjusts the property line between 1125 and 1129 Park Avenue to resolve the 1129 Park Avenue encroachment and to accommodate the Building Footprint of the adjoining Historic Structures.

The Applicant submitted a Historic District Design Review application for both properties and proposes rehabilitating 1129 Park Avenue and building a Duplex with a new unit accessed by Woodside Avenue (proposed Lot A) and remodeling 1125 Park Avenue and adding new construction (proposed Lot B). The plat amendment also creates a new Single-Family Lot accessed from Woodside Avenue (proposed Lot C) (Exhibit D).

³ LMC [§ 15-11-10\(D\)\(2\)\(ej\)](#).

Analysis

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

The purpose of the Historic Residential – 1 (HR – 1) Zoning District is in part to encourage the preservation of Historic Structures, encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods, and encourage Single-Family Development on combinations of 25' x 75' Historic Lots.⁴

Single-Family Dwellings are an Allowed Use and Duplex Dwellings are a Conditional Use in the HR – 1 Zoning District.⁵

The Lot requirements for the HR – 1 Zoning District are outlined in the table below:

HR – 1 Requirement	Proposal
Minimum Lot Area is 3,750 square feet for Duplex Lots and 1,875 square feet for Single-Family Lots	Complies Lot A contains 4,669.50 square feet and may accommodate a Duplex, subject to Conditional Use Permit approval Lot B contains 2,875.80 square feet Lot C contains 2,587.50 square feet
Minimum Lot width is 25 feet	Complies Lot A – 24 feet wide In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director. ⁶ Please see Section II regarding the Planning Director's determination. Lot B – 36.70 feet wide Lot C – 37.50 feet wide
The Building Pad, Building Footprint, and Height define the maximum Building envelope within which Development must occur	Condition of Approval 6 Historic Structures that do not comply with Building Footprints, Height, and Setbacks are valid Non-Complying Structures. The Building envelope for all new construction must comply with Building Pad, Building Footprint, and Height. ⁷

⁴ LMC [§ 15-2.2-1](#).

⁵ LMC [§ 15-2.2-2\(A\)\(1\) and \(B\)\(1\)](#).

⁶ LMC [§ 15-2.2-3\(B\)](#).

⁷ LMC [§ 15-2.2-4](#).

The maximum Building Footprint is calculated based on the following formula: $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$	Condition of Approval 7 Lot A – 1,804 square feet Lot B – 1,223 square feet Lot C – 1,119 square feet
Front and Rear Setbacks for Lots with a depth up to 75 feet are 10 feet Front and Rear Setbacks for Lots with a depth of 27 – 100 feet are 12 to 13 feet, for a total of 25 feet Front and Rear Setbacks for Lots over 100 feet are 15 feet	Complies Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. Additions must comply with Setbacks.⁸ Please see Section III below for additional Conditions of Approval recommended due to the unique shared wall between the two Historic Structures. Lot A (Lot depth is 150 feet) – Front and Rear Setbacks for new construction are 15 feet Lot B (Lot depth is 81 feet) – Front and Rear Setbacks for new construction will be 12 and 13 feet, for a total of 25 feet Lot C (Lot depth is 69 feet) – Front and Rear Setbacks are 10 feet
Side Setbacks for Lots up to 25 feet wide are three feet Side Setbacks for Lots up to 37.50 feet wide are three feet	Complies Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. Additions must comply with Setbacks.⁹ Side Setbacks for new construction must comply with the following: Lot A (24 feet wide) – three feet Lot B (36.70 feet wide) – three feet Lot C (37.50 feet wide) – three feet
Building Height shall not exceed 27 feet from Existing Grade	Condition of Approval 8 New construction must comply with Height regulations.
Snow Release	Condition of Approval 9 Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

⁸ LMC [§ 15-2.2-4](#).

⁹ LMC [§ 15-2.2-4](#).

(II) The Planning Director determined the Lot A width is appropriate because it will allow for the rehabilitation of two Historic Structures while preserving the unique Building Footprint of the Historic Structures.

The required Lot width in the HR-1 Zoning District is 25 feet, measured 15 feet from the front Lot line.¹⁰ In the case of unusual Lot configurations, the Planning Director determines Lot width measurements.¹¹

The Applicant's Existing Conditions submission (Exhibit E) shows the location of the Significant Historic Structure, 1129 Park Avenue, and the Landmark Historic Structure, 1125 Park Avenue, in the context of the existing Lots in black and the proposed Lot A and Lot B, outlined in blue. The Building Footprint of 1129 Park Avenue currently encroaches into the 1125 Park Avenue Lot.

Lot A is currently 23 feet wide measured 15 feet from the front Lot line. Proposed Lot A is 24 feet wide measured 15 feet from the front Lot line and does not meet the HR-1 Zoning District 25-foot Lot width requirement. (See the Existing Conditions excerpt below – staff added measurements in red).

Staff added the orange line below to illustrate where the Lot line would fall between the Historic Structures if Lot A were required to be 25 feet in width. The Lot line would cut into the Building Footprint of the Landmark Historic Structure at 1125 Park Avenue. The proposed Plat creates a unique Lot line between Lot A and Lot B to preserve the Building Footprints of both 1125 and 1129 Park Avenue, shown in blue.



¹⁰ LMC [§ 15-2.2-3\(B\)](#).

¹¹ *Id.*

On April 19, 2021, pursuant to LMC [§ 15-2.2-3\(B\)](#), the Planning Director determined that the 24-foot width for Lot A is appropriate because it allows for the creation of two separate Lots for the rehabilitation of the Historic Structures and preserves the unique Building Footprints of the Historic Structures.

(III) The Applicant shall record a party wall agreement if the Historic Preservation Board requires preservation of the 1125 Park Avenue 1920s addition that creates a common wall between the properties.

On November 4, 2020, the Historic Preservation Board conducted a work session to discuss 1125 Park Avenue, including the 1920s addition that abuts 1129 Park Avenue ([Staff Report](#); [Minutes](#), p. 26). The Historic Preservation Board may determine that the 1920s addition contributes to the Historic Integrity of the Historic Structure, or the Historic Preservation Board may approve removal of the 1920s addition.

LMC [§ 15-2.2-3\(l\)\(2\)](#) allows for no Side Setback between connected Structures “where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning Districts.” Condition of Approval 10 requires the Applicant to record a party wall agreement prior to plat recordation with Summit County if the Historic Preservation Board requires preservation of the 1125 Park Avenue 1920s addition.

(IV) The Development Review Committee requires additional Conditions of Approval to comply with the Building Code.

The Building Department requires the following four Building Code standards to retain the common wall between the properties:

- (1) Both Historic Structures must be fire sprinklered,
- (2) The walls less than three feet to the Lot line must be built as a one-hour rated assembly,
- (3) The projections within two feet of the Lot line need to be one-hour rated on the underside, and
- (4) No windows or doors are allowed in the walls that are within two feet of the Lot line.

These requirements are reflected in Condition of Approval 11.

(V) There is Good Cause for the Plat amendment.

Plat amendments shall be reviewed according to Section 15-7.1-6 *Final Subdivision Plat* and approval shall require (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.¹²

¹² LMC [§ 15-7.1-3\(B\)](#).

(a) The Plat amendment resolves existing encroachments and allows for the rehabilitation of two Historic Structures while preserving the unique Historic Building Footprints.

The Land Management Code defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community.”¹³

1129 Park Avenue was constructed sometime between 1895 and 1901 and encroaches into the 1125 Park Avenue Lot. The proposed Plat amendment resolves this encroachment and creates two Lots that retain the unique Building Footprints of the Historic Structures, preserving the Historic character of the HR-1 Zoning District.

(b) No Public Street, Right-of-Way, or easement is vacated or amended.

Park Avenue and Woodside Avenue are not impacted by this Plat Amendment. Condition of Approval 12 requires the Applicant to submit verification to the Planning Department that no easement is vacated or amended by this Plat amendment prior to recordation of the plat with Summit County.

Department Review

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

Notice

Staff published notice on the City’s website and the Utah Public Notice website on April 12, 2021. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the properties on April 12, 2021. The *Park Record* published notice on April 14, 2021. LMC [§ 15-1-21](#).

