PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
April 14, 2016

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, April 14, 2016.

CLOSED SESSION

2:15 p.m. To Discuss Property and Litigation

WORK SESSION

3:15 p.m. Council Questions and Comments

3:25 p.m. Vehicle Anti-Idling Ordinance Update — Page 4

3:40 p.m. Transportation Funding and Priority Program of Transportation Projects Update — Page 11

4:25 p.m. Historic Preservation Quarterly Update — Page 27

4:45 p.m. Monthly Energy Update — Page 38

5:15 p.m. Blue Ribbon Housing Commission Presentation — Page 45

REGULAR MEETING

6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

Storm Water Utility Fee Public Information Scope Summary — Page 54

Main Street Streetscape Projects 2016 — Page 59

Quarterly Budget Report 2016 — Page 61

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

IV. CONSIDERATION OF MINUTES

Consideration of a Request to Approve the City Council Meeting Minutes from March 24, 2016, and March 31, 2016 — Page 71

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement for the Lowell Avenue Re-Construction Project with Granite Construction in a Form Approved by the City Attorney in the Amount of $1,542,017, of Which Park City Will Fund $1,121,061 — Page 88

VI. OLD BUSINESS

1. Designated Off Leash Area Pilot Program Update — Page 99

(A) Public Input

VII. NEW BUSINESS

1. Consideration to Approve Resolution No. 05-16, a Resolution Proclaiming April 22, 2016, as Earth Day — Page106

(A) Public Input

(B) Action

2. Consideration to Approve Resolution 06-16, a Resolution Approving an Interlocal Agreement Between Park City, Salt Lake City, Salt Lake County, and Summit County and Authorizing the City Manager to Execute the Agreement Regarding Renewable Energy and Energy Choice Partnership in a Form Approved by the City Attorney — Page 109

(A) Public Hearing

(B) Action

3. Consideration of Ordinance No. 16-17, an Ordinance Approving the 921 Norfolk Avenue Plat Amendment, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney — Page 124

(A) Public Hearing

(B) Action

4. Consideration of a Request to Continue a Public Hearing on an Ordinance Approving the 844 Empire Avenue Plat Amendment, Located at 844 — Page 148

Empire Avenue, Park City, Utah

(A) Public Hearing

(B) Continuation to a Date Uncertain

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

PARK CITY 1884

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff is presenting an update on our recent progress and successes related to enforcement strategy for idling.

Respectfully:

Jonathan Weidenhamer, Economic Development Manager

City Council
Staff Report

Subject:	**Anti-Idling: Enforcement Strategy**
Author:	**Phil Kirk – Park City Police Captain** **Brian Andersen – Parking & Fleet Administration Supervisor** **Matt Abbott – Environmental Project Manger**
Department:	**PCPD, Parking Services, and Sustainability**
Date:	**April 14, 2016**
Type of Item:	**Informational**

Summary Recommendation

Staff intends to continue with elevated education and idling enforcement levels to provide greater compliance with our anti-idling ordinance and goals.

Executive Summary

Staff is presenting an update on our recent progress and successes related to enforcement strategy for idling.

Acronyms

PCPD – Park City Police Enforcement
PCSD – Park City School District

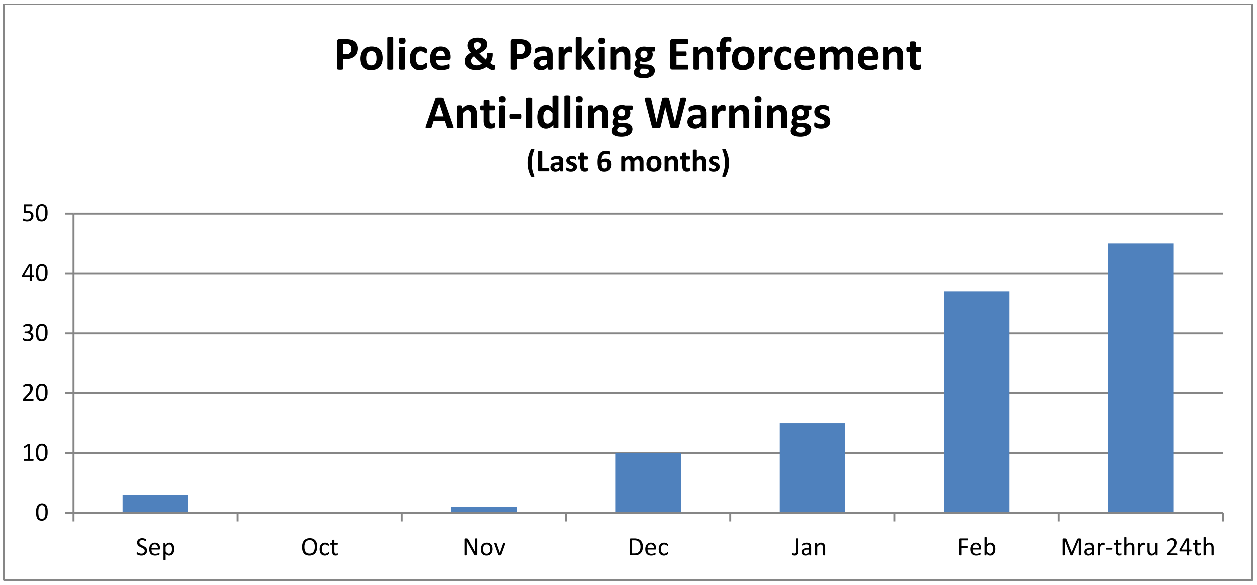
The Problem

People have a tendency to keep their vehicles engine running, or idle, when parked. This habit contributes to localized and global emissions and is considered an addressable nuisance.

Background

City Council recently requested an idling enforcement strategy from staff. Park City Police Department and Parking Services have been leading idling enforcement efforts with marketing support from Sustainability. The last update to Council was on January 28, 2016 via a Manager's report (link), where we informed Council that:

- Police have been proactive throughout patrols in approaching idling vehicles, delivery vehicles, and for-hire vehicles.
- Police have also created a new dispatch code to better track and respond to idling calls.
- Parking Service's education and enforcement efforts have focus on increased signage.



Police have also engaged with Park City School District (PCSD) to increase idling education and decrease idling during pick-up. Sustainability staff is providing the schools with posters to help educate students and parents. One example is the work of School Resource Officer Zach Nakaishi, who is working with the PCSD administration on the following action items at the schools:

- Signage: Coordinate with the district office to relocate anti-idling signs at each campus to more visible/efficient locations at each campus.
- Display Posters: Place the new city poster at each location, near the entrances, to help educate students, faculty, and parents on the city ordinance (photo attached as Exhibit B).
- Presentations: Educate students and faculty through current health class (and others) presentations. For example at Treasure Mountain Middle School: Ms. McKenna's Earth Science class is going to do some education and enforcement during after school pick up to teach and inform the parents when they come to pick up at Treasure. Ms. McKenna is also doing education with her additional classes and faculty.
- Education: Educate students, parents and faculty through daily interactions including school social media sites, school announcements, and radio/video school productions.
- Enforcement: School Resource Officer Zach Nakaishi will be checking for violations at the pickup and drop off zones at the schools.

Analysis

As staff has increased enforcement efforts, staff knowledge has increased and staff would like to share some of the key findings, strategies, and results.

Park City Police Department:
Park City Police Department has been leading both enforcement and enforcement strategy. PCPD dispatch has coded idling in a way to better track idling issues and enforcement activity. PCPD has been patrolling areas with known idling issues and providing education and issuing warnings at a rate much higher than ever before. PCPD has also led interactions with PCSD to reduce idling during parent pick up and events. In addition, PCPD has also made a strong and concerted effort to improve our own department's idling habits, so we can lead by example.

PCPD intends to continue increased enforcement and education patrols and work to reduce idling at PCSD.

Parking Services:
Parking Services has also assisted in the City's strategic efforts to elevate enforcement via increasing Main Street signage (we're waiting for delivery of signs ordered) and supporting PCPD by face-to-face contact with violators. Parking Services has begun distributing educational brochures and reporting warnings to PCPD for data recording purposes. Since our ordinance requires three warnings before a citation, the additional support from Parking Services will increase the likelihood that frequent violators receive a citation. Parking Services will be supporting PCPD on their routine patrols and will contact PCPD if there are any safety concerns as it relates to education or enforcement.

Educational Brochure's & Posters

Sustainability staff plays a minor, supporting role. Staff procured the most recent brochure design and intends to design a bilingual version after we receive feedback and edits on the first brochure. Sustainability also procured educational posters for PCSD. A typical example of an educational poster is included as Exhibit B.

As a result of the renewed focus on anti-idling, staff recommends continuing Council support for the elevated anti-idling education/enforcement.

Department Review
Parking Services, Police, Sustainability, Legal, and City Manager reviewed this Staff Report

Funding Source
Though several departments are elevating their level of involvement and level of effort, staff is not requesting any additional funding under this recommendation.

Attachments
A Topic History
B Typical Educational Sign

Exhibit A – Topic History

Idling has been an active topic since October 29, 2009. Here is a timeline of Park City's Idle-Free efforts to date:

- August 20, 2009
  - Park City Council asks staff to assess anti-idling
  - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1821&Inline=True
- October 29, 2009
  - Staff Report: Anti-Idling Policy
  - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1827&Inline=True
- November 19, 2009
  - Staff Report: Anti-Idling Resolution
  - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1830&Inline=True
  - Signed – Resolution No. 33-09: Anti-Idling Resolution for Motorized Vehicle in Park City, Utah and Declaring Park City, Utah to be an Idle-Free City
- December 2, 2010
  - Staff Report: Main Street Early Deliveries and Anti-Idling Ordinance Discussion
  - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1868&Inline=True
  - Anti-Idling Ordinance Proposed
- December 16, 2010
  - Staff Report: Consideration of an Anti-Idling Ordinance
  - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1870&Inline=True
  - Anti-Idling Ordinance approved
- September 2011
  - Idle Free Awareness Month, sponsored by Park City and Utah Clean Cities
- January 23 to March 8, 2012 – Utah State legislative session
  - HB 104 introduced and passed
- May 3, 2012
  - Staff Report: Anti-Idling and For-Hire Vehicle Licensing Ordinances
  - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1923&Inline=True
  - Anti-Idling Ordinance amended to meet requirements of Utah Code 41-6a-208 (HB 104)
- May 8, 2012
  - HB 104: Local Highway Authority Regulatory Powers effective date.
  - The law prohibits enacting of an "anti-idling" ordinance unless the ordinance:

    (i) is primarily educational;

(ii) provides that a person must be issued at least three warning citations before imposing a fine;
(iii) has the same fine structure as a parking violation;
(iv) provides for the safety of law enforcement personnel who enforce the ordinance;

- February 26, 2014
  - Idling ordinance addressed during public comment
  - Park City Council requests a work session
- March 27, 2014
  - Staff Report: Anti-Idling: Revisited
  - http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2014&Inline=True
- March 19, 2015
  - Staff Report: Anti-Idling: Revisited – staff requested more time
- April 2, 2015
  - Staff Report: Anti-Idling: Revisited
    http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2014&Inline=True
- January 28, 2016
  - Managers Report: Anti-Idling
    http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2088&Inline=True

Exhibit B – Typical Educational Sign

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

On March 24, 2016, Transportation Planning and Budget staff presented a comprehensive list of projects, programs, and services based on existing plans and the final draft recommendations from current studies. This list included a project description, project objective/goal, anticipated cost, and implementation schedule referred hereinto as a “Program of Projects (POP).” Since that meeting, staff has revised the list to reflect a focused programmatic approach that proposes a suite of transportation projects, programs, and services recommendations to be implemented in within planning horizon of 1-5 years and 5-10 years. Within the initial 5 year planning horizon, staff recommends a heavy emphasis be placed on Transportation Demand Management programs coupled with additional transit service investments. Concurrent with the implementation of these two program elements, staff recommends resources be allocated to strategic capital investments associated with the State Route 248 Corridor, remote and local park and ride locations, transit centers, and local intersection improvements to improve the operational efficiency of key intersections for autos and transit as well as improve safety and access for bicycles and pedestrians.

Given that the national average to complete a transportation project on the State Highway System, National Highway System, or Interstate System is 4-7 years, staff recommends that the SR 248 Project proceed to Project Development (i.e. preliminary engineering, environmental clearance/permitting, right-of-way, and final design) during FY 16/17, if not sooner.

