



PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
April 27, 2023

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here for more information.](#)

CLOSED SESSION - 2:00 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

STUDY SESSION

2:30 p.m. - Park City Public Art Advisory Board Annual Update & Strategic Plan

3:00 p.m. - Mayor's Legacy Mine Soil Roundtable Update

WORK SESSION

3:45 p.m. - Discuss FY24 Fee Schedule Changes

4:00 p.m. - Discuss FY24 Capital Project Budgets

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

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

Staff Communications Report

1. First Quarter 2023 Community Engagement

III. RECOGNITION

1. Consideration to Adopt Resolution 06-2023, a Resolution Proclaiming April 2023 as Child Abuse Prevention Month in Park City
(A) Public Input (B) Action

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

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from March 23 and April 4, 2023

VI. CONSENT AGENDA

1. Request to Authorize the 1154 Park Avenue Owners' Request for Park City Municipal to Execute a Quit Claim Deed for 910 Square Feet at 1154 Park Avenue
2. Request to Approve a Contract with Shape Architecture Studio LLC, for Architectural Design and Project Application Services for the 516 Marsac Avenue Construction Project, Not to Exceed \$137,650, in a Form Approved by the City Attorney's Office
3. Request to Authorize the City Manager to Enter into a Design Professional Service Provider Agreement with Kimley-Horn, for Design and Permitting Services Associated with Rail Trail amenities and initial permitting for the SR-248 overpass, Not to Exceed \$287,731.00, as Approved in Form by the City Attorney
4. Request to Authorize a Professional Service Provider Agreement with Jesus Rea Landscaping and Snow Removal for Mechanical (Hand Pulling) Abatement of Invasive Species, Not to Exceed \$175,000, in a Form Approved by the City Attorney

VII. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2023-16, Amending Land Management Code Sections 15-2.5-2 Historic Recreation Commercial Uses, 15-2.6-2 Historic Commercial Business Uses, 15-2.13-2 Residential Development Uses, 15-2.14-2 Residential Development Medium Uses, 15- 2.16-2 Recreation Commercial Uses, 15-2.17-2 Recreation Commercial Overlay Uses, 15-2.18-2 General Commercial Uses, and 15-15-1 Definitions, and Repealing Section 15-4-23 Dwelling Unit, Fractional Use
(A) Public Hearing (B) Action
2. Discuss a Request from the Kimball Art Center (KAC) for a Five-Year Special Event License/City Service Agreement for the Park City Kimball Art Festival (KAF)
(A) Public Input
3. Consideration to Approve Ordinance No. 2023-03, an Ordinance Approving a Zoning Map Amendment to Rezone a Six Acre Pod from Recreation and Open Space (ROS) to Estate (E) from a Portion of PCA-S-79-C (Bransford Property, also Known as the Logan Parcel), Park City, Utah, Subject to Subdivision Plat Approval by the City Council of Park City Prior to April 27, 2025

(A) Public Hearing (B) Action

VIII. NEW BUSINESS

1. Consideration to Approve Resolution 05-2023, a Resolution Adopting the Neighborhoods First - Streets Program for Park City, Utah
(A) Public Hearing (B) Action
2. Consideration to Approve the City Sponsorship of the 2023 Proposed Special Events at McPolin Farm which will Enable the Final Staff Approval of the Special Events

(A) Public Hearing (B) Action

3. Consideration to Approve Ordinance No. 2023-17, an Ordinance Amending Land Management Code Section 15-6-8 Unit Equivalents Regarding Support Commercial and Residential and Resort Accessory Uses for Master Planned Developments and Sections 15-2.17-2 Uses for the Recreation and Open Space Zoning District, 15-2.18-2 Uses for the General Commercial Zoning District, and 15-2.19-2 Uses for the Light Industrial Zoning District to Clarify Resort Support Commercial is Allowed when Approved as part of a Master Planned Development

(A) Public Hearing (B) Action

4. Consideration to Approve Ordinance No. 2023-18, an Ordinance Amending Land Management Code Section 15-3-9 Bicycle Parking Requirements

(A) Public Hearing (B) Action

5. Consideration to Approve Ordinance No. 2023-19, an Ordinance Amending Land Management Code Chapter 15-2.21 Sensitive Land Overlay Zone Regulations and Section 15-15-1 Definitions

(A) Public Hearing (B) Action

6. Consideration to Authorize the City Manager to Execute a Construction Agreement in a Form Approved by the City Attorney's Office with Staker & Parson Companies DBA Parsons Materials & Construction for the Upper Main Street Improvements Project Not to Exceed \$1,168,796.00

(A) Public Input (B) Action

7. Consideration to Authorize the City Manager to Execute the following: a Construction Agreement with Beck Construction & Excavation, Inc. in a Form Approved by the City Attorney, Not to Exceed \$1,980,562 to Construct the Site Improvements; a Construction Agreement with Dimensional Innovations in a Form Approved by the City Attorney, Not to Exceed \$274,228 to Fabricate and Install Bus Shelters; and a Design Professional Services Agreement with WCG in a Form Approved by the City Attorney, Not to Exceed \$112,244 to Provide Construction Management

(A) Public Input (B) Action

8. Consideration to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney with HNTB Corporation Not to Exceed \$1,066,200.94 for the Program Management Services of Transit Site Improvements

(A) Public Input (B) Action

9. Consideration to Approve Ordinance No. 2023-20, an Ordinance Approving the 2460 Iron Mountain Drive Plat Amendment, Located a 2460 Iron Mountain Drive, Summit County, Park City, Utah

(A) Public Hearing (B) Action

10. Consideration to Approve Ordinance No. 2023-21, an Ordinance Approving the 2426 Iron Canyon Drive Plat Amendment, Located at 2426 Iron Canyon Drive, Summit County, Park City, Utah
(A) Public Hearing (B) Action

11. Consideration to Approve Ordinance 2023-22, an Ordinance Approving the Kings Crown Condominiums, Second Amended Combining Units B302 & B401, Located at 1271 Lowell Avenue, Park City, Utah

(A) Public Hearing (B) Action

12. Consideration to Sign the 20-year Appendix with Rocky Mountain Power for the Elektron Solar Project I
(A) Public Input (B) Action

IX. 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.

*Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.