Public Input

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

Exhibits

Exhibit A: Ordinance No. 2021-23

Attachment 1 – Proposed Jupiter Moons Plat Amendment

Exhibit B: 1125 Park Avenue Historic Sites Inventory Form

Exhibit C: 1129 Park Avenue Historic Sites Inventory Form

Exhibit D: Applicant Statement

¹³ LMC [§ 15-15-1](#).

Exhibit E: Existing Conditions
Exhibit F: Photographs

Ordinance No. 2021-23

AN ORDINANCE APPROVING THE JUPITER MOONS PLAT AMENDMENT, LOCATED AT 1125 AND 1129 PARK AVENUE AND 1126 AND 1128 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of property located at 1125 and 1129 Park Avenue petitioned the City Council for approval of the Jupiter Moons Plat Amendment; and

WHEREAS, on April 12, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 12, 2021, staff mailed courtesy notice to property owners within 300 feet of the property; and

WHEREAS, on April 14, 2021, the *Park Record* published notice and City staff published notice on the City and Utah Public Notice websites; and

WHEREAS, on April 28, 2021, the Planning Commission reviewed the proposed plat amendment, held a public hearing, and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 13, 2021, the City Council reviewed the Jupiter Moons Plat Amendment and held a public hearing; and

WHEREAS, the Jupiter Moons Plat Amendment is consistent with the Park City Land Management Code, including § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.2 and 15-7.

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

SECTION 1. APPROVAL. The Jupiter Moons Plat Amendment is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 1125 and 1129 Park Avenue are described by metes and bounds and include Lots extending from Park Avenue to Woodside Avenue.
2. The Applicant proposes the creation of three Lots: subdividing 1125 Park Avenue, a 5,462-square-foot metes and bounds parcel in the Historic Residential – 1 Zoning District, into a 2,875-square-foot Lot and a 2,587-square-foot Lot and amending the Lot Line between 1125 and 1129 Park Avenue.
3. 1125 Park Avenue is a one-story cross-wing Single-Family Dwelling constructed in 1901 and is designated a Landmark Historic Structure on the Historic Sites Inventory.
4. 1129 Park Avenue is a one-story hall-parlor Single-Family Dwelling constructed

sometime between 1895 and 1901 and is designated a Significant Historic Structure on the Historic Sites Inventory.

5. 1129 Park Avenue was constructed across Lot lines and encroaches into the 1125 Park Avenue Lot.
6. In the 1920s, a rear addition to 1125 Park Avenue was constructed adjacent to the encroaching home at 1129 Park Avenue. The properties share a common wall.
7. In addition to creating three Lots, this Plat Amendment adjusts the property line between 1125 and 1129 Park Avenue to resolve the 1129 Park Avenue encroachment and to accommodate the Building Footprint of the adjoining Historic Structures.
8. The proposal complies with the Historic Residential – 1 Zoning District requirements.
9. The purpose of the Historic Residential – 1 (HR – 1) Zoning District is in part to encourage the preservation of Historic Structures, encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods, and encourage Single-Family Development on combinations of 25' x 75' Historic Lots.
10. Single-Family Dwellings are an Allowed Use and Duplex Dwellings are a Conditional Use in the HR – 1 Zoning District.
11. Minimum Lot Area is 3,750 square feet for Duplex Lots and 1,875 square feet for Single-Family Lots.
12. Lot A contains 4,669.50 square feet and may accommodate a Duplex, subject to Conditional Use Permit approval; Lot B contains 2,875.80 square feet; and Lot C contains 2,587.50 square feet.
13. Minimum Lot width is 25 feet.
14. Lot A is currently 23 feet wide measured 15 feet from the front Lot line. Proposed Lot A is 24 feet wide measured 15 feet from the front Lot line and does not meet the HR-1 Zoning District 25-foot Lot width requirement. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director pursuant to LMC § 15-2.2-3(B).
15. On April 19, 2021, pursuant to LMC § 15-2.2-3(B), the Planning Director determined that the 24-foot width for Lot A is appropriate because it allows for the creation of two separate Lots for the rehabilitation of the Historic Structures and preserves the unique Building Footprints of the Historic Structures.
16. Lot B is 36.70 feet wide; Lot C is 37.50 feet wide.
17. The Building Pad, Building Footprint, and Height define the maximum Building envelope within which Development must occur.
18. Historic Structures that do not comply with Building Footprints, Height, and Setbacks are valid Non-Complying Structures.
19. The maximum Building Footprint is calculated based on the following formula:
$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$
20. The maximum Building Footprint for Lot A is 1,804 square feet; Lot B is 1,223 square feet; and Lot C is 1,119 square feet.

21. Front and Rear Setbacks for Lots with a depth up to 75 feet are 10 feet; Front and Rear Setbacks for Lots with a depth of 77 – 100 feet are 12 to 13 feet, for a total of 25 feet; Front and Rear Setbacks for Lots over 100 feet are 15 feet.
22. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. Additions must comply with Setbacks.
23. Lot A (Lot depth is 150 feet) – Front and Rear Setbacks for new construction are 15 feet.
24. Lot B (Lot depth is 81 feet) – Front and Rear Setbacks for new construction will be 12 and 13 feet, for a total of 25 feet.
25. Lot C (Lot depth is 69 feet) – Front and Rear Setbacks are 10 feet.
26. Side Setbacks for Lots up to 37.50 feet wide are three feet.
27. New construction shall comply with three-foot Side Setbacks on Lots A, B, and C.
28. Building Height shall not exceed 27 feet from Existing Grade.
29. On November 4, 2020, the Historic Preservation Board conducted a work session to discuss 1125 Park Avenue, including the 1920s addition that abuts 1129 Park Avenue. The Historic Preservation Board may determine that the 1920s addition contributes to the Historic Integrity of the Historic Structure, or the Historic Preservation Board may approve removal of the 1920s addition.
30. LMC § 15-2.2-3(l)(2) allows for no Side Setback between connected Structures “where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning Districts.” Condition of Approval 10 requires the Applicant to record a party wall agreement prior to plat recordation with Summit County if the Historic Preservation Board requires preservation of the 1125 Park Avenue 1920s addition.
31. Plat amendments shall be reviewed according to Section 15-7.1-6 *Final Subdivision Plat* and approval shall require (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.
32. No Public Street, Right-of-Way, or easement is vacated or amended.

Conclusions of Law

1. There is Good Cause for this Plat amendment because it resolves existing encroachments and allows for the rehabilitation of two Historic Structures while preserving the unique Historic Building Footprints.
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.2 and 15-7.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the

final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.

2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The Applicant shall dedicate a non-exclusive ten foot public snow storage easement on Park Avenue and Woodside Avenue.
4. The property is not located within the Park City Soil Ordinance Boundary and therefore it is not regulated by the City for mine related impacts. However, if the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
5. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
6. The Building envelope for all new construction must comply with Building Pad, Building Footprint, and Height.
7. The maximum Building Footprint for Lot A is 1,804 square feet; Lot B is 1,223 square feet; Lot C is 1,119 square feet.
8. New construction must comply with Height regulations.
9. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
10. The Applicant shall record a party wall agreement prior to plat recordation with Summit County if the Historic Preservation Board requires preservation of the 1125 Park Avenue 1920s addition.
11. To comply with the Building Code, the Building Department requires the following four standards to retain the common wall between the properties:
 - a. Both Historic Structures must be fire sprinklered.
 - b. The walls less than three feet to the Lot line must be built as a one-hour rated assembly.
 - c. The projections within two feet of the Lot line need to be one-hour rated on the underside.
 - d. No windows or doors are allowed in the walls that are within two feet of the Lot line.
12. The Applicant shall submit verification to the Planning Department that no easement is vacated or amended by this Plat amendment prior to recordation of the plat with Summit County.