This approach is consistent with all of the City’s guiding documents including, but not limited to the following:

- Park City General Plan
- 2011 Traffic and Transportation Master Plan
- SR 224 Corridor Plan
- SR 248 Corridor Plan
- 2008 Trails Master Plan Update

The rational for this approach is based on staff’s conservative estimation that our transportation network operates with available capacity approximately 80-85% of the time, therefore, this approach is intended to focus on the 15-20% of the time our system is at or near capacity. It should also be noted that regional modeling conducted by Wasatch Front Regional Council/Mountainlands Association of Governments for 2040 year analysis applied the following growth factors:

- 2.8% annual growth for N/S on SR-224
- 4.0% annual growth for SR-248 east of Wyatt Earp

A recent review of available data between 2010 - 2015 shows average daily vehicles trips on SR--224 and SR--248 increased by 9 percent and 12 percent, respectively, which equates to 1.5% annual growth on SR 224 and approximately 2% on SR 248. With near-term investment in TDM, transit service improvements, and strategic capital investments this growth in average daily vehicle trips can be mitigated to a less than significant level. Staff also recommends the establishment of a robust transportation monitoring and reporting program to evaluate annual system performance and that will allow adaptive management of the system and ensure that longer term improvements (10 -20 years) are adequately planned and budgeted to address adjustments to the strategy.

Over the last two months staff has presented various funding options that are available to both the City and County as well as a master Program of Projects. Regardless of whether the City and County coordinate directly on a funding option, coordination will be essential to the successful implementation of the POP given the cross jurisdictional nature of the local, state, and regional transportation system as well as the relationship to our local economy, neighborhoods, and natural environment. Background related to the local funding options can be found at the following link.

<http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2094&Inline=True>

Respectfully:

Alfred Knotts, Transportation Planning Manager

City Council
Staff Report

Subject: Transportation Funding and Priority Program of Projects
Author: Nate Rockwood – Capital Budget, Debt & Grants Manager
Alfred Knotts - Transportation Planning Manager
Department: Budget, Debt & Grants Department
Transportation Planning Department
Date: April 14, 2016
Type of Item: Informational

Summary Recommendation:
No action is requested, however, staff is providing an overview of the priority list of potential transportation projects, programs, and services that the City could undertake over the next several years in order to maintain and improve our transportation system.

Executive Summary:
On March 24, 2016, Transportation Planning and Budget staff presented a comprehensive list of capital projects, and transportation and transit related programs, and services based on existing plans and the final draft recommendations from various planning studies. This list included a project description, project objective/goal, anticipated cost, and implementation schedule referred hereinto as a "Program of Projects (POP)." Since that meeting, staff has revised the list to reflect a focused programmatic approach that proposes a suite of transportation projects, programs, and service improvement recommendations that could be implemented within a planning horizon of 1-5 years and 5-10 years. It should also be noted that Staff has been working closely with Summit County staff on priority projects including scope, cost and schedule, to ensure all proposed improvements are coordinated to the maximum extent practicable. This current and ongoing collaborative approach will be critical to achieving timely implementation and coordinated project development and delivery.
Within the initial 5 year planning horizon, staff strongly recommends a heavy emphasis be placed on Transportation Demand Management programs and additional transit service investments. Concurrent with the implementation of these two programmatic elements, staff also recommends resources be allocated to strategic capital investments associated with the State Route 248 corridor, including remote and local park and ride locations; the State Road 224 corridor; transit facilities; and local intersection improvements to improve the operational efficiency of key intersections for autos and transit, as well as improve safety and access for bicycles and pedestrians. Staff believes our approach of targeted capital improvements coupled with the "not build our way out" is consistent with existing Council direction and guiding principles, such as the General Plan.

Acronyms in this Report:
CIP – Capital Improvement Plan
FTA – Federal Transit Administration
FY – Fiscal Year
LRTP – Long Range Transportation Plan
PCTD – Park City Transit Department
POP – Program of Projects
SCTD – Summit County Transit District
SRTDP – Short Range Transit Development Plan
TRT – Transient Room Tax
UDOT – Utah Department of Transportation

Problem:
Following a mid-year review of the 2014 City Council Priorities, "Transportation" and "Housing" were escalated to "Critical Priorities", which are issues that could have a significant negative impact on our community if not addressed expeditiously. While Park City is approximately 80% built out, recent and potential expansions of resorts and other commercial areas have the potential to attract additional visitors, locals, and employees. Significant regional population growth, much of it outside the Park City, City limits, is also projected to play a major role moving forward. For example:

Recent and Projected Growth

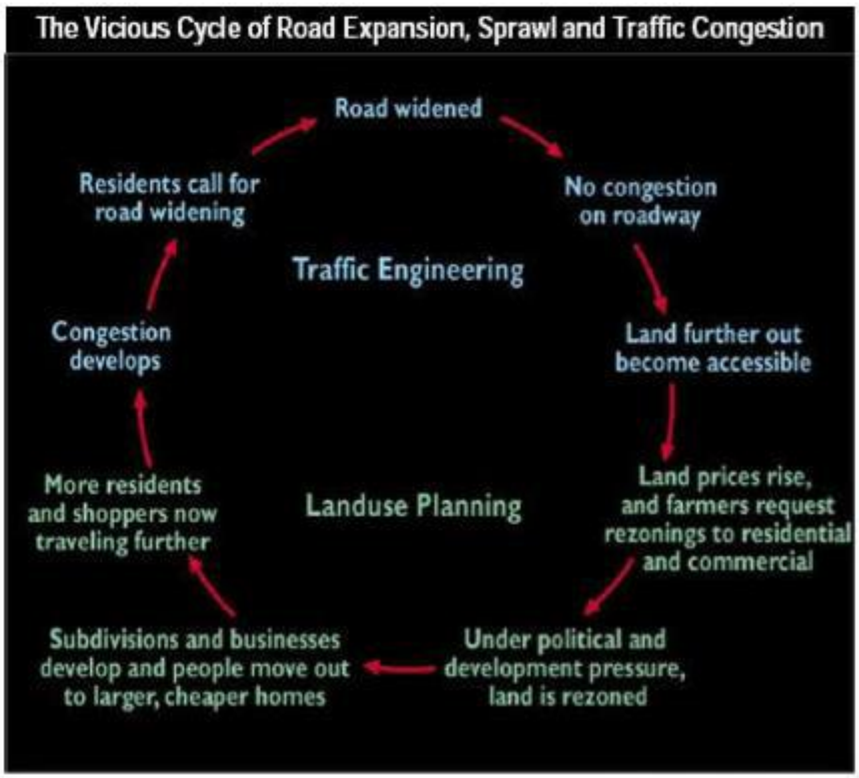
Location	2000	2013	2040 (Projected)	% Increase (00-13)	% Increase (13-40)
Park City	7,371	7,962	10,000	8%	26%
Salt Lake County	898,387	1,079,721	1,510,000	20%	40%
Summit County	29,736	38,486	71,000	29%	84%
Wasatch County	15,215	26,437	59,000	74%	123%

Source: Mountain Accord - Existing Conditions & Future Trendlines of the Transportation System (June 2014)

Without land use changes, regulatory tools, transportation improvements, regional connectivity, and attractive alternatives to the private automobile, this growth has the potential to significantly increase Vehicle Miles Traveled in Park City, which adversely affects air quality, degrades the quality of life, and negatively impacts our visitor experience. Park City has worked diligently over the years to articulate its long-term vision for addressing growth, such as de-emphasize private auto use by providing a free transit system. These guiding principles are further articulated in various planning documents adopted by the City and carried forward in this staff report.

Background:
Historically, transportation planners and traffic engineers have primarily focused on Level of Service as a key criterion when evaluating immediate and future transportation related improvements. This focus places an emphasis on traditional engineering solutions that provide capacity through road widening and/or intersection construction with little

consideration given to alternative modes, including mass transit, and the power of using Transportation Demand Management and community programming techniques. Planning and design to achieve “acceptable” LOS (typically “C” of better) has resulted in a “build your way out of congestion” mentality that typically proposes improvements that are not only costly to construct but also costly to operate, maintain, and can change the look and feel of a community forever. Additionally, the efficiencies achieved in the transportation through this approach often result in short lived, as improvements do not always keep up with the rate of growth.



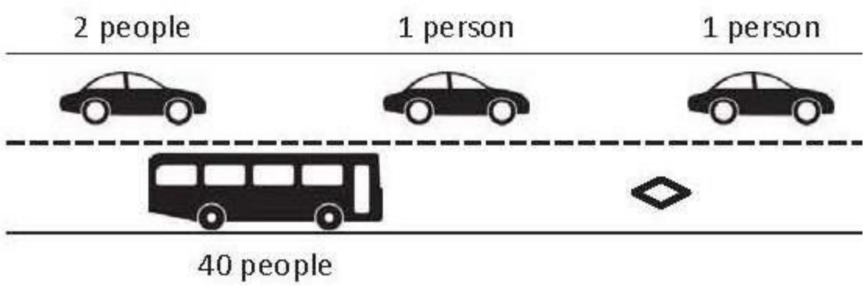
Graphic: NJ DOT

In 2011, the City adopted to the Transportation and Traffic Master Plan, which identified the following “themes” about the nature of transportation, traffic congestion and Park City’s future transportation vision:

- Traffic congestion on “Gateway Corridors” (S.R. 224 and S.R. 248 or Kearns Boulevard) should not reach levels that inhibit economic development opportunities in Park City.
- Multi-modal approaches to traffic management, beginning on Gateway Corridors and continuing in Park City, will be necessary to avoid traffic problems that put quality of life in conflict with economic and tourism priorities.
- This approach requires Park City to accept some level of traffic congestion and this level must continually be evaluated and balanced with overall community support.

These themes are further articulated in the “Goals and Objectives” within Chapter 4 of the TTMP http://52.26.130.11/Home/ShowDocument?id=8296 as well as “Small Town – Goal 3” of the 2014 General Plan http://www.parkcity.org/home/showdocument?id=12387

More recently, federal, state, and local transportation policy has shifted from striving to achieve LOS standards for both roadways and intersections to developing a comprehensive multi-modal transportation system that is safe, efficient, and accessible to all age groups and economic levels. This approach deemphasizes auto-mobile throughput and auto-centric design and places an emphasis on reducing VMT through mode shift and land use compatibility. In other words, ensuring that viable and efficient alternatives exist beyond the private automobile.



Analysis:
The rationalization for staff’s recommendation to focus heavily on elevating existing levels of transit service and changing behaviors by way of bolstering community programming (TDM) is based our evaluating the real size and range of our transportation network’s deficiencies. In other words, data demonstrates that our system operates with more than acceptable standards of capacity. Data shows that approximately 80-85% of the time our system functions well. As a result, staff’s approach is focused on the 15-20% of the time that our system is at or near capacity, such as during peak ski weeks and weekends and during special events.

For example, between 2010 – 2015 average daily vehicles trips on SR--224 and SR--248 increased by 9 percent and 12 percent, respectively, which equates to 1.5% annual growth on SR 224 and approximately 2% on SR 248. With near-term and significant investments in TDM, transit service improvements, and strategic capital investments, this growth in average daily vehicle trips can be mitigated to a less than significant level. Staff also recommends the establishment of a robust transportation monitoring and reporting program to evaluate annual system performance. This will allow adaptive management of the system and ensure that longer term improvements (10 -20 years) are adequately planned for and budgeted to address adjustments and correction to the strategy along the way.

Over the last two months, staff has presented various funding options that are available to both the City and County as well as a master Program of Projects. Coordination will be essential to the successful implementation given the cross jurisdictional nature of the local, state, and regional transportation system, as well as the relationship to our local economy, neighborhoods, and natural environment. Background related to the local funding options

can be found at the following link:
http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2094&Inline=True

Transportation:
As part of the March 24, 2016 City Council meeting, staff presented a preliminary master list of only capital projects but also additional transportation related services and programs intended to develop, establish, and operate and maintain a comprehensive multi-modal transportation system, known as a "Program of Projects." This list can be found at the following link and is included as Attachment A
http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2099&Inline=True

Since the March 24, 2016 Council meeting, Transportation Planning and Budget staff have further evaluated the "Program of Projects" based on cost/benefit, timely implementation, near-term effectiveness, consistency with existing planning documents, and overall consistency with Park City's Visioning Core Values as outlined in the General Plan. As a result of this evaluation staff is recommending a heavy emphasis be placed on implementation of transportation demand management and mass transit solutions over the next 1- 5 years packaged with strategic capital improvements that address existing and near term operational deficiencies AND support alternative modes of transportation, such as the SR 248 Congestion Relief and Safety Improvement Project.

At a programmatic level, staff has outlined the following strategies, scope, and estimated cost below. Please see Attachment A for a complete description of scope, cost, potential funding source, project objective, responsible entity, and schedule.

Strategy	Scope	Estimated Cost (High end)	Potential Funding Sources
TDM Programs	Bike Share, Parking Management, Employer Incentives, Peak Day Traffic Management	$1,250,000 (annual)	Private and Local (e.g. parking revenues)
Transit Service Improvements	Increased local and express service, PC-SLC Connect expansion	$2,000,000 (annual)	City, County, State, and Federal
Capital Improvements	SR 248 Improvements, Shelters, Park and Rides, SR 224 Improvements	$16,500,000*	City, County, State, and Federal
Total		**$19,750,000**	

** $16,500,000 does not include estimate for SR 224 Improvements, as Summit County & Park City staff are still in the early stages of planning for those improvements. Cost will be dependent on final scope of project.*

Over the past 12 months, the City and County have invested additional resources in the form of increased transit service, peak day traffic management, daily resort traffic and parking management, community outreach, and enhanced special event management. In addition to these efforts, the City and County have also developed a great collaborative public/private partnership in the form of the "Greater Park City Transportation Management Association" in which both public and private entities have actively participated in reducing transportation and parking demand.