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

PASSED AND ADOPTED this 13th Day of May, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Wendy Jean Smith and Gordon Miller Saul, wife and husband as joint tenants, the owners of Parcel 1, hereby certify that they have caused this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand
this ____ day of _____, 2021.
By: _____
Wendy Jean Smith

In witness whereof, the undersigned set his hand
this ____ day of _____, 2021.
By: _____
Gordon Miller Saul

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2021, Wendy Jean Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

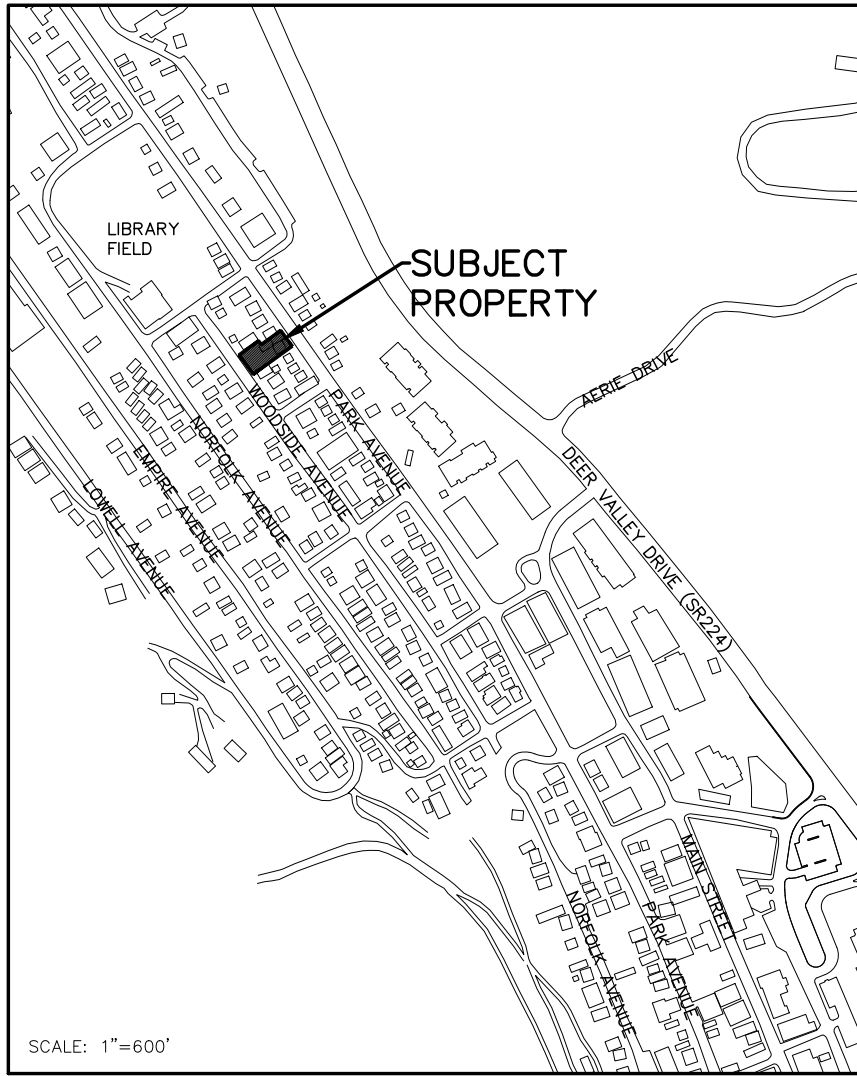
A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____

ACKNOWLEDGMENT

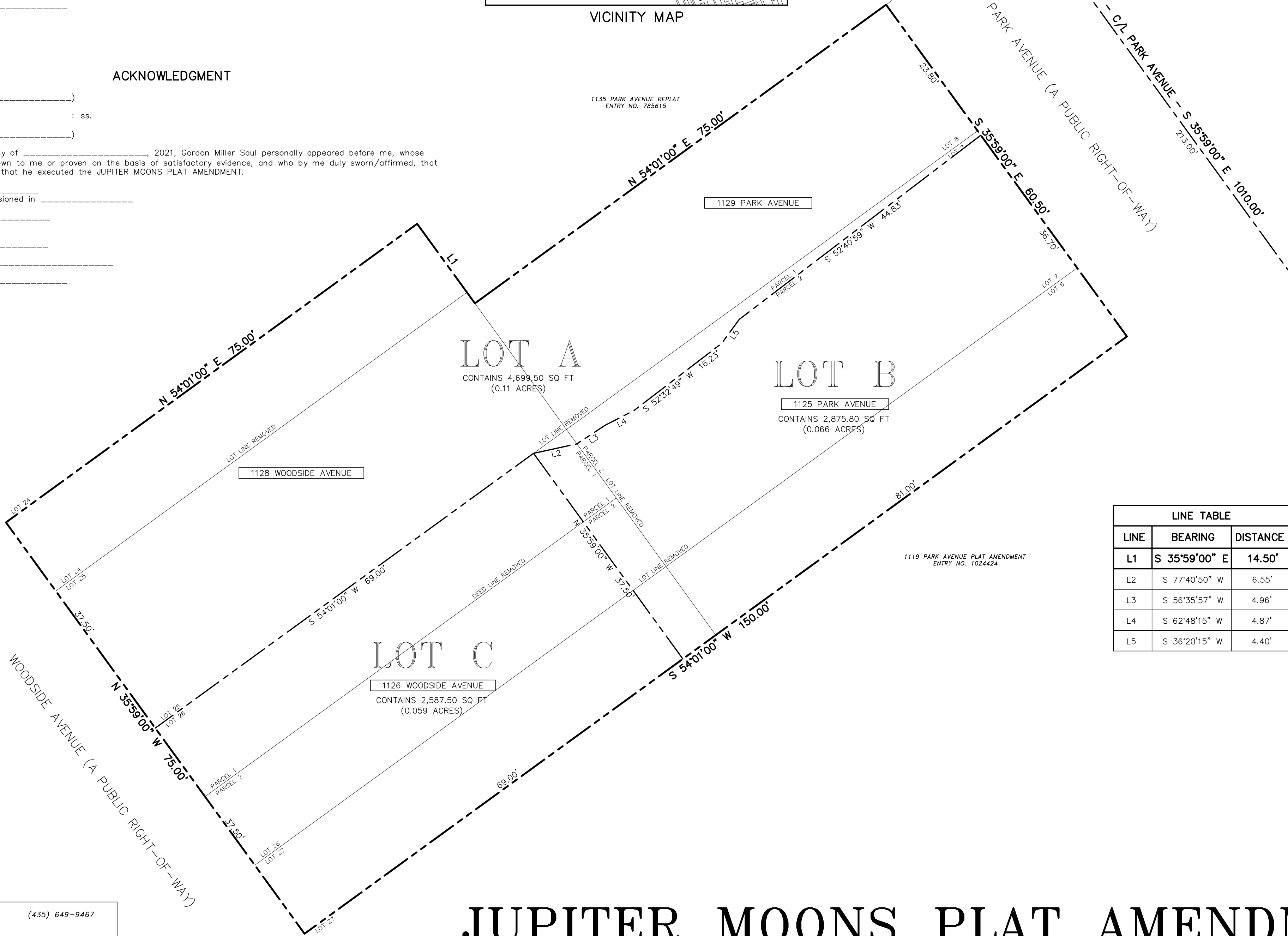
State of _____)
: ss.
County of _____)

On this ____ day of _____, 2021, Gordon Miller Saul personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed the JUPITER MOONS PLAT AMENDMENT.

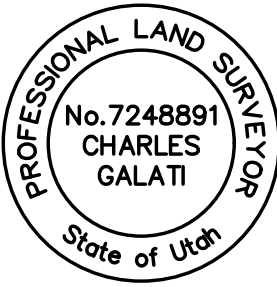
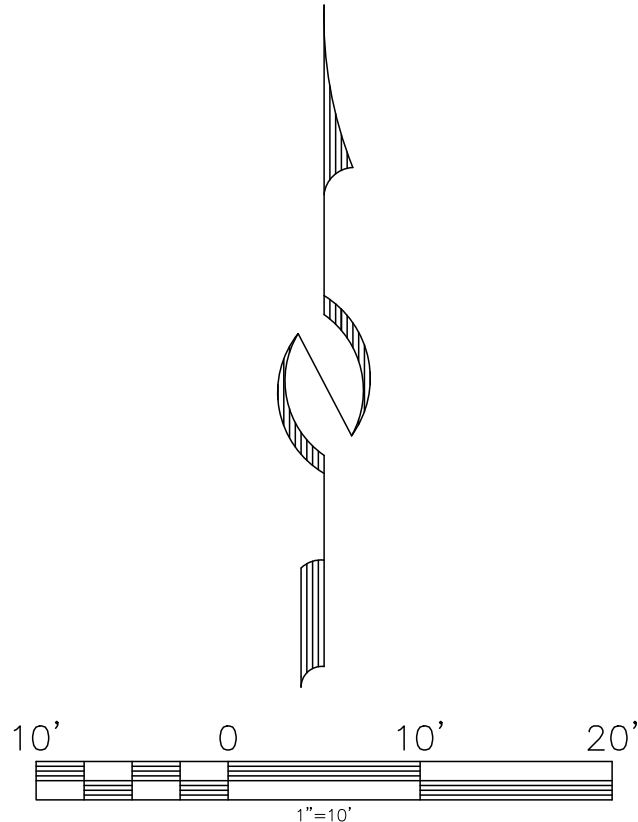
A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____



VICINITY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" E	14.50'
L2	S 77°40'50" W	6.55'
L3	S 56°35'57" W	4.96'
L4	S 62°48'15" W	4.87'
L5	S 36°20'15" W	4.40'



SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the land shown on this plat and described hereon, and have combined said land into three (3) lots, hereafter to be known as JUPITER MOONS PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTIONS

Parcel 1

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly most corner of Lot 7, Block 5, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 52°40'59" West along said retaining wall 44.83 feet; thence South 36°20'15" West 4.40 feet to a corner of the existing house; thence South 52°32'49" West along said house line 16.23 feet; thence South 62°48'15" West 4.87 feet; thence South 56°35'57" West 4.96 feet; thence South 35°59'00" East 9.87 feet; thence South 54°01'00" West 75.00 feet; thence North 35°59'00" West 50.00 feet; thence North 54°01'00" East 75.00 feet; thence South 35°59'00" East 14.50 feet; thence North 54°01'00" East 75.00 feet to a point on the Southerly right-of-way line of Park Avenue; thence South 35°59'00" East 23.80 feet to the point of beginning.

Parcel 2

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly-most corner of Lot 7, Block 5, Snyder's Addition to Park City, according to the official plat thereof, on file and of record in the office of the Recorder, Summit County, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly-most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 35°59'00" East 36.70 feet along said block line; thence South 54°01'00" West 150.00 feet to a point on the Southwesterly line of said block; thence North 35°59'00" West 25.00 feet; thence North 54°01'00" East 75.00 feet; thence North 35°59'00" West 9.87 feet; thence North 56°35'57" East 4.96 feet; thence North 62°48'15" East 4.87 feet to a house corner; thence North 52°32'49" East 16.23 feet along the building line to the front of the existing house to the West; thence North 36°20'15" East 4.40 feet to a point on said retaining wall; thence North 52°40'59" East 44.83 feet along said retaining wall to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of Parcel 2, and hereby causes this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand this ____ day of _____, 2021.

Jupiter Moons, LLC, a Utah limited liability company

By: _____
Wendy Smith, Manager

ACKNOWLEDGMENT

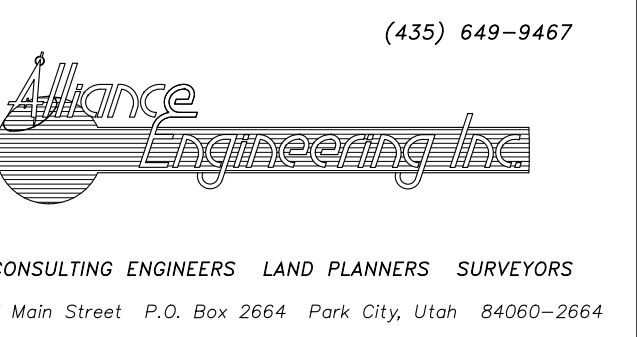
STATE OF _____)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2021, Wendy Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of Jupiter Moons, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

By: _____
Notary Public
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
- The property is located in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as shown on the Flood Insurance Rate Map on the Federal Emergency Management Agency, Panel 919, Map Number 49043C0919C, updated by LOMR 16-08-1092P, and has an effective date of August 31, 2017.



JUPITER MOONS PLAT AMENDMENT

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

SHEET 1 OF 1

3/22/21 JOB NO.: 5-2-21 FILE: X:\SnydersAddition\dwg\sr\plat2021\050221.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2021
BY _____
ENGINEERING DEPARTMENT

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021
BY _____
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2021
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____, 2021
BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2021
BY _____
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2021
BY _____
PARK CITY RECORDER

PUBLIC SAFETY
ANSWERING POINT APPROVAL
APPROVED THIS ____ DAY OF _____, 2021
BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
FEE _____ RECORDER
TIME _____ DATE _____ ENTRY NO. _____

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1125 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-49

Current Owner Name: BUEHLER JOSEF

Parent Parcel(s):

Current Owner Address: 56 OGDEN CYN, OGDEN, UT 84401-0965

Legal Description (include acreage): SUBD: SA BLOCK: 5; 0.11 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: Residential
Current Use: Residential

*National Register of Historic Places: ☐ ineligible ☒ eligible
☐ listed (date:)

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: "L" cottage or "T" cottage

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- ☒ 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: Wooden picket fence

Foundation: Not visible and therefore its materials cannot be verified

Walls: Drop-novelty wood siding and trim

Roof: Metal

Windows: Double hung with wood casings

Improvements: Tool Shed: 89 SF Fair Quality

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): Little alteration is evident to the form of this structure based on photographic evidences provided, other than roofing materials and paint color. The changes are minor and do not affect the site's historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain. House is recessed roughly 15-20 feet from city roadway separated by a white picket fence directly abutting the property line. Prominent evergreen tree on the right of front elevation, and other grasses and shrubs cover the well-managed landscape.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

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

Date of Construction: c. 1901¹

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

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 Summit County Recorder.

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x</u> <u>x</u>		<u>825</u>	<u>\$ -</u>	<u>\$ 1725</u>
	<u>x</u> <u>x</u>			<u>\$</u>	<u>\$</u>
	<u>x</u> <u>x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>128</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>48"</u> @ <u>1.15</u>	<u>55</u>	
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
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> Urns <u>1</u> Ftns. <u>1</u> 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 <u>Hd. Wd.</u> Fir. <u>✓</u> <u>Conc.</u>		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <u>✓</u> Fix.		
<u>Lbr lined No. Studs—5 @ 35"</u>		<u>175</u>

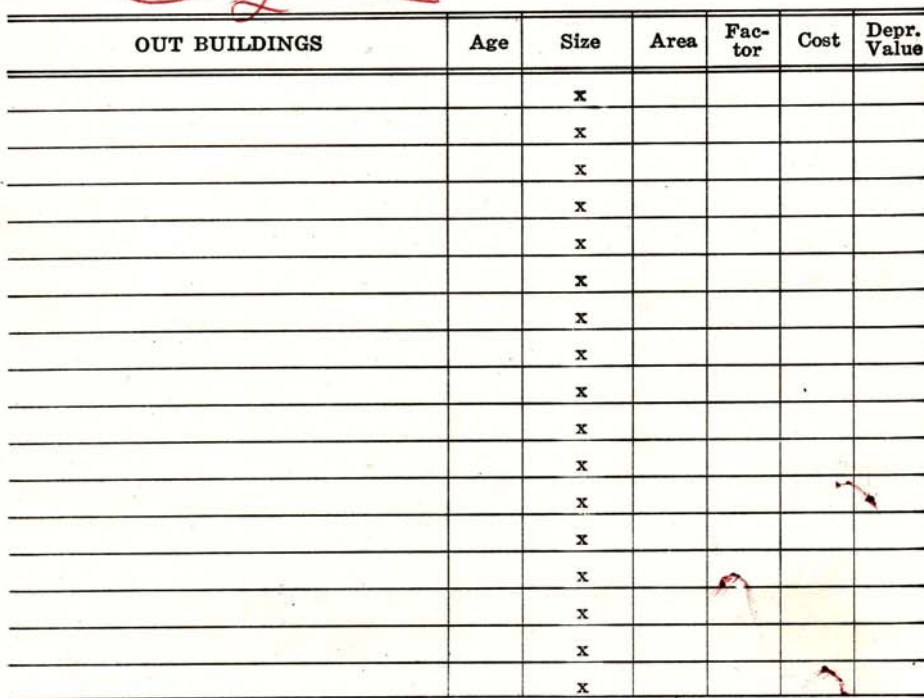
Total Additions and Deductions 405 303 1725
 Net Additions or Deductions -303 + 102