Although several of these strategies were developed and implemented with little to no advanced planning, this comprehensive approach proved to be rather effective during peak times and exceeded our initial expectations. Despite initial successes, this approach requires significant fiscal resources in order to be truly successful and broad support from the public and business community.

Funding:

On March 3, 2016, staff held a discussion with City Council reviewing potential new funding options available to the County and City. Background related to the local funding options can be found at the following link:
http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2094&Inline=True

While staff was not seeking direction for a specific funding option at the March 24th meeting, Council indicated that staff should continue to evaluate potential funding sources as the Program of Projects is developed and refined. In particular, Council discussion seemed to focus on the Additional Mass Transit Tax and Transient Room Tax option. City and County staff have continued to meet over the last six weeks to discuss and coordinate priority project lists and potential funding options. In addition, the City and County have initiated discussions with the State Tax Commission to understand the process and procedures of the funding options available at the City level and the County level.

The "Potential Funding Reference Table" details the funding options at both the City and County level and provides quick reference information related to the funding instrument including: funding name, type, base, rate, county or city level, estimated generation amount, how the funding is authorized.

Potential Funding Reference Table						
Funding Option	**Type**	**Base**	**Rate**	**Estimated $**	**Authorization**	**Other Information**
County Options						
Additional Mass Transit	Sales Tax	County Wide or SCTD	0.25%	$4.1 M	County-wide Vote	County Wide or in SCTD ($1.7 Million if in SCTD)
County Option Transportation	Sales Tax	County Wide	0.25%	$4.1 M	County-wide Vote	County Wide
County option sales and use tax for highways and public transit	Sales Tax	County Wide	0.25%	$2.35 M	County-wide Vote	(County Wide - subject to statewide redistribution formula)
Summit County Transit District property tax levy option	Property Tax	SCTD	0.0004	$2.2 M	County Council	Subject to Truth in Taxation Hearing
City Options						
Additional Mass Transit	Sales Tax	Park City	0.25%	$2.2 M	City Vote	May be levied in City if not levied County-wide
Transient Room Tax (TRT) Rate: 1% on overnight lodging	Transient Room Tax	Park City Overnight Lodging	1%	$1.8 to $2.2 M	City Council	
General Obligation Bonds (for transportation infrastructure)	Property Tax	Park City Taxable Assessed Value	TBD*	TBD	City Vote	*Rate needed to pay debt service on GO Bond
Paid Parking	Parking Fee	China Bridge and Historic Parking	TBD	TBD	City Council	

Summit County

Currently the County is evaluating the merits of three available sales tax options which have specified uses for transportation or transit:

- Additional Mass Transit (UCA 59-12-2214) Rate: .25% (County Wide or limited to SCTD)
- County Option Transportation (UCA 59-12-2217) Rate: .25% (County Wide)
- County option sales and use tax for highways and public transit (UCA 59-12-2219) Rate: .25% (County Wide - subject to statewide redistribution formula)

The County is also evaluating the option for a Summit County Transit District property tax levy option. The County Transit District has the option to levy up to a .0004 property tax which would generate an estimate $2.2 million in property tax revenue for the Summit County Transit District.

Earlier this year, Summit County appointed a sub-committee to evaluate the County project priority list and potential funding sources. The sub-committee recommendation was included in the March 30, 2016 Summit County Council, Proposed Transportation Solutions, Staff Report. The County sub-committee funding recommendation in that report is as follows:

> **County Funding Recommendation**
>
> The Council appointed sub-committee has reviewed each of the sales and use tax options, as well as other potential resources such as the transit district property tax. With the options available taken into consideration with the list of projects recommended, the sub-committee and staff recommend the County move forward with the steps necessary to enact the Additional Mass Transit and County Option for Transportation sales and use taxes. It is currently estimated that the revenues generated from these sales and use taxes could generate $8.2 million countywide. These revenues are restricted in use for transit and transportation projects and

therefore committed to addressing those areas directly related to the [County] council's strategic objective.

It should be noted that the County may not be the recipient of 100 percent of those revenues. Ongoing discussions with municipalities within the County may result in negotiations for portions to be diverted to the incorporated areas. If this occurs, County projects will need to be adjusted accordingly.

Park City
City staff is currently evaluating the following potential new funding sources:

Sales Tax:
- Additional Mass Transit (UCA 59-12-2214) Rate: .25%
- Transient Room Tax (TRT) Rate: 1% on overnight lodging

Other Taxes or Fees:
- General Obligation Bonds (for transportation infrastructure)
- Paid Parking (to be discussed as part of Main Street and Old Town Parking Management Plan

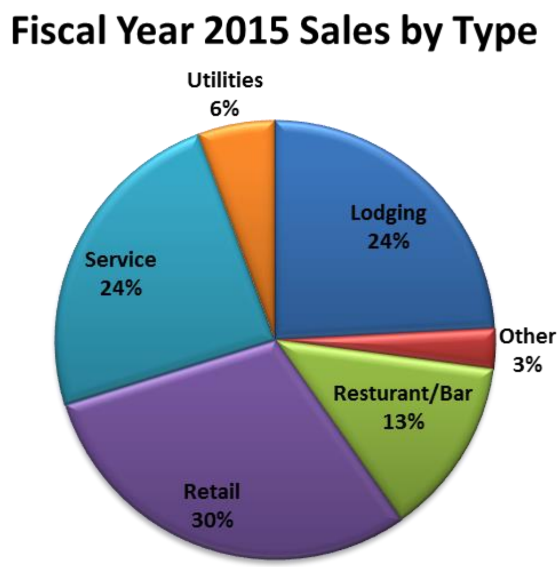
Additional Mass Transit 0.25% Transit Sales Tax
Utah State Code allows Counties, Cities or Towns to levy an Additional 0.25% Mass Transit Sales Tax. This is in addition to the currently levied 0.30% Mass Transit Tax levied independently by both Park City and the County. The County currently levies this tax only within the boundary of the Summit County Transit District (SCTD). This tax must be approved by the voters.

If the Additional 0.25% Mass Transit Sales were to be levied by the City, the revenue would be received in the Transportation and Parking Fund to be used for transit operating and capital expenses. The funds could also be used in Transportation and Parking Fund for debt service payment on future transit revenue bonds. It is anticipated that an Additional 0.25% Mass Transit Sales Tax would generate approximately $2.2 million in FY 2017.

Park City and Summit County staffs are in communication with the State Tax Commission about some of the details of the Additional 0.25% Mass Transit Sales. Staff believes that if this Tax is levied by the County as a County wide tax, the City would not have the ability to levy the Additional Mass Transit tax. If levied County wide, proceeds of the tax would be received by Summit County. It is estimated that approximately 55% of the County-wide sales tax would be generated within Park City. If both the City and County are interested in asking the voters for approval of this tax, PCMC staff will recommend that the City ask municipal voters for approval and that the County ask voters with the SBTD for approval. This would avoid the need for a Memorandum of Understanding between the City and County defining distribution of the tax, should the County wish to levy the tax County-wide.

Because of the structure of the Transportation and Parking Fund and the flexibility of the 25% Resort Communities Tax contribution to the fund, if the Additional Tax were adopted by the City, it would be possible to use the Additional Mass Transit Sales Tax to fund ongoing transit operation and leverage the 25% Resort Communities Tax contribution to fund infrastructure improvements for all services provided by the Fund (Transportation, Transit & Parking).

The Additional Mass Transit would apply to all taxable sales in Park City. The tax would not apply to the sale of unprepared food (groceries). The total estimated sale in Park City in 2015 was $815 million. The Budget Department has estimated that approximately 87% to 92% of total annual sales in the City are attributed to tourist activity. These estimates are based on a monthly and quarterly cross analysis of sales industry type, sales location and lodging and skier day information.



Transient Room Tax

Park City does not currently charge a City Transient Room Tax (TRT). Under State code cities and towns that meet certain requirements may impose a 1% tax on temporary lodging. The transient room tax, if imposed, is charged in addition to sales tax. The transient room tax does not apply to charges for meeting rooms. Summit County currently charges a 3% TRT tax for lodging within the County. The additional 1% if levied on Park City lodging would increase the total TRT tax in Park City to 4%. As with all city sales tax, a TRT tax would fluctuate based on the current ski season, lodging environment and economic conditions. The TRT tax is the most directly connected tax to overnight visitors. The 1% TRT tax levy is enacted by City Council vote. It is estimated that a 1% TRT levied in Park City would generate between $1.8 million to $2.1 million in FY 2017 for the City (inflated annually and dependent on lodging sales). TRT funding could be allocated for capital projects, operating expenditures or pledged for payment of sales revenue bonds.

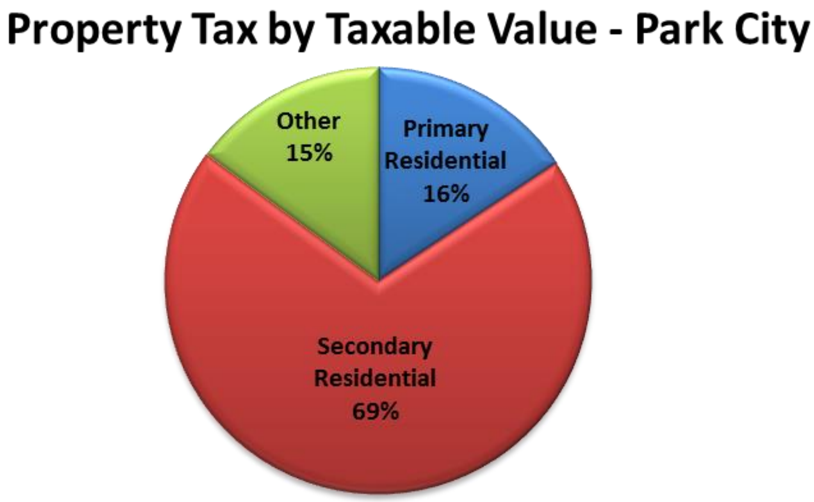
The “Sales Tax Comparison Table (on overnight Lodging)” shows Park City and Summit County’s current sales tax rate(s) levied on an overnight stay as compared to other Utah and out of state resort communities. The listing included where Park City would “rank” if the indicated sales tax or combination of sales taxes were levied.

City & Town Sales Tax Comparison Table (on overnight Lodging)		
City/Town	**Total Lodging Sales Tax Rate**	**Rank**
Mammoth, CA	14.00%	1
Moab, UT	13.85%	2
Kanab, UT	13.20%	3
Brian Head, UT	13.20%	4
Alta, UT	13.10%	5
Miami, FL	13.00%	6
Salt Lake City, UT	12.60%	7
Midway, UT	12.60%	8
Crested Butte, CO	12.50%	9
Ogden, UT	12.35%	10
Bryce Canyon, UT	12.30%	11
Sun Valley, ID	12.00%	12
Park City, UT (1% TRT)	11.95%	*13*
Breckenridge, CO	11.68%	13
Steamboat Springs, CO	11.65%	14
Heber, UT	11.50%	15
Park City, UT (0.25% AMTST & County 0.25%)	11.45%	*16*
Aspen, CO	11.30%	16
Park City, UT (0.25% AMTST Increase)	11.20%	*17*
Park City, UT (Current)	10.95%	17
Telluride, CO	10.40%	18
Wasatch County, UT	10.20%	19
Stowe, VT	10.00%	20
Summit County TD, UT (0.5% AMTST & County Tax)	9.85%	*21*
Vail, CO	9.80%	21
Summit County TD, UT (0.25% AMTST Increase)	9.60%	*22*
Summit County TD, UT (Current)	9.35%	22
Jackson, WY	8.00%	23

General Obligation Bonds and Sales Revenue Bond

General Obligation (GO) Bonds are bonds which are issued for specific projects or uses as approved by popular vote. The pledged revenue source for repayment of the bonds are payable from the proceeds of ad valorem taxes to be levied without limitation as to rate or amount on all of the taxable property in the City fully sufficient to pay the bonds as to both principal and interest. The City has used GO bonds in the past in order to pay for open space acquisition and walkability improvements. GO bonds are the most stable long term funding solution for major capital projects when there is general voting support of the city population.

Property in Utah is typically grouped into 3 assessment types: primary residential, secondary residential and other (industrial, commercial, unimproved, etc.). The total assessed taxable value is calculated after the primary residential exemption at a taxable value of 55% of the market assessed value. The current assessed taxable value of Park City is approximately $7.4 billion. The following pie chart shows the percentage of value in each category.