Age 48 Yrs. by ☒ Est. Owner ☒ Tenant ☒ Neighbors ☒ Records
 REPRODUCTION VALUE \$ 1827
 Depr. 1-2-3-4-5-6 61/39 % \$ 713
 Reproduction Val. Minus Depr. \$ 1114

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 2 Depr. (2%) 3% _____
 Cars 1 Walls Sid _____
 Roof Shg. Size 14 x 16 Age 28 _____
 Floor Wood Cost 211/44 Depreciated Value Garage \$ 93

Remarks _____ Total Building Value \$ 806

Appraised 9/30/1949 By Chas. A. J.



Serial No. SA 49Location Block 5 SA. N $\frac{1}{2}$ Lot 6, All 7 - S $\frac{1}{2}$ 26 - N $\frac{1}{2}$ - 27 P.C.Kind of Bldg. RES St. No. _____Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		885		\$ 1770
	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	Cigs.	
Roof Type	<u>Gab</u>	Mtl. <u>Shng</u>	
Dormers—Small	Med.	Large	
Bays—Small	Med.	Large	
Porches—Front		48 @ 100	48
Rear		@	
Porch		@	
Metal Awnings		Mtl. Rail	
Basement Entr.		@	
Planters		@	
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full	Floor		
Bsmt. Apt.	Rooms Fin.	Unfin.	
Attic Rooms Fin.		Unfin.	
Plumbing	Class <u>2</u>	Tub	Trays
	Basin	Sink	Toilet
	Wtr. Sft.	Shr. St.	O.T.
	Dishwasher	Garbage Disp.	410
Built-in-Appliances			
Heat—Stove	H.A.	Steam	Stkr.
Oil	Gas	Coal	Pipeless
Air Cond.			Radiant
Finish—Fir	Hd. Wd.		
Floor—Fir	Hd. Wd.		Other
Cabinets	Mantels		
Tile—Walls	Wainseot		Floors
Storm Sash—Wood D.	S.		Metal D. <u>1</u> S.
Total Additions			

Year Built <u>57</u>	Avg. <u>57</u>	Current Value	\$ 2228
	Age <u>57</u>	Commission Adj.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value		
	Depr. Col. 1 2 3 4 5 6 <u>30</u> %		
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ 668
Garage—Class <u>2</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>1</u>	Floor <u>Wood</u>	Walls <u>Sid</u>	Roof <u>Shng</u>
Size— <u>14</u> x <u>16</u>	Age <u>1921</u>	Cost <u>211</u>	x <u>30</u> %
Other			

Total Building Value

Appraised 4-29-1958 By 1302 1332

SA 49
Serial Number

OF
Card Number

Owners Name Park City
Location Res St. No. 1125 Park Ave
Kind of Bldg. 3 Type 1 2 3 Cost \$ 3803 x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	885		\$ 3803	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone — Conc. — Sills —

Ext. Walls sidling

Roof Type gable Mtl. shg

Dormers—Small — Med. — Large —

Bays—Small — Med. — Large —

Porches—Front 45' @ 200 96

Rear — @

Porch — @

Planters — @

Ext. Base. Entry — @

Cellar-Bsmt. — ¼ ½ ¾ Full — Floor Dirt 60

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 2 Tub 1 Trays 1 650

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. —

Heat—Stove — H.A. — FA — HW — Stkr — Elec. — 359

Oil — Gas — Coal — Pipeless — Radiant —

Air Cond. — Full — Zone —

Finish—Fir. — Hd. Wd. — Panel —

Floor—Fir. — Hd. Wd. — Other —

Cabinets — Mantels. —

Tile—Walls — Wainscot — Floors — 60

Storm Sash—Wood D. — S. —; Metal D. — S. —

Awnings — Metal — Fiberglass —

Total Additions 1245

Year Built 1901 Avg. 1. Replacement Cost 5048

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

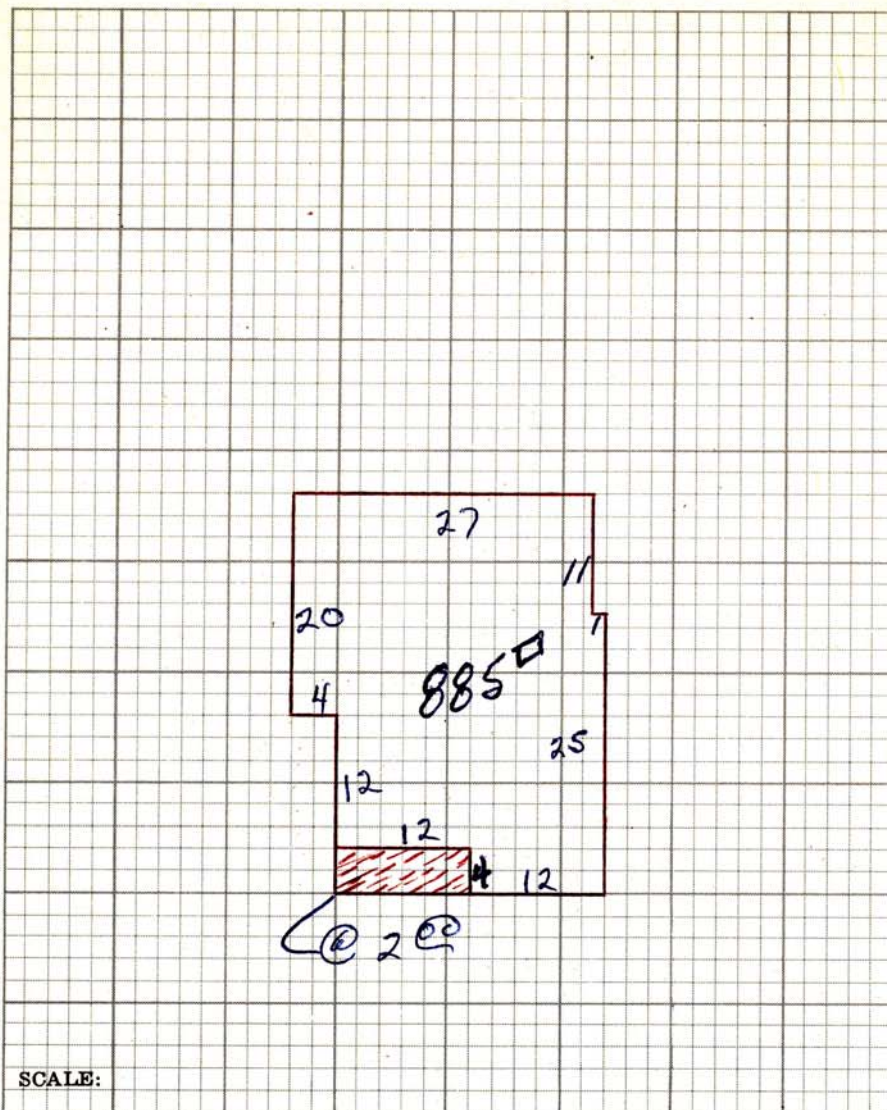
1940 Base Cost, Less Depreciation

Total Value from reverse side garage 80

Total Building Value \$

Appraised ① 10-23 19 68 By 1581- City 1328

Appraised ② 19 By NOV 12 1968



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

Garage — Class 1 Depr. 2% 3%
 Cars — Floor Wood Walls Sid Roof Shy Doors
 Size 14 x 16 Age 1921 Cost 2680 x 47%
 1940 Base Cost x 30 % Depr.
 Total 80

REMARKS



Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-566

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 1125²⁹ Park Avenue, Park City
Name of Structure: _____
Present Owner: Joseph Buehler, et.al.
Owner Address: P.O. Box 812, Park City, Utah 84060

Plat SA Bl. 6 Lot N6-7
T. R. S.
UTM:
Tax #: SA-49

AGE/CONDITION/USE

Original Owner: unknown Construction Date: ca. 1901 Demolition Date: _____

Original Use: residential

Present Use:

- ☒ Single-Family
☐ Multi-Family
☐ Public
☐ Commercial
- ☐ Park
☐ Industrial
☐ Agricultural

- ☐ Vacant
☐ Religious
☐ Other

Occupants: _____

Building Condition:

- ☐ Excellent
☒ Good
☐ Deteriorated
- ☐ Site
☐ Ruins

Integrity:

- ☐ Unaltered
☒ Minor Alterations
☐ Major Alterations

STATUS

Preliminary Evaluation:

- ☐ Significant
☒ Contributory
☐ Not Contributory
☐ Intrusion

Final Register Status:

- ☐ National Landmark
☐ National Register
☐ State Register
- ☐ District
☐ Multi-Resource
☐ Thematic

DOCUMENTATION

Photography:

Date of Slides: June 1978
Views: Front ☒ Side ☐ Rear ☐ Other ☐

Date of Photographs: _____
Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

- ☐ Abstract of Title
☒ Plat Records
☒ Plat Map
☒ Tax Card & Photo
☐ Building Permit
☐ Sewer Permit
☒ Sanborn Maps
- ☐ City Directories
☐ Biographical Encyclopedias
☒ Obituary Index
☐ County & City Histories
☐ Personal Interviews
☒ Newspapers
☒ Utah State Historical Society Library

- ☐ LDS Church Archives
☐ LDS Genealogical Society
☒ U of U Library
☐ BYU Library
☐ USU Library
☐ SLC Library
☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County records.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Salt Lake Tribune, September 12, 1936, p. 29.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

Front windows were double hung wood frame. Since the 1940s, the porch, with steep pediment overhang, has been added.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| ☐ Aboriginal Americans | ☐ Communication | ☐ Military | ☐ Religion |
| ☐ Agriculture | ☐ Conservation | ☒ Mining | ☐ Science |
| ☐ Architecture | ☐ Education | ☐ Minority Groups | ☐ Socio-Humanitarian |
| ☐ The Arts | ☐ Exploration/Settlement | ☐ Political | ☐ Transportation |
| ☐ Commerce | ☐ Industry | ☐ Recreation | |

Contributory in style, as a vernacular cottage, found in mining towns.

Lot 8 to Jens Rasmussen in 1890; and in 1909 to Isaac Sundstrom (Erik Sundstrom-1915). Still in Sundstrom name.

Isaac Aaron Sundstrom immigrated to the U.S. in about 1887, having been born in Helden, Sweden, in 1850. Isaac arrived in Park City in 1902 and worked in the mines. He died in 1937.





HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1129 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-50

Current Owner Name: SUNDSTROM MABLE

Parent Parcel(s):

Current Owner Address: PO BOX 514, PARK CITY, UT 84060-0514

Legal Description (include acreage): SUBD: SA BLOCK: 5; 0.13 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: Residential
Current Use: Residential

*National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints: 1995 & 2006
- ☐ 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: Rectangular or "Hall-Parlor" House

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- ☒ 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.):

Foundation: Not visible and therefore its material cannot be verified.

Walls: Drop-novelty wood siding and trim

Roof: Metal

Windows/Doors: Aluminum picture windows, 1960s era decorative wood door and aluminum screen door

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): Form exhibits little to no major alterations other than of material usage and the changing of the 6 over 6 pane double hung windows in the tax photo to accommodate 1960s era picture windows (in varying sizes) as seen in 1995 photo. Gabled porch awning also added to center of the front elevation between the time of the tax photo and 1949 (as indicated by the building card sketch of that year.) The building card also indicates a rear expansion of the house between 1949 and 1968, unseen by photos provided. The changes are significant and diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): A deep and narrow building lot on fairly flat terrain. The structure is greatly recessed (roughly 30+ feet) from the city roadway, and its front elevation aligns behind even the rear facing of both of its neighbors. Overgrown but well maintained lilac shrubs are along the right length of the front elevation, and a darkened grass patch in the center indicates a previous entry sidewalk to the structure, now overgrown.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home- simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (Hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes, have been altered, the building retains its essential historical form.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

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

Date of Construction: c. 1895¹

¹ Structure appears on the 1907 and 1900 Sanborn Insurance Maps; Summit County Recorder indicates a construction date of 1901.

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

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)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

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:** East elevation (primary façade). Camera facing west, 2006.
- Photo No. 2:** East elevation (primary façade). Camera facing west, 1995.
- Photo No. 3:** East elevation (primary façade). Camera facing west, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res. Street No. _____

Schedule 1 Class 1 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>504</u>	<u>\$ -</u>	<u>\$ 250</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 _____ Conc. _____ None ☒		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Aluminum</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>24" @ .80</u>	<u>19</u>	
Rear _____ @ _____		
Cellar—Basin't $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>	<u>40</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>	
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. ☒ Fir. ☒ Fir. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops ☒ Fix. _____		
<u>1 br. lined 4 @ .25 =</u>		<u>100</u>
Total Additions and Deductions	<u>304</u>	<u>100</u>
Net Additions or Deductions	<u>-100</u>	<u>250</u>

Ave Age 48 Yrs. by { Est. Owner ☒
Tenant ☒
Neighbors ☒
Records ☒ REPRODUCTION VALUE \$ 904
Depr. 12-3-4-5-6 61/39 % \$ 372
Reproduction Val. Minus Depr. \$ 532

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
Garage—S 8 C 1 Depr. 2% 3% Obsolescence \$ _____
Cars 1 Walls Sht. Out Bldgs. \$ _____
Roof T.P. Size 12 x 16 Age 23 \$ _____
Floor Dirt Cost 112/71 Depreciated Value Garage \$ 35

Remarks _____ Total Building Value \$ 407

Appraised 10/1949 By PAO. & A-J

Location Block 5 SA. S23 Lot 8 - N 1/2 Lot 26 All 25 - S 1/2 Lot 24
 Kind of Bldg. RES St. No. 1129 Park Ave
 Class 2 Type 1 2 3 4, Cost \$ 1292 X — %