Paid Parking
Coordinating our downtown parking system to work hand in hand with our expanded transit approach will be critical to our success. The two systems must function and operate in a complimentary manner; when transit operations are enhanced, charging for parking will in turn generate more transit riders. Presently, the preliminary recommendations from the Main Street and Old Town Parking Management Plan will include a demand based pricing strategy. The draft plan recommends charging for parking based on demand. The higher the demand, the higher the price. At periods without sufficient demand and during off-peak periods of the year, week, and day, parking may still be free.

Given that the final pricing structure has not been fully developed or been vetted through the public process, it is premature to speculate on what the potential paid parking program might generate in terms of revenue or cost to implement and administer. Staff will return to Council in May upon completion of the draft plan and associated recommendations. It is very likely we will recommend that any net new parking revenues generated that exceed costs be returned into TDM based programming and community activation techniques that promote locals, tourists, and employees to use transit during peak periods, market transit enhancements, utilize social media and video to brand the additional services, and other TDM strategies.

Next Steps
Following the April 14 Council meeting, staff will return with a final program of projects and associated recommendation on a funding strategy for consideration by Council. Should Council choose to pursue an additional revenue mechanism, several administrative deadlines must be met related to public hearings and the adoption of resolution(s), should Council be interested in one of the voter approved revenue generation tools.

Additionally, staff will also be returning to Council over the course of the next several weeks for the acceptance of various studies that are at or near completion. Staff will also return with a detailed strategy discussion of the Transportation and Parking Fund including updated modeling options showing proposed service level and capital improvements and potential funding options.

Department Review:
This report has been reviewed by the Legal Department, Budget Department, Transportation Planning, Community Development Department, Public Works/Transit Department, and the City Manager.

Significant Impacts:
It is anticipated that significant operating and capital resources will be needed to meet Councils identified Transportation Critical Priority. Council will need to identify evaluate the strategies outlined in the prioritized POP and determine the appropriate funding sources moving forward to complete needed improvements.

Funding Source:
No funding needs are associated with this report. Any preliminary project funding recommendations from Council will be incorporated in the upcoming 5-year CIP process.

Attachment:
Attachment A: “Draft Priority Program of Projects”

ATTACHMENT A

Priority Program of Projects

Project Name	Type of Strategy	Project Description	Cost (Low End)	Cost (High End)	Project Objective	Location	Implementing Agency	Funding	Est. Year of Completion
SR 248 Congestion Relief and Safety Improvement Project	Capital Improvement and Service Improvement	Construct Transit Only/HOV lanes along SR 248, enhance school access (existing at grade school crossing and ingress/egress), improve access to Richardson Flat P&R lot, construct intersection improvements at Bonanza Drive/SR 248, improve stormwater treatment, improve wayfinding, and enhance aesthetics of corridor.	$9,000,000	$12,000,000	VMT/AQ/Safety	SR 248 MP 0.0 - 2.1	Park City/UDOT	Local, State, and Federal	2020
PC Transit Increased Level of Service	Transit Service Improvement	Establish 15 minute headways on core City routes and Express Routes	$500,000	$1,000,000	VMT/AQ	Park City and Summit County	Park City	Local and Federal	2017
Parking Management Program	Transportation Demand Mangement	Implement parking management strategies including paid parking and associated parking management infrastructure	$500,000	$750,000	VMT/AQ	Park City	Park City	Local	2016
Citywide Transportation Demand Programs	Transportation Demand Management	Annual Employer trip reduction incentives, Van Pools, E-Bike share program, peak day traffic management, Variable Message signs	300,000	500,000	VMT/AQ	Park City	Park City	Local and Private	2016
Transit Passenger Improvements	Capital Improvement and Service Improvement	Transit shelters, real time information, passenger amenities, etc.	$300,000	$500,000	VMT/AQ	Park City	Park City and Summit County	Local and Federal	Ongoing
Bonanza Park Transit Center and Park and Ride Garage	Capital Improvement and Transprotation Demand Management	Construct a new parking structure with transit center component to encourage people to switch to non-auto modes before they enter the most congested part of Park City. The transit center would function as one of the primary transit hubs within Park City.	TBD	TBD	VMT/AQ	Bonanza Park	Park City	Local and Federal	TBD
Satellite and Intercept Park and Ride Lots	Capital Improvement and Transprotation Demand Management	In partnership with Summit County, construction of park and ride lots at the entry corridors to Park City and the Snyderville Basin as well as parking nodes in and around Park City neighborhoods	$2,000,000	$4,000,000	VMT/AQ	Neighborhood nodes, Kimball Junction, Jermey Ranch, and Quinns Junction	Park City, Summit County and UDOT	Local and Federal	2019
PC-SLC Connect Service Expansion - SLC, U of U, and SLC Int'l Airport	Transit Service Improvement	Expand service of PC/SLC Connect to U of U and establish regularly scheduled airport service	$750,000	$1,000,000	VMT/AQ	SLC to Park City	UTA, Summit County, and Park City	Local, State, and Federal	2017
SR 224 Congestion Relief and Safety Improvement Project	Capital and Service Improvement	Construct Transit Only/HOV lanes along SR 224 from Canyons Drive to Empire/Deer Valley Drive, construct intersection improvements at SR 224/Kearns intersection, enhance existing at grade crossing at Homestake, construct intersection improvements at SR 224/Empire Ave./Deer Valley Drive, improve stormwater treatment, wayfinding, and enhance aesthetics of corridor.	TBD	TBD	VMT/AQ/Safety	SR 224 MP 5.8 - 11.5	Park City, Summit County, and UDOT	Local, State, and Federal	TBD
TOTAL			**$13,350,000**	**$19,750,000**					

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

During this work session, staff will be presenting our prioritized list of preservation activities, which include:

- Design Guideline Revisions
- Land Management Code updates for Historic Preservation
- Updating the Historic Sites Inventory
- Mine Site Stabilization
- Historic District/Structure Grant program

Respectfully:

Anya Grahn, Planner II

City Council Staff Report

Subject:	**Historic Preservation Quarterly Update**
Author:	**Anya Grahn, Historic Preservation Planner**
	Bruce Erickson, Planning Director
Department:	**Planning**
Date:	**April 14, 2016**
Type of Item:	**Work Session**

Summary Recommendation

The purpose of this staff report is to inform City Council of staff's current preservation efforts. Staff recommends Council review this staff report and make recommendations to staff with regard to which, if any, items Council would like to further explore in a future work session.

Executive Summary

During this work session, staff will be presenting our prioritized list of preservation activities, which include:

- Design Guideline Revisions
- Land Management Code updates for Historic Preservation
- Updating the Historic Sites Inventory
- Mine Site Stabilization
- Historic District/Structure Grant program

Acronyms

HPB	Historic Preservation Board
HSI	Historic Sites Inventory
NHPA	National Historic Preservation Act

The Problem

Historic Preservation is a Critical Priority for the City Council. The purpose of this work session is to inform the City Council as to progress toward achieving the current and proposed preservation efforts by the staff and HPB and to receive feedback from City Council on future efforts.

Background

Staff meets with City Council on a quarterly basis to discuss our current and proposed preservation efforts. In the past, we have presented this material as work sessions and manager's reports on the following dates:

Date	Item
10.8.15	Manager's Report
7.16.15	Historic Preservation Update- Work Session
3.31.16	Manager's Report (page 42 of the packet)

Analysis

Staff provided an update on the following in the March 31st Manager's Report (Page 42) to provide background on current preservation topics for the City:

- CRSA's Intensive Level Survey
- Endangered Buildings & Abatement Challenges
- Mine Site Preservation
- Historic Preservation Board's (HPB) Material Deconstruction reviews and Historic Sites Inventory (HSI) Updates

Does City Council have any questions or comments regarding these topics?

Staff asks that City Council review and provide input on the following:

1. Design Guideline Revisions

As mentioned in the March 31st Manager's Report, the Design Guidelines were intended to be a living document that was reviewed and revised on a regular basis. The Design Guidelines have not been reviewed in detail since their adoption in 2009. Staff has set forth an ambitious schedule to complete Design Guideline revisions by the end of 2016.

The LMC's purpose statements for the Historic zoning districts (H-districts) are consistent in preserving the character of Historic residential Development in Park City and encouraging construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.

To do this, staff has proposed a rigorous schedule to review the Design Guideline revisions with the HPB. The Historic Preservation team devised a strategy to preserve the neighborhood character and encourage compatibility by addressing the following two sections first:

1. Historic Residential District
   a. Site Design – addressing issues such as setbacks, landscaping, and driveways
   b. Built Environment – treatment of historic structures as well as new additions and accessory structures
2. Historic Commercial District
   a. Site Design – addressing the look and feel of Main Street
   b. Built Environment – treatment of historic structures and design of new additions

Staff has also begun a public outreach campaign for additional input and guidance. In addition to launching a webpage dedicated to Design Guideline revisions, staff is also holding open office hours from 1pm-2pm on Mondays specifically to meet with the public and discuss our proposed revisions. On March 16th, staff held the first of several proposed public outreach meetings; we met with thirteen (13) designers, developers, and builders to discuss our proposed schedule, the process, and receive input on their concerns and confusion in using the guidelines.

Is City Council supportive of these efforts and staff's proposed timing?

2. Land Management Code Changes and Historic Preservation

Since the adoption of the Historic Preservation Ordinance in December 2015, staff has continued to make minor revisions to the code to improve its consistency. One item that was discussed under the pending ordinance that led to the Historic Preservation Board's Material Deconstruction reviews was whether or not the HPB should be allowed to do Design Review.

The purposes of the HPB are outlined in [LMC 15-11-5](LMC 15-11-5).

During the Historic Preservation Board's last work session with City Council in July, there were mixed opinions about whether or not the HPB should be permitted to conduct Design Reviews. City Council asked staff to return to Council for more discussion on this in the future.

Staff met with the HPB on April 6th during work session to discuss this. A quorum was present and consisted of Chair David White, Jack Hodgkins, Puggy Holmgren, Lola Beatlebrox, Cheryl Hewett, and Doug Stephens. The board talked about how Design Review would allow additional transparency and public confidence in design determinations; they also discussed the possibility of limiting their Design Review to City-owned projects such as the McPolin Barn, high profile projects, or even just to sites listed on the National Register of Historic Places. Staff expressed general support for high-level HPB review of listed sites after criteria are established.

The Design review meetings are publicly noticed 14 days in advance, a sign is placed on the site, and meetings are open to the public. The action is also noted by a sign on the site with a 10 day appeal period.

Staff discussed various means to make the design review meeting more "user friendly" for members of the public who wish to attend and possible make comments. Some of the ideas included changing the location of the meeting to a large room, and perhaps welcoming comments from the planner in charge.

Overall, the board members were unanimously ***not*** in support of doing design review as they believed they could not devote as much attention to detail on specific projects in the same manner that staff does. They liked the process as it currently exists and felt staff had been doing a good job in ensuring projects complied with the Design Guidelines.

Staff has outlined the Pros and Cons of HPB design reviews, with input from the HPB, as follows:

Pros:	Cons:
• Greater transparency and confidence in the decision-making process. Staff currently approves all HDDR applications administratively, and other than public input, the public does not get to see the deliberative process of the review. If the HPB were to do design reviews, the public would have greater opportunity to participate in the review process. • Expands the role of the HPB and provides greater interaction with the public. • In doing design review, the HPB would become more familiar with the Design Guidelines. • The HPB would also be more familiar with projects under construction as they would be the ultimate reviewer and decision-maker.	• The Design Review Team (DRT), which is comprised on the Historic Preservation Planner, Preservation Consultant, representative of the building department, and the planner, spend considerable time assisting the applicant in their preservation approach; the HPB could choose to overturn the decision of the DRT. This will cause confusion and distrust on the part of the applicant if they are forced to redesign. • The HPB would likely be working with less information than staff as new evidence or issues are often uncovered at the start of construction. • The process of going through DRT and then the HPB can seem onerous to the applicant. The timeframe for the HDDR process would increase and may cause log jams. • The HPB found that the process could cause additional expense to the homeowner. • Board could not dedicate the same level of attention to detail to an HDDR project as staff does. • In the past, there were allegations by the public that the Historic District Commission was not uniform in its decision making which led to distrust among applicants. • The Historic Preservation Board cannot become the “taste police” for individual buildings. This reduces the effectiveness of the HPB stewardship of the Historic districts as a whole. • In the past, architects and developers often created repetitive designs because they knew they could be approved; this didn’t necessary create good design or a variety of designs because applicants just wanted to get through the process. • The purpose of the HPB would shift to preservationist, which requires more specialized expertise in preservation by the HPB and may be

	detrimental to the General Plan and LMC guidance for compatibility of new construction in the Historic Districts. • Design review is a much narrower focus and prevents the HPB from being the overseer of the entire district as a whole. • Will require a much higher time commitment from the HPB. Currently staff reviews are taking place weekly.

Two members of the public have weighed in on this discussion. Staff has attached public input as Exhibit A.

Does the City Council wish to continue the current practice of a design review team, including a historic preservation consultant, completing Design review per the Land Management Code and Historic District Design Guidelines? Appeal of the design review team is appealed to the Board of Adjustment in accordance with recent LMC changes. If the current practice is to change would City Council direct staff to begin amending the LMC to revise the purpose statements of the HPB to include design review?

2. **Future Efforts**

   a. **National Register Plaque at Park City Library**

   May is National Historic Preservation Month and the fiftieth anniversary of the passage of the National Historic Preservation Act (NHPA) of 1966. In honor of this, staff is working with Community and Public Affairs Manager Phyllis Robinson and Library Director Adrianne Herrick Juarez to plan an unveiling ceremony for a new National Register of Historic Places plaque that will be displayed outside of the original north entrance of the historic Park City High School. As the plaque is currently in production, staff will be selecting a date for this unveiling in the near future. Additionally, the plaque unveiling will be promoted as one of several Preservation Month activities promoted by the Utah Division of State History in honor of preservation month in its certified local government communities. (Last year, Park City hosted the event "Keep Park City, Park City: Connecting Tourism Dollars to Authenticity" held at High West's historic Nelson Cottage.)

   b. **Historic District Grant Program**

   Staff is continuing to research and brainstorm ways to make our Grant Program the more effective. The Planning Department has budgeted $10,000 for preservation consulting services in developing a grant program due to staff's work load. Staff will be meeting with the Historic Preservation Board to further define the goals of the Historic District Grant program before going forward with selection of a consultant. The grant program has been on hold since summer

2015 as staff works through the feedback brought forward by City Council and the HPB.

c. Vernacular Architecture Forum (VAF) Conference, June 2017

Staff continues to work closely with University of Utah Professor Emeritus Tom Carter as well as representatives from Utah Heritage Foundation, SWCA, CRSA, the LDS Church, and other municipalities to plan the 2017 VAF Conference in Salt Lake City. As part of the conference, 100 conference attendees will be participating in a one-day tour to Park City on June 1, 2017. This conference attracts academics, professional preservationists, architects, and planners, as well as government representatives.

Department Review

Planning, Legal, and Executive Departments.

Attachments

A Public Input, 3.2.16

March 2, 2016

To: Bruce Erickson, Anya Grahn
Park City Planning Department

From: John Plunkett & Barbara Kuhr, 557 Park Avenue

Re: The Pros & Cons of HPB Design Reviews

Dear Bruce and Anya:

As you may know, Barbara and I have lived in Park City's Historic District for 25 years. During that time we have restored four 100-year old homes and built one new one. Three of the historic homes were rebuilt with the help of Park City's Historic Preservation Grant program.

During this time we've seen the civic pendulum swing back & forth on preservation controls — From the 90s through 2007 we experienced extra costs and delays because of over-regulation. But more recently we've seen the destructive results of under-regulation, with the loss of several 100-year old buildings. On balance, the extra time & costs are worth it to retain what is left of Park City's early days.

We'd like to add our enthusiastic support to restoring the HPB's role in conducting Design Reviews. We agree with the 'pro' in Staff's report: "Greater transparency in the decision-making process. Staff currently approves all HDDR applications ...and the public does not get to see the deliberative process of the review."

We would add another pro: Citizen Oversight of the Planning Process provides the necessary balance between Planner's professional theories and agendas, and the practical reality of day-to-day living in Park City's Historic Neighborhoods.

Consider one example, a Tale of Two Developers: (pictures attached)

Project A had a Dream Developer, who completely understood the meaning and value of his Historic buildings, to both the City and to his business. He went to great lengths, time & cost to preserve the buildings, and created a great, adaptive reuse. If every developer was like this, Planning could work with them administratively and there would be no need for Citizen Oversight.

But unfortunately this developer is the exception not the rule. Most developers are not this sophisticated regarding the value of authentic, historic buildings. Most developers prefer to eliminate old structures and build new ones.

Project B is a sad example of this. We're familiar with the developer's rationales, but at the end of the day it's obvious that he didn't appreciate the Meaning & Value of this Historic Railroad building to both the City and to his business.

Because of it's Park Avenue location, this building could have welcomed visitors by reminding them of Park City's authentic past. Instead, citizens watched the original building be demolished in plain sight, board by board, to be replaced by a 'tasteful' new building, devoid of all History and Authenticity. What a loss for our town, and what a missed opportunity for the developer!

That is why, as cumbersome, frustrating and difficult as it is, Citizen Oversight is a necessary part of the Preservation Process. An HPB public hearing would surely have Preserved this building, and allowed residents to participate in the process.

Thank-you as always for your consideration.

Sincerely,

John Plunkett & Barbara Kuhr
557 Park Avenue

PS: Perhaps it's not too late to require (or inspire?) Project B's developer to replicate the yellow corrugated siding and red Rio Grande logo, and resucitate this echo from our railroad past...

Project A

Project B

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff is providing City Council with a monthly update on Energy, a Critical Priority. Staff is presenting: the 16-year implementation schedule Gantt chart, current priorities, an update from the Water & Energy Conservation Program, and an update on ongoing conversations as it relates to the source of electricity.

Respectfully:

Matt Dias, Asst City Manager

City Council Staff Report

Subject:	**Energy Update: April 2016**
Authors:	**Matt Abbott – Environmental Project Manager**
	Nick Graue – Water Project Engineer
	Bina Skordas – Sustainable Energy Project Manger
Department:	**Sustainability & Public Utilities**
Date:	**April 14, 2016**
Type of Item:	**Informational**

Summary Recommendation
Staff is not seeking Council direction at this time. Staff is requesting feedback on: the 16-year Gantt chart, current priorities, and an update from the Water & Energy Conservation Program.

Executive Summary
Staff is providing City Council with a monthly update on Energy, a Critical Priority. Staff is presenting: the 16-year implementation schedule Gantt chart, current priorities, an update from the Water & Energy Conservation Program, and an update on ongoing conversations as it relates to the source of electricity.

Acronyms

GUEP	Georgetown University Energy Prize
RMP	Rocky Mountain Power
SCPW	Summit Community Power Works
LED	Light-emitting diode
HVAC	Heating, ventilating and air conditioning

The Problem
Achieving the 2022/2032 goal of city/community net zero is a multi-variable challenge with differing degrees of control and leverage. Staff is sharing their current approach and current priorities.

Background
On September 24, 2015 City Council elevated Energy to a Critical Priority and set a goal of net zero carbon emissions for municipal operations by 2022 and citywide by 2032. This is the seventh monthly update. The history of the Critical Priority Energy is summarized below:

Date	Item
September 3, 2015	City Council requested that staff return to discuss the possibility of elevating Carbon Reduction and/or Energy Conservation to a Critical Priority
September 24, 2015	City Council Critical Priorities: Should carbon reduction and/or energy conservation be added as a third Critical Priority? (pg. 33)

October 29, 2015	Monthly Update: Carbon Reduction & Energy Conservation (pg. 141)
November 19, 2015	Monthly Energy Update: Background Discussion (pg. 4)
December 17, 2015	Monthly Energy Update: Road Map (pg.37)
January 28, 2016	Monthly Energy Update: Utilities (pg. 23)
March 3, 2016	Monthly Energy Update: Georgetown University Energy Prize (pg. 62)
March 24, 2016	Monthly Energy Update: 2022/2032 Net Zero Resolution (pg.59)

Staff will also be presenting on the Water & Energy Conservation Program which will be funded by the proposed Utility Mitigation Surcharge. An overview and history of this topic is summarized below:

Date	Item
May 28, 2015	Council requested that staff discuss a potential water rate surcharge that captures the carbon cost of our water delivery system
July 16, 2015	Update provided to Council which can be found at the following link: Water Surcharge- Energy (pg.20)
September 22,2015	Request for Qualifications: Park City Water Department Energy Management and System Optimization Study
October 22, 2015	Update provided to Council which can be found at the following link: Utility Mitigation Surcharge: Strategy (pg. 155)
December 3, 2015	Contract Executed with The Brendle Group
February 28, 2016	Final Deliverable for Phase 1 from The Brendle Group,
March 21, 2016	Bina hired as full time Sustainable Energy Project Manager for The Public Utilities Department and Nick Graue now dedicating a large portion of his time to the Water and Energy Program

Analysis

Big Picture

In Attachment A, staff is presenting a 16-year Gantt chart summarizing staff's current, big picture, strategy to implement 2022/2032 net zero carbon emissions goals. The intent of the Gantt chart is to show:

- Opportunities;
- Anticipated start dates;
  - In most cases, end dates aren't yet clear;
- Carbon reduction potential – "CO_2e Red. Pot";
  - We have better estimates for 2022;
  - We are still getting our arms around 2032.

Staff is assessing alignment of appropriate resources where possible to make the most meaningful impacts within the constraints of what we own and control.

Staff is seeking City Council feedback on the attached, Attachment A, Gantt chart.

Near-term Priorities

While numerous efforts are underway, staff has identified three near term priorities:

- Updated carbon footprint,
- Ecosystem services assessment, and

- Winning the Georgetown University Energy Prize (GUEP).

Updated Carbon Footprint – Staff has been conducting annual carbon footprints assessments for municipal operations since 2007. Our carbon footprint is the foundation for the 2022/2032 goal. Staff is seeking third party input in auditing our previous carbon footprints, recommending the best methodology moving forward, and ensuring that the future data gathering is consistent and widely accepted. Staff has the goal of both improving the data collection/reporting process and the frequency/transparency of our carbon footprint.

Ecosystem Services Assessment – Carbon is the building block of life on planet Earth. All land is ecologically active at some level, with plants and animals going through their lifecycles. A beneficial byproduct of these lifecycles is carbon sequestration, or stored carbon emissions. This is the basic premise of carbon offset programs. Park City's ongoing Open Space program has resulted in +60% of land preserved as open space. This land is actively storing carbon. Initial assessments suggest that Park City's open space program ***could*** offset up a significant portion of Park City current municipal carbon footprint – or, depending on the recommendation of the hired 3rd party, a small percentage of the community carbon footprint. Staff is procuring a third party feasibility assessment ecosystem services. If feasible, staff will seek to understand how we can best maintain, invest in, and possibly expand an ecosystem services program.

Winning the Georgetown University Energy Prize – Part of the ranking system for the GUEP is at the meter as quantified by energy reduction for municipal, institutional, and residential customers. Park City staff has been actively reducing Park City Municipal's energy consumption through energy conservation, renewable energy, and operations. Park City staff has also been actively supporting Summit Community Power Works (SCPW) in designing and implementing residential energy conservation programs and assisting local school districts in energy conservation projects. Finally, commercial entities have been participating in the GUEP. This is very positive, as residential and commercial entities make up almost 40% of the community carbon footprint, 13 times more impactful than the Municipal carbon footprint. Winning the GUEP is important groundwork for the 2032 goal.

Water & Energy Conservation Update: Current Focus Areas

1. **Resources**

Additional staff resources have been assigned to the conservation program. Bina Skordas is now full time in the Public Utilities Department as the Sustainable Energy Project Manager. Nick Graue will be leading the program with support from Bina. The Department has identified this as the best solution to ensure a successful program while providing leadership, excitement, knowledge, and commitment to conservation and energy reduction.

2. System Optimization Study

This is the area with the greatest potential savings. This requires a balance of several priorities which are represented in Figure 1 below. Nick is working closely with Hansen Allen & Luce to determine the best strategy for pumping water more efficiently throughout our water system. This will include operational changes and capital project identification and execution. Staff has identified the following initial potential projects for system optimization:

a. Thiriot Springs pumping modifications
b. JSSD water connection improvements
c. Water source priority i.e. running sources that are the most efficient when possible

3. Communications and reporting plan, program management, and power demand management.

Bina will be working with The Brendle Group to ensure the program is producing measurable results, and communicate these results to internal staff and City Council. Bina will also make sure our system aligns with the most efficient RMP rate schedules**.**

4. Zero Energy Buildings

The Public Utilities Department has a goal to convert all new and existing buildings to "Zero Energy Buildings" This initial target will not include energy required for pumping or other large mechanical equipment. Examples of projects that will get the buildings to Zero Energy are:

a. LED replacement at all facilities
b. HVAC re-commissioning at Quinns
c. Renewable energy- e.g. Solar, Heat Exchange, Hydro Turbines

5. **Modified water rate tiers**

To promote increases conservations modified water rate tiers will be proposed to council to further discourage high outdoor water use.