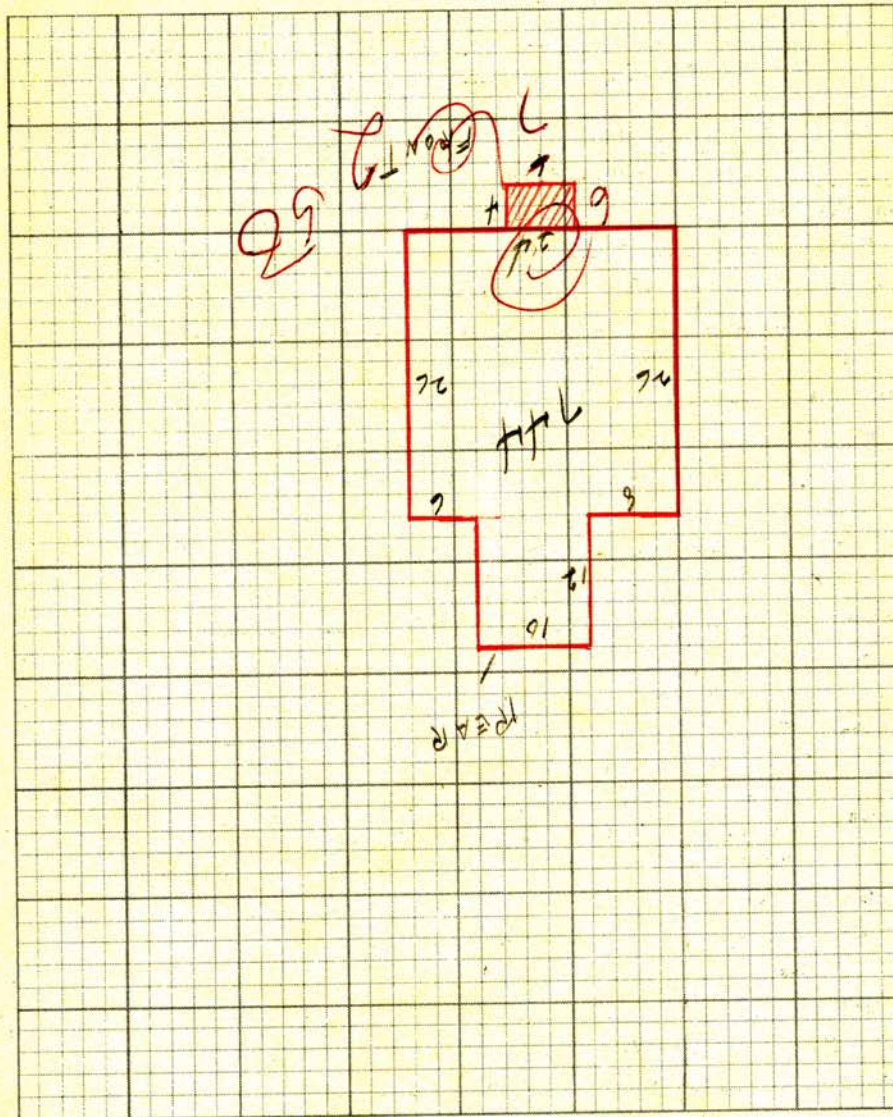
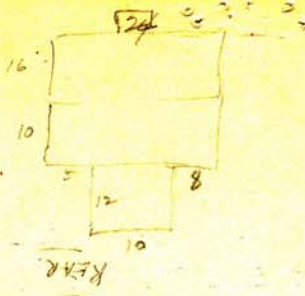
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		744		\$ 1292
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>—</u>	
Ext. Walls <u>3. d. 109</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>Alum</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>4 L.</u> @ <u>80</u>	19
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u>	4
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u>—</u>	
Basin <u>1</u> Sink <u>1</u> Toilet <u>—</u>	
Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>11</u> S. <u>—</u>	
Total Additions	59

Year Built <u>—</u>	Avg. <u>57</u>	Current Value	\$ 1351
Age <u>1949-48</u>		Commission Adj. <u>—</u> %	
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ 405
Garage—Class <u>1</u>	Depr. 2% 3% <u>30</u>	Carport—Factor <u>—</u>	
Cars <u>1</u>	Floor <u>—</u> Walls <u>—</u> Roof <u>TP</u>	Doors <u>—</u>	
Size— <u>12</u> x <u>10</u>	Age <u>32</u>	Cost <u>112</u> x <u>30</u> %	34
Other <u>—</u>			
Total Building Value			\$

Appraised 5-5- 19 58 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: *No one home.*

SA-50
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg.

St. No.

Class

Type 1 2 3 4

Cost \$

x100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	744		\$ 2401	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings

Foundation — Stone — Conc. — Sills —

Ext. Walls — Siding

Roof Type — gable Mtl. — TIN

Dormers — Small — Med. — Large —

Bays — Small — Med — Large —

Porches — Front — 42' @ 250 105

Rear — @

Porch — @

Planters — @

Ext. Base. Entry — @

Cellar Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full — Floor — 40

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing — Class — 2 — Tub. — 1 — Trays —

Basin — 1 — Sink — 1 — Toilet — 1 650

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. —

Heat — Stove — H.A. — FA — HW — Stkr — Elec. —

Oil — Gas — Coal — Pipeless — Radiant — 328

Air Cond. — Full — Zone —

Finish — Fir. — Hd. Wd. — Panel —

Floor — Fir. — Hd. Wd. — Other —

Cabinets — Mantels. —

Tile — Walls — Wainscot — Floors — 120

Storm Sash — Wood D. — S. — Metal D. — 2 S.

Awnings — Metal — Fiberglass —

Total Additions 1243

Year Built 1901 Avg. 1. Replacement Cost 3644

Age 2. Obsolescence

Inf. by Owner - Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side garage 61

Total Building Value \$

Appraised ① 10-23

19

By

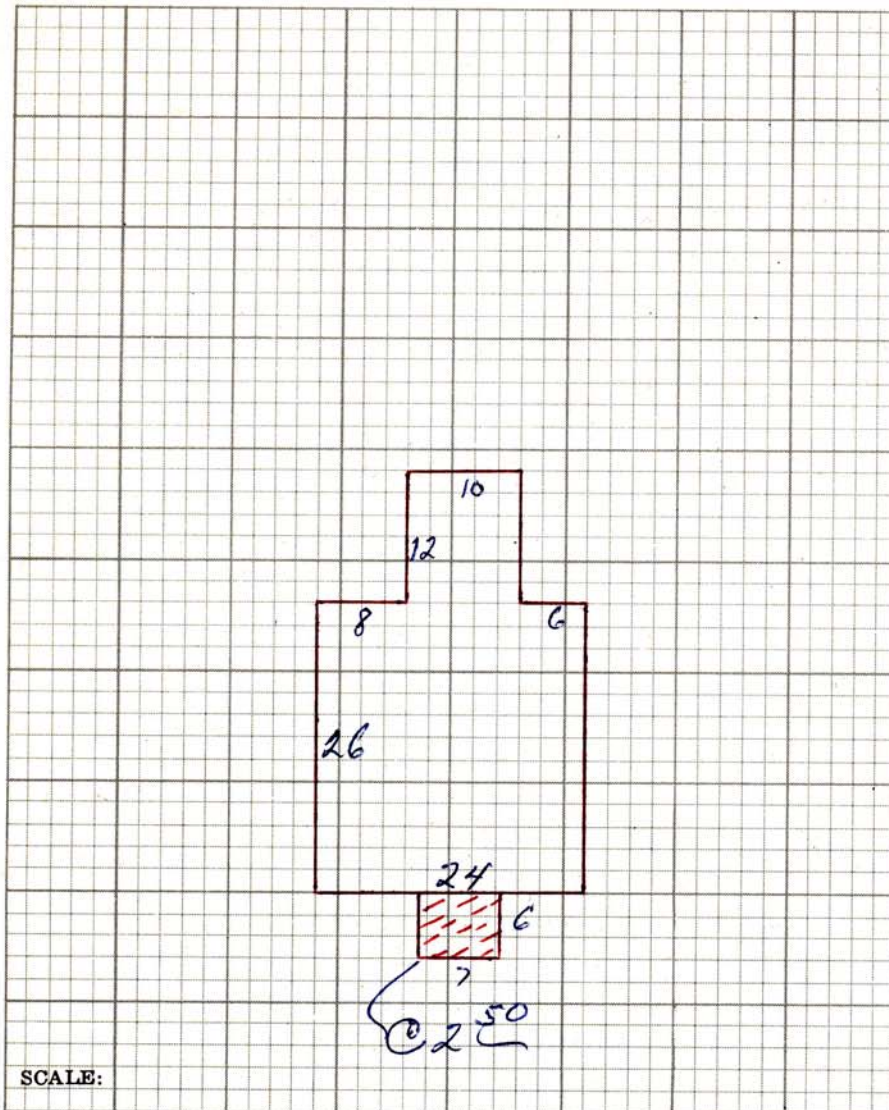
1581-9977

Appraised ②

19

By

JUN 1 1988



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 1 Depr. 2% 3%

Cars - Floor DIRT Walls skt Roof RR Doors -

Size 12 x 16 Age 43 Cost 203 x 47%

1940 Base Cost - x - % Depr. -

Total 61

REMARKS -

-

-

-







NO
PARKING
2AM-6AM
↔

1129

JUPITER MOONS PLAT AMENDMENT
LOCATED IN
SNYDER'S ADDITION TO PARK CITY SURVEY, BLOCK 5
(1125 & 1129 Park Avenue)

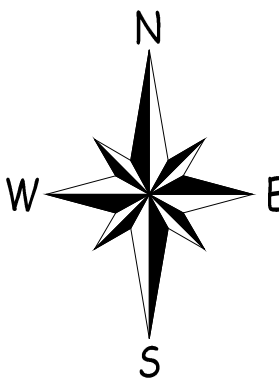
March 4, 2021

A historic single family residence is located at 1125 Park Avenue and one at 1129 Park Avenue.