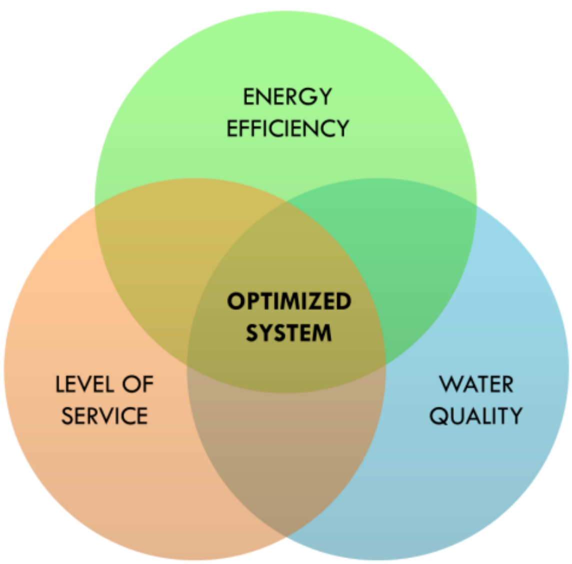


Figure 1: Water System Optimization (Hansen, Allen & Luce)

Department Review

Sustainability, Public Utilities, Legal, and Executive have reviewed this Staff Report.

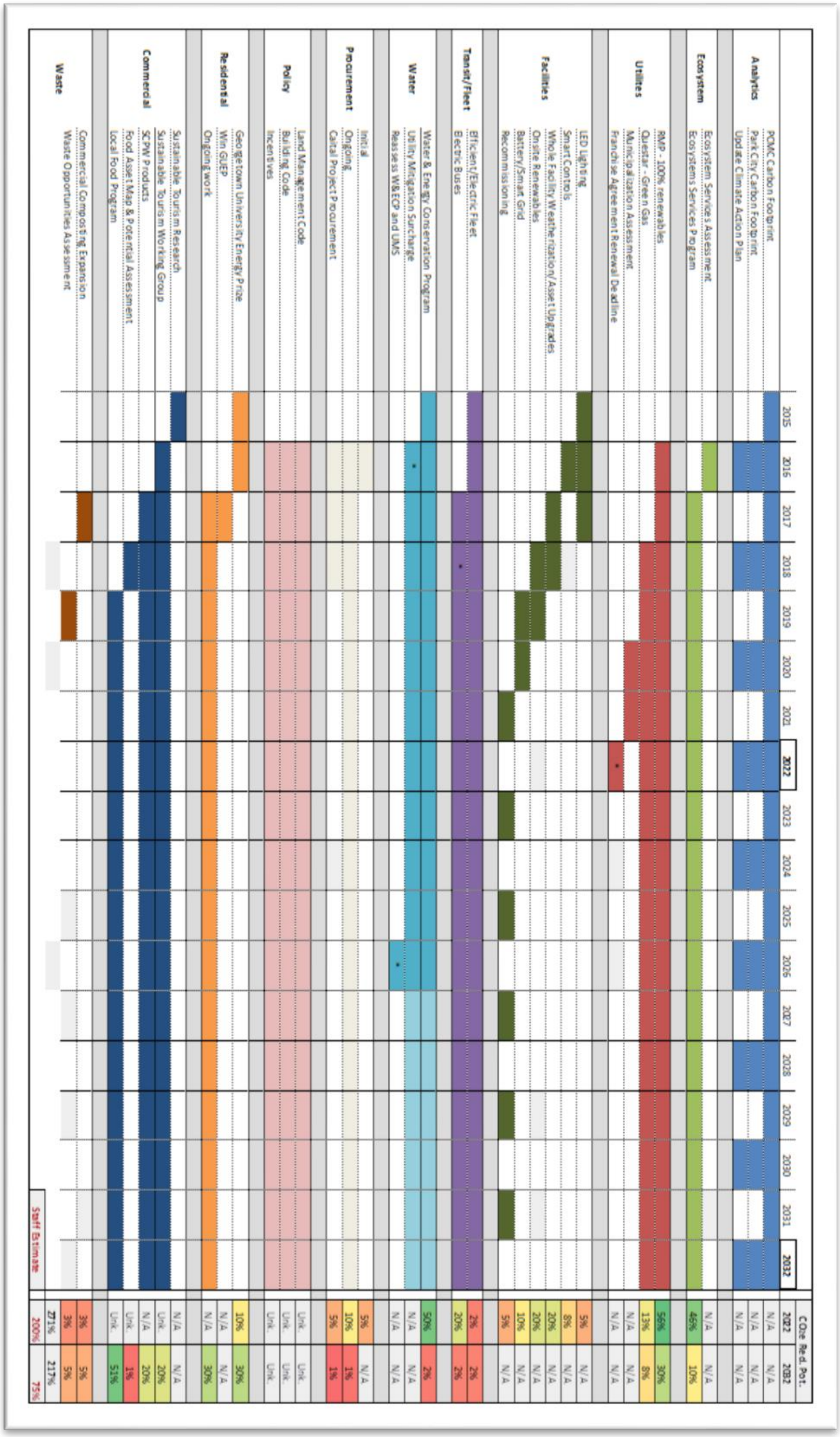
Funding Source

No funding is requested at this time. City Council has reviewed the Utility Mitigation Surcharge, the funding for the Water & Energy Conservation Program and a final surcharged will be presented during the upcoming budget process. City Council will be reviewing recommendations from the Budgeting for Outcomes process that will include funding recommendations, including incremental personnel and operating budget funding to support the two Net Zero goals.

Attachments

A 2022/2032 16-year Gantt Chart

Attachment 1: 2022/2032 16-year Gantt chart



https://www.dropbox.com/s/gou08q03mpt80zs/Energy_DraftBigPicture.xlsx?dl=0

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff requests that Council review and discuss a report prepared by the Blue Ribbon Housing Commission (BRHC). This report is supplemental to the final report from the City's consultants Economic and Planning Systems that will be presented in a joint City Council/Planning Commission Study Session on April 28.

- Appointed in October of 2015, the BRHC met bi-weekly and sometimes weekly until March 14, 2016.
- Early meetings were educational presentations as well as consults with key stakeholders from around the region. Later meetings were to hear from and review the findings and recommendations presented by Economic & Planning Systems (EPS), the consulting team that has completed a thorough review of the City's housing programs and specifically what has been accomplished through the City's Housing Resolution.
- The BRHC completed their feedback to EPS in early March.
- The attached BRHC report is a set of further recommendations to City Council which could expedite development and leverage funds Council has committed to affordable housing development.

Respectfully:

Rhoda Stauffer, Housing Specialist

City Council
Staff Report

Subject: Report from Blue Ribbon Housing Commission
Author: Rhoda Stauffer, Housing Program Manager
Department: Community Development
Date: April 14, 2016
Type of Item: Informational

Summary Recommendation
Staff requests that Council review and discuss a report prepared by the Blue Ribbon Housing Commission (BRHC). This report is supplemental to the final report from the City's consultants Economic and Planning Systems that will be presented in a joint City Council/Planning Commission Study Session on April 28.

Executive Summary
- Appointed in October of 2015, the BRHC met bi-weekly and sometimes weekly until March 14, 2016.
- Early meetings were educational presentations as well as consults with key stakeholders from around the region. Later meetings were to hear from and review the findings and recommendations presented by Economic & Planning Systems (EPS), the consulting team that has completed a thorough review of the City's housing programs and specifically what has been accomplished through the City's Housing Resolution.
- The BRHC completed their feedback to EPS in early March.
- The attached BRHC report is a set of further recommendations to City Council which could expedite development and leverage funds Council has committed to affordable housing development.

Acronyms
- BRHC – Blue Ribbon Housing Commission
- EPS – Economic and Planning Systems
- PCMC – Park City Municipal Corporation

The Problem
As an international resort community with world class recreational, hotel and leisure service amenities, Park City's job market is dominated by the hospitality and leisure sector. More than 40 percent of all jobs within the city limits are in this sector. In 2014, the average annual income earned in all employment sectors was $44,052. Wages earned in the leisure and hospitality sector averaged $27,456 – 38 percent below all jobs.

According to Realtor.com, the median listing price for a home in Park City is currently $1.2 million. For Midway and Heber City, the median listing price is $345,000 and $360,000 respectively. For homes in Park City to be affordable to the majority of those employed within City limits, prices would need to range between $200,000 and $500,000 (this range covers both affordable and attainable). Today, approximately 80% of Park City's workforce lives outside the City limits. High home prices in Park City not only result in the need to import a high percentage of our community's workforce, it causes problems that range from increased traffic to the risk that Park City could lose vibrancy because of lack of full time residents.

Background

In early 2015, Council established "Affordable, Attainable and Middle Income Housing" as one of their critical priorities. At the February 2015 Council retreat, a four- pronged, five year work plan was adopted which included Regulatory Tools as one of the program categories. In June 2015, Council directed staff to establish a Blue Ribbon Housing Commission to provide a community filter to the work of the consulting team hired to complete a policy and regulatory review. In October of 2015, the following candidates were approved for the BRHC: Nicole Butolph, Thomas Horton, Ron Hunt, Megan Ryan, Mark Sletten, Mike Stewart and Glenn Wright.

On October 26, the BRHC began meeting every other week and sometimes weekly through March 14. Educational briefings covered the following:

- The role of commissions – Mark Harrington, City Attorney
- The evolution of affordable housing in Park City – Phyllis Robinson, Rhoda Stauffer and Mark Harrington
- Affordable Housing Assessment and Plan (2010 & 2012) – Rhoda Stauffer
- Current compliance review process and how units are tracked – Rhoda Stauffer
- Summit County housing and economic projections – Jeff Jones, Economic Development Director for Summit County
- The role of nonprofits – Scott Loomis, Mountainlands Community Housing Trust and Lisa Schneider, Habitat for Humanity
- Municipal Accounting rules and how capital budgeting works – Nate Rockwood, PCMC Capital Budget, Debt, & Grants Manager
- Inventory of city-owned property and where restrictions are attached – Heinrich Deters, Trails & Open Space Program Manager

BRHC also worked as a team to provide feedback to EPS regarding an initial list of topics and questions. And finally, they reviewed the initial Executive Summary of the final report and provided some additional feedback regarding focus and emphasis. In addition to discussing the work being completed by EPS, the BRHC requested to make a separate report to City Council and that report is attached as Exhibit A.

This same report is being presented to the Planning Commission on April 13 and staff will include comments from Planning Commission in the oral report to City Council on April 14.

Next Steps

- April 28, 2016 – Planning Commission and City Council joint study session to review the full report from EPS. Members of the Blue Ribbon Housing Commission will also be in attendance.
- May 19, 2016 – Based on the outcome of the Study Session, staff will propose adoption of amendments to the Housing Resolution.
- By October 2016 – Updated market study and survey of amenities desired by buyers of affordable/attainable housing.
- By late 2016 – draft Five Year Housing Assessment and Plan. The last one was completed in 2012 and the state will require a new one be filed in 2017.

Discussion

The BRHC made a number of recommendations that line up with and will help further existing practice. For instance, review of all City-owned property for feasibility for development of affordable housing. In addition, the standard for Deed Restrictions has been to preserve affordable units for the long term that for all intents and purposes retain affordability for as long as there is a need for units (recommendation 3, page 2).

Staff requests that City Council review and discuss all recommendations with special attention to the recommendations that focus on policy. For instance, the BRHC recommends a regional Master Plan for affordable housing as well as a permanent advisory group for affordable housing issues. Staff is requesting that City Council begin the discussion of these ideas while not providing direction until after a full report is reviewed from EPS in a study session on April 28. Following that Study Session, staff will bring to the May 19 Council Meeting a Work Session item for direction regarding amendments to the Housing Resolution and associated policy changes affecting future affordable housing programs and development.

Department Review

Sustainability, Community Development, City Attorney and Executive

Funding Source

No funding is needed.

Attachments

Exhibit A: Report submitted by the Blue Ribbon Housing Commission

Blue Ribbon Housing Commission

To: The Hon. Mayor and Park City Council:

Thank you for the opportunity to serve. Thank you also to Rhoda, Phyllis, Anne and Elizabeth for putting up with us.

From: The Blue Ribbon Housing Commission:

Nicole Butolph, Thomas Horton, Ron Hunt, Megan Ryan, Mark Sletten, Mike Stewart and Glenn Wright

What we were asked to do?

1. Comment on the EPS contracted study with the City to examine existing the regulatory tools used by the City for housing.
2. Offer suggestions for consideration to meet Council's housing goals.

What we did:

1. We met for 6 months and reviewed the complexity of the subject in depth and met with many parties invested in the area of housing.
2. We reviewed and worked with EPS on their regulatory findings study and have separate recommendations that are being brought forth to you in detail on April 28th by City staff.
3. A majority of the committee, not all, felt there was more input we could offer at a broader scale that, in conjunction with the EPS findings, may help in achieving the Council's housing goals. That is the focus of this report.

Council's Stated Housing Goal:

Unit production:

1. To allocate $40 million over 5 years to provide housing for attainable housing (moderate and middle income for Park City).
2. The Council has set a goal to increase the share of permanent affordable housing in Park City to **7%** by 2020. This will add 184 units to our current housing inventory. To date the City is at **5.3% .**

Source of Funds:

- Resort City Sales Tax: $ 5 million. (A more flexible use of funds.)
- Lower Park Ave. RDA: $35 million. (must be used within city limits with limitations per state law). State law requires the use of 20% of the tax increment generated by a project area to encourage the development of affordable housing throughout the community. "Affordable housing" is typically defined by the US Department of Housing and Urban Development (HUD) as housing that is affordable to households earning 80% of AMI (Area Median Income) and below. HUD has calculated the 2016 AMI for a family of three in Park City to be $88,560 (80% is $70,848).

Our Findings:

1. Over the last 2 decades the City has generated a diverse stock of low and moderate income rentals (398) and some limited homeownership (99). The opportunity lies in how to achieve additional units.
2. We feel that that this goal becomes more attainable when a clear definition of the target (e.g. residents or income groups) is identified. That clarity currently does not exist.
3. We have finite land resources for new construction within the City. We have a variety of existing housing stock.
4. Affordable housing goals meet a myriad of objectives for the City such as: transportation efficiencies, energy reduction and net zero goals, potential historic preservation and a sense of community.
5. We recognize political limitations from residents and the need to work within existing zoning regulations for expediency of production but we also believe that with education, a will to implement by the Council, a clear message as to who this housing serves and the multitude of goals housing can help achieve, that those mindsets have the potential of changing. We are pragmatic optimists.
6. Currently there are four parties or providers that we identified who have a role in meeting housing needs; The City, the Development community, Non-profits, and Joint Ventures with surrounding jurisdictions.
7. The market alone will not solve this issue of providing the affordable housing Council desires and subsidies (perhaps aggressive ones) will be required to increase the supply within City limits.
8. We believe that housing, like Recreation and Transportation, needs to be addressed not only within the City limits but with a strong regional partnership with our large employers, the school district and existing housing providers.

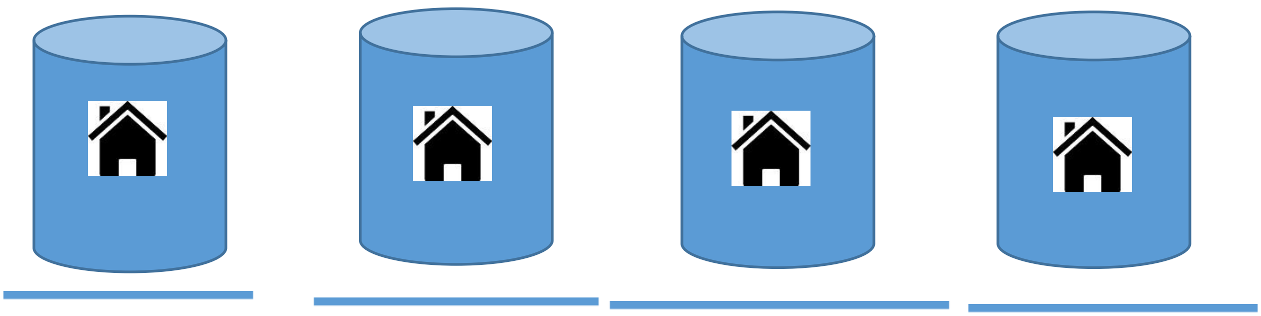
Our Recommendations:

We believe that the following tenets or criteria should be applied in the evaluation of affordable housing policies and programs.

1. All development should pay something towards our affordable housing goals.
    a. Commercial and Residential
    b. New Construction and Remodel Construction
    c. Multiple Unit Developments and Single Home Developments
2. We should provide both purchase and rental alternatives for affordable housing.
3. A portion, if not all, of the future affordable housing generated should be permanent deed restricted affordable housing.
4. New as well as rehabilitation affordable housing alternatives should be considered.
5. A balance of affordable housing types should be achieved that meet the needs of low, moderate, and higher income populations.
    a. Targets need to be established for each.
    b. Prioritization should be based on achieving the targets.

In an effort to achieve measurable affordable housing results, it is recommended the City recognize the various "buckets" under which affordable housing objectives could be housed and evaluated. We have identified these buckets as:

PROVIDERS:



City:
Regulatory &
City Property

Development
Community
Market & Obligation

Joint Ventures
Summit
County/Employers
State & Federal

Non Profits
Mountainlands
Habitat for Humanity
Christian Center

Objectives would not only include the number of actual units produced but which income populations they serve. By breaking the objectives into these buckets, a broader and more robust approach can be taken because some sectors are better at achieving certain unit types and income needs than others. We are of the opinion that this approach would also result in more opportunities for the creation of affordable housing.

We also believe that that these filters should have a role in the analysis of these sectors.

- Definition of the Tool /Target Served/ Identify Resources, Costs, and Staffing resources.

The ideas we discussed that could be housed under each bucket would be as follows:

1. Public Sector
    a. Use RDA Funds, sales tax revenue, In-Lieu Fees, and other city general funds for the development of rental and for sale housing.
    b. Purchase of existing housing stock for conversion to affordable housing.
    c. Focus on long term affordable housing.
    d. Develop Shared equity programs.
    e. Use the Redevelopment project area and capitalize on its ability to be used city wide.

2. Private Sector
    a. Review opportunities for zoning requirements and streamlined development review process for affordable housing projects. EPS study will expand on this.

  b. Density bonus programs need to be reviewed and updated. EPS study will expand on this.
  c. Review Fee credits or other credit mechanisms for additional affordable housing.
  d. Broaden private sector bidding opportunities for the construction of affordable housing, Including in Redevelopment projects with the use of NOFA's and RFP'S.
3. Joint Ventures
  a. Seek out Public / Private joint ventures utilizing the skills of the private sector along with contributions from the city to create affordable housing that would otherwise not be created.
    i. City contributed or leased land.
    ii. City contributed fees or other credits.
    iii. City contributed In-Lieu fees to offset construction costs.
    iv. Private sector constructed projects.
    v. Create a joint master plan with Summit County.
    vi. Joint acquisition of land for affordable housing projects with Summit or Wasatch County.
4. Non- Profits
  a. Partner with Habitat and Mountain Lands on joint ventures.
  b. Contract for program management.
  c. Support the Christian Center in its outreach and education for housing.

The Tools:

Regulatory: These will be separately addressed in the EPS findings.

Financing:

1. Alternatives that could be provided by the city to assist in the development and long term maintenance of affordable housing:
  a. City bond issues
  b. RDA or RCST (sales tax funds)
  c. Shared equity programs
  d. Property tax credits
  e. Government backed financing programs (HUD, FHA, etc.) requiring city participation
  f. Longer term financing (i.e. sales tax revenue, etc.)
  g. General Funds

2. Financing considerations that we think are important for staff to consider for construction on city owned property:
  a. Model various ownership/rental percentages to determine how this effects total cash available for building and how many units can be built with RDA funds.
  b. Ownership affordable housing done with RDA funds and sold might be the first priority to recycle money to be used for rentals later in the process.

c. Construction costs will affect the number of units built and the subsidy required for those units. Continue to use and expand the NOFA process for joint ventures and RFP'S to ensure that we broaden the pool of providers to the greatest extent possible. Support staff with the resources to evaluate existing units built vs. current construction costs and possible design consideration that could result in lower construction costs.
d. Use Shared equity program to reduce mortgage amounts paid by qualified buyers.
e. Identify the number of existing units that could be acquired outright, renovated as necessary, and then deed restricted within the City.

OTHER: Land/Construction:

1. Inventory all city owned land to determine total available for viable construction.
2. Master plan with the County to determine possible joint venture opportunities.
3. Priority should be to acquire/build on land near existing or future transit nodes.
4. All city contemplated land transactions should consider their impact on the ability to build affordable housing (and other City priorities) i.e. land on Route 248 between studio and water treatment plant.
5. RFP's issued for construction should place upper limits (TBD) on either construction costs or sales costs per square foot.

Management/Leadership:

1. Create a permanent community-based affordable housing advisory group by spearheading the formation of a group or continuing the advisory committee in some form. The group's purpose could be to engage and educate the community and periodically report to the council on housing issues.
2. Explore the possibility of a Housing Authority, regionally and/or on a standalone basis within City limits.
3. Similar to the current joint partnerships on transportation and recreation, create a partnership and working team with Park City employers (Vail, Deer Valley, IHC etc..), the Park City School District, Summit County and the current non- profit providers to develop a comprehensive affordable housing plan that addresses the region along with transportation needs.

Staffing and Resources:

1. We believe the City will need to provide staff with the appropriate additional resources that they may need in order to meet these goals and adequately update the 2017 Housing plan.

PARK CITY
1884

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

The Public Utilities department is proposing the implementation of a new Stormwater Fee to fund the Stormwater Utility and program. Council directed staff to pursue the $6.00 per ESU option during the February 25th Work Session. Staff will recommend a final fee for adoption as part of this year's budget process. Staff is also working to inform and educate the community on this new fee. For further information on the fee and program, see links below.
Stormwater fees for residential will range from $6 to $42 per month. Multi-family residential will be $6 per month per dwelling unit. Rates will range between $25 and $500 a month for roughly 95% of our commercial customers, with about 4% receiving a monthly bill up to $2500. The attached mailer includes pie charts showing the distribution of costs in each customer category.
If adopted, this fee would take effect on July 1, 2016. The purpose of this Staff Communication Report is to provide a summary of our Public Information scope for the new Stormwater Utility and fee.

Respectfully:

Holly Hilton, Assistant

City Council
Staff Communication Report

Subject:	**Stormwater Utility Fee Public Information Scope**
Author:	**Holly Hilton, Executive Assistant**
Department:	**Public Utilities**
Date:	**April 14, 2016**
Type of Item:	**Informational**

Purpose

The Public Utilities department is proposing the implementation of a new Stormwater Fee to fund the Stormwater Utility and program. Council directed staff to pursue the $6.00 per ESU option during the February 25th Work Session. Staff will recommend a final fee for adoption as part of this year's budget process. Staff is also working to inform and educate the community on this new fee. For further information on the fee and program, see links below.

Stormwater fees for residential will range from $6 to $42 per month. Multi-family residential will be $6 per month per dwelling unit. Rates will range between $25 and $500 a month for roughly 95% of our commercial customers, with about 4% receiving a monthly bill up to $2500. The attached mailer includes pie charts showing the distribution of costs in each customer category.

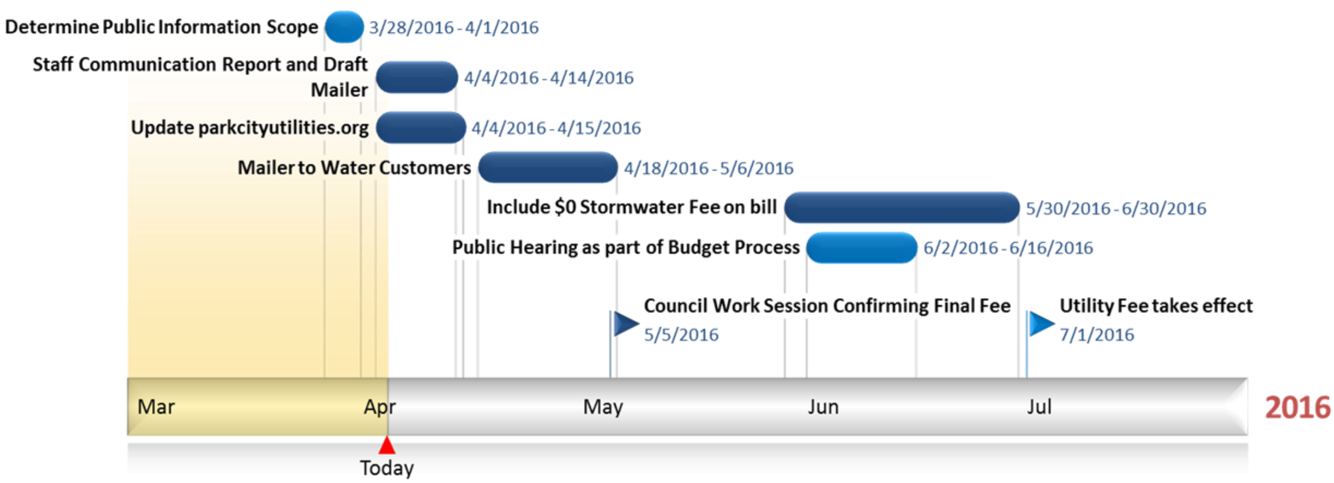
If adopted, this fee would take effect on July 1, 2016. The purpose of this Staff Communication Report is to provide a summary of our Public Information scope for the new Stormwater Utility and fee.

Date	Item
February 11, 2016	Study Session Stormwater Overview (pg 60)
February 11, 2016	Meeting Minutes (pg 4)
February 25, 2016	Work Session Discuss Stormwater Utility and User Fee (pg 50)
February 25, 2016	Meeting Minutes (pg 4)

Public Information Timeline

- Mid April – Update parkcityutilities.org Stormwater page with FAQ and Fact Sheets.
- Mid April – send out mailer to all Park City water customers. See attached draft mailer.
- Early May – Council Work session to confirm final storm water fee and calculation methodology.
- May or June – include Stormwater fee of $0 on water bills with messaging about Stormwater fee in message box prior to the fee taking effect.
- Public Hearings as part of the regular budget process.