Both the 1125 Park Avenue property and the 1129 Park Avenue property are described by two separate metes and bounds descriptions and each includes lots or portions of lots extending from Park Avenue to Woodside Avenue.

The owners would like to divide the 1125 Park Avenue property into two lots of record with the goal of remodeling the historic residence and adding an addition onto the historic residence on the Park Avenue lot (proposed Lot B) and constructing a new single family residence on the Woodside Avenue lot (proposed Lot C).

On the 1129 Park Avenue property (proposed Lot A), the owner would like to construct a duplex dwelling with one unit comprising the historic residence which would face and have access from Park Avenue and the other unit would face and have access from Woodside Avenue.



SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	FIELD FENCE
	FOUND REBAR WITH CAP (AS NOTED)
	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON - PLS. DATE



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE SUBJECT PROPERTY. SURVEY WAS PERFORMED IN OCTOBER OF 2020.

DESCRIPTION

LOT 1:
BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 36.70 FEET ALONG SAID BLOCK LINE; THENCE S54°01'00" W 150.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK; THENCE N35°59'00" W 25.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE N35°59'00" W 9.87 FEET; THENCE N56°35'57" E 4.96 FEET; THENCE N62°48'15" E 4.87 FEET TO A HOUSE CORNER; THENCE N52°32'49" E 16.23 FEET ALONG THE BUILDING LINE TO THE FRONT OF THE EXISTING HOUSE TO THE WEST; THENCE N36°20'15" E 4.40 FEET TO A POINT ON SAID RETAINING WALL; THENCE N52°40'59" E 44.83 FEET ALONG SAID RETAINING WALL TO THE POINT OF BEGINNING.
CONTAINING 0.10 ACRES

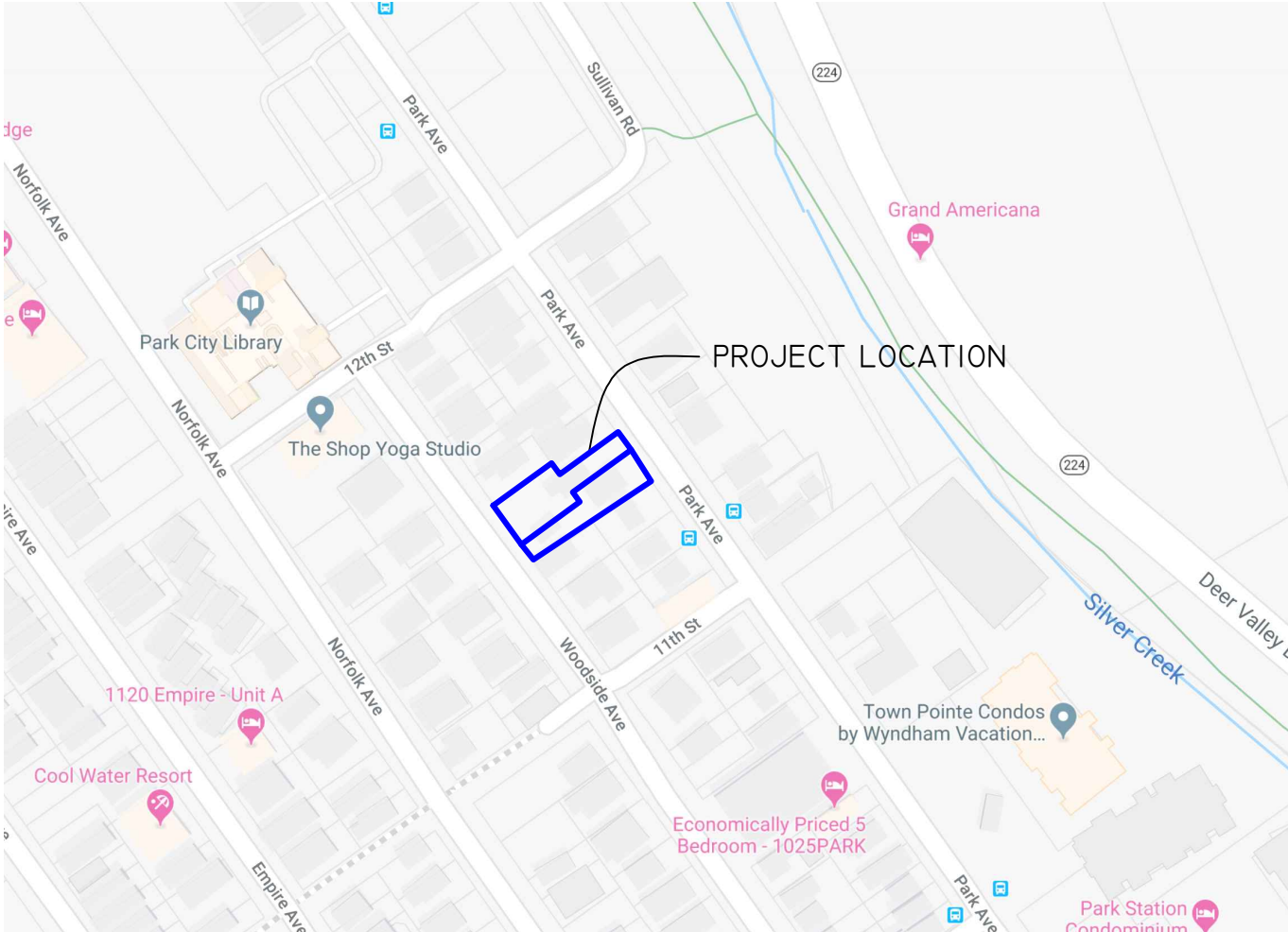
LOT 2:
BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S52°40'59" W ALONG SAID RETAINING WALL 44.83 FEET; THENCE S36°20'15" W 4.40 FEET TO A CORNER OF THE EXISTING HOUSE; THENCE S52°32'49" W ALONG SAID HOUSE LINE 16.23 FEET; THENCE S62°48'15" W 4.87 FEET; THENCE S56°35'57" W 4.96 FEET; THENCE S35°59'00" E 9.87 FEET; THENCE S54°01'00" W 75.00 FEET; THENCE N35°59'00" W 50.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE S35°59'00" E 14.50 FEET; THENCE N54°01'00" E 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVE; THENCE S35°59'00" E 23.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.13 ACRE

EASEMENT:
BEGINNING AT A POINT 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E 3.53 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 8.97 FEET; THENCE S54°01'00" W 3.71 FEET; THENCE N54°03'25" W 9.13 FEET; THENCE N56°35'57" E 3.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 32 SQUARE FEET

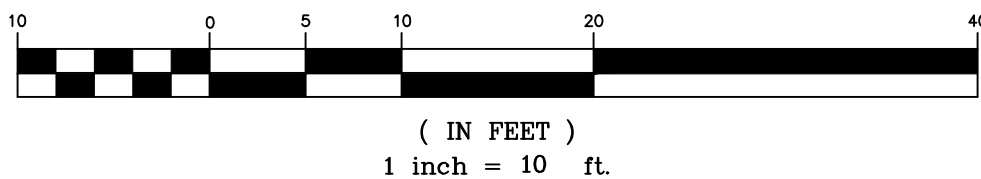
BASIS OF BEARINGS

BASIS OF BEARINGS: S35°59'00"E MEASURED BETWEEN FOUND STREET MONUMENTS AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE



LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
(801) 592-5975

EXISTING CONDITIONS

SUMMIT COUNTY

IN THE NW1/4 OF SEC 16, T2S, R4E, SLB8M

PREPARED FOR:
WENDY SMITH

PROJECT:
PARK AVENUE EXISTING CONDITIONS

PROJECT NO.
20-10-280

SHEET
1 OF 1