- KPCW interviews – May or June, with smaller interview after milestones presented in Council meetings and staff reports.
- Park Record – provide content in May or June and as requested.
- Short Video – video describing why we care about Stormwater and why we are implementing a fee. We would like to have this video on the updated website as soon as possible.



Attachments

A Draft Stormwater Utility Mailer
*Fees listed in current draft may decrease

STORMWATER UTILITY

PARK CITY 1884

WHAT SERVICES WILL BE PROVIDED?

Expansion and enhancement of existing services

- Maintenance, repair and replacement of Stormwater infrastructure
- Flood mitigation
- Street sweeping
- Litter removal
- Curb and gutter
- Pipe and open channel cleaning
- Master planning and design

New Services provided

- Stormwater system condition assessments and inspections
- Asset management
- Project management

Utility Goals

- Protect water quality
- Protect the physical environment
- Public education and out-reach and contractor/ developer trainings
- Public participation and involvement
- Illicit discharge detection and elimination
- Construction site runoff control
- Post-construction runoff management
- Municipal best practices

FOR MORE INFORMATION

Public Utilities
435-615-5307
stormwater@parkcity.org
www.parkcityutilities.org

CHANGES COMING IN JULY 2016

As part of the Clean Water Act, Park City now has a State mandate to mitigate the pollutants from Park City's runoff that can contribute pollution to our watershed.

In response, we are taking this opportunity to expand our commitment to improving water quality and being stewards of our natural environment. City Manager Diane Foster explains, *"This state-mandated designation will put additional restrictions on future growth, making our community more sustainable and responsible when it comes to the watershed and our environment."*

Increased Stormwater management practices will improve the water quality in and around Park City, creating a better environment for local wildlife and providing future generations with the opportunity to enjoy local waterways while managing the effects of development.

Improved Stormwater infrastructure will also increase protection of the physical environment.

Public Utilities at the direction of the City Council, has been asked to develop and manage a cost-effective Stormwater Utility to meet our community's environmental goals as well as new State mandated regulations.

This new Utility will allow the City to provide these expanded services without detracting from any of the existing services provided to our residents.

What is Stormwater?

Stormwater is rain, melting snow and ice that washes off driveways, parking lots, construction sites, rooftops and other hard surfaces when not able to seep into the ground.

Stormwater pollution can occur as oil, salt, trash, soil, fertilizer, animal waste and other contaminants are washed into nearby storm water systems. Stormwater is untreated, and many of these drains empty directly into our streams, rivers, ponds and lakes resulting in polluted water ways.

CHANGES AT-A-GLANCE

- New regulations and city-wide changes improving how we manage Stormwater
- To provide these improved services, a new Stormwater utility has been formed.
- Customers will begin seeing fees for this utility in July 2016
- The fee is based on property type and amount of impervious surface

WHO IS PUBLIC UTILITIES?

In 2015 Park City Municipal realigned several key departments to enhance protection of our natural environment, and provide more effective government. As part of this effort the Water and Streets departments were combined to create Public Utilities.

Other divisions within Public Utilities include Streets and Streetscapes, Water Quality, Water Resources, Water Distribution, Engineering, Energy Efficiency and Conservation, and now Stormwater.

WHO WILL HAVE TO PAY AND WHEN?

Property owners, including residential, schools, churches, businesses, and industries located within park city will be required to pay a monthly fee.

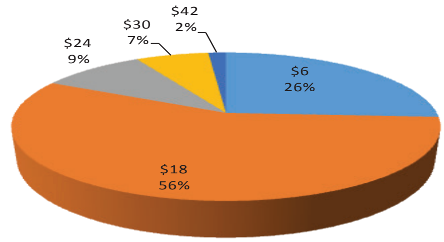
The new storm water fee will first appear on your water bill in July of 2016.

How will the new fee be assessed?
The fee will be based on Equivalent Surface Units (ESU). One ESU is equal to 2,000 square feet of impervious surface area. Each ESU will be billed $6.

Single family residential customer bills will be based on 1 to 7 ESUs depending on location within the City and impervious area.

Single Family Residential customers will see a fee between $6 and $42 per month. A quarter of our Single Family Residential customers will pay $6/month, over half will pay $18/month, with roughly the remaining quarter paying between $24 and $42 per month. Multi-family billings are based on the number of units, with each unit representing 1 ESU.

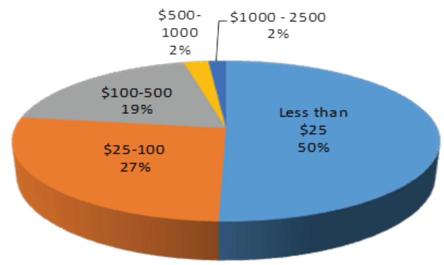
Each Commercial property has been reviewed and will pay for their actual impervious area as represented by ESUs. Roughly half of our commercial customers will see a fee of less than $25/month, a quarter will see a bill between $25 and $100/month, roughly 20% will see a bill between $100 and $500/month, and 4% will have a monthly bill over $500 and up to $2500.



Single Family Residential monthly fee

Multi Family Residential

- billed at 1 ESU or $6 per Multi-Family Unit



Commercial Customers monthly fee

Public Utilities

Park City Municipal Corporation
1053 Iron Horse Drive,
P.O. Box 1480
Park City, UT 84060-1480

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

Main Street Streetscape Project

In the 4 years that we have been working on this project we have completed 3,035 linear feet of storm drain, curb, sidewalk, and water meter replacement which is 55% of the Main Street Sidewalks. We have also completed, the Swede Alley Crosswalks, The Historic Wall reconstruction, 7th and Main intersection, Terigo Plaza, Bob Wells Plaza, and Bear Bench Walkway. Expenditures up to this point have been $5,167,000 which is 34% of the total budget of $15,000,000.

2016 Plan

Staff met recently to discuss the projects for the 2016 season. The focus of this year will be the Miners Park Reconstruction and the design and engineering of the Main Street (Brew Pub) Plaza. The majority of Upper Main Street sidewalks have been completed except approximately 550 linear feet of sidewalk on the west side from 4th St. south to Treasure Mountain Inn and the sidewalks on either side of the Brew Pub which will be done as part of that project. Business owners in this area saw major impacts during the construction of the Parkite (333 Main St). To minimize further, localized impacts it is a unanimous recommendation by staff to postpone construction of the sidewalks between 4th Street and Treasure Mountain until the spring of 2017. We will complete the design work of this section in the Spring of 2016. Alison Kuhlow-Butz and the HPCA infrastructure team are also supportive of this direction.

Options discussed:

Begin work on the south end in June, working down towards 4th St. This section is expected to take approximately 8 weeks. This would put us in this area from June through mid to late August. Our major events in the summer take place during this time. We felt impacts would be too great during this time frame.

Begin work after Miners Day on September 6th. This would put us in the area until mid-November. There was concern about weather issues for this time frame. There would also be impacts to businesses as typically fall is a busier season than spring.

In 2014 we did complete the storm drain work in the majority of this section.

If Council wishes to discuss these other options we can address this at a future work session.

Respectfully:

Craig Sanchez,

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

The attachments within this report consist of Monthly Expenditure and Revenue Reports detailed by Fund and Major Object Type. The format of these reports follows the audit procedure from the State Compliance Audit Guide, the Utah statute and sample summary reports found in the Utah Uniform Accounting Manual. These summary reports should be prepared and reviewed by Council monthly for all funds.

The beginning and ending (399 Beginning Balance) fund balances (09 Interfund transfer) have not been calculated for the FY15 or the FY16 YTD actuals and thus do not show up in the report. We typically calculate these when we begin balancing the budget in April.

Notable Observations:

- Personnel expenditures are 78% of the Personnel budget, which means that personnel expenditures are on track for FY 2016.
- Materials & Supplies expenditures are 65% of the Materials budget, which means that Materials have been underspent through three-quarters of the year. This leaves the city in good shape for the last quarter of FY 2016.
- 51% of the total budget has been spent. This number is so low, because there are a number of expenditures that don't happen until the end of the year. This is a good indicator that the City will be spending within its budget this fiscal year.

Respectfully:

Kory Kersavage, Budget Analyst

MEMO

Budget, Debt, & Grants

445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060
Tel 435.615.5154
www.parkcity.org

To: City Council
From: Budget Department
Date: April 01, 2016
Subject: Quarterly Budget Reporting

State Compliance Quarterly Budget Reporting

The attachments within this report consist of Monthly Expenditure and Revenue Reports detailed by Fund and Major Object Type. The format of these reports follows the audit procedure from the State Compliance Audit Guide, the Utah statute and sample summary reports found in the Utah Uniform Accounting Manual. These summary reports should be prepared and reviewed by Council monthly for all funds.

The beginning and ending (399 Beginning Balance) fund balances (09 Interfund transfer) have not been calculated for the FY15 or the FY16 YTD actuals and thus do not show up in the report. We typically calculate these when we begin balancing the budget in April.

Notable Observations:

- Personnel expenditures are 78% of the Personnel budget, which means that personnel expenditures are on track for FY 2016.
- Materials & Supplies expenditures are 65% of the Materials budget, which means that Materials have been underspent through three-quarters of the year. This leaves the City in good shape for the last quarter of FY 2016.
- 51% of the total budget has been spent. This number is so low, because there are a number of expenditures that don't happen until the end of the year. This is a good indicator that the City will be spending within its budget this fiscal year.

Attachment A: Expenditure Summary by Object and Type
Attachment B: Revenue Summary by Object and Type

FY 2016 Q3 Expenditures by Object Type

April 1, 2016

Object Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
011 GENERAL FUND						
01 PERSONNEL SERVICES	15,722,555	16,906,148	18,056,527	14,491,019	18,561,379	4,070,359
02 MATERIALS, SUPPLIES AND SERVICES	1,108,543	1,113,051	1,183,269	768,970	1,178,550	409,580
03 UTILITIES	962,477	726,142	1,420,453	486,123	1,468,863	982,740
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	2,362,298	1,791,738	1,856,064	1,256,740	2,507,012	1,250,272
05 PARTS/MAINTENANCE SUPPLIES	874,810	983,655	891,169	596,294	995,660	399,366
06 SPECIAL SERV CONTRACT/MISC CHARGES	906,940	919,237	1,035,873	897,141	1,050,400	153,259
07 CAPITAL OUTLAY	167,822	208,870	200,988	67,985	369,282	301,297
09 INTERFUND TRANSFER	10,420,758	11,932,280	12,486,945	1,746,891	13,603,699	11,856,808
Total 011 GENERAL FUND	32,526,204	34,581,120	37,131,289	20,311,162	39,734,845	19,423,683
012 QUINNS RECREATION COMPLEX						
01 PERSONNEL SERVICES	720,419	701,623	670,273	529,087	739,960	210,873
02 MATERIALS, SUPPLIES AND SERVICES	63,517	48,642	54,764	41,806	53,040	11,234
03 UTILITIES	149,022	169,420	169,862	96,346	174,443	78,097
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	64,140	95,903	96,458	38,835	70,699	31,864
05 PARTS/MAINTENANCE SUPPLIES	56,800	66,228	60,074	48,229	76,275	28,046
06 SPECIAL SERV CONTRACT/MISC CHARGES	8,885	12,106	12,465	9,114	4,500	-4,614
07 CAPITAL OUTLAY	7,439	1,903	78	2,085	6,000	3,915
09 INTERFUND TRANSFER	-2,919,038	-3,204,032	-3,497,044	900	-4,047,930	-4,048,830
Total 012 QUINNS RECREATION COMPLEX	-1,848,817	-2,108,208	-2,433,070	766,403	-2,923,013	-3,689,416
021 POLICE SPECIAL REVENUE FUND						
07 CAPITAL OUTLAY			200			
09 INTERFUND TRANSFER	28,644	29,144	29,944		29,144	29,144
Total 021 POLICE SPECIAL REVENUE FUND	28,644	29,144	30,144		29,144	29,144
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT						
07 CAPITAL OUTLAY	1,054		1			
09 INTERFUND TRANSFER	19,133	17,258	17,257		17,258	17,258
Total 022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	20,187	17,258	17,258		17,258	17,258
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND						
01 PERSONNEL SERVICES			6,460	15,877	22,634	6,757
02 MATERIALS, SUPPLIES AND SERVICES			11,950	6,200	20,000	13,800
03 UTILITIES			9,868	8,412		-8,412
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC			67,071	48,268	150,000	101,732

Object Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
06 SPECIAL SERV CONTRACT/MISC CHARGES					580,000	580,000
09 INTERFUND TRANSFER			2,204,075	1,230,840	1,646,158	415,318
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND			2,299,424	1,309,597	2,418,792	1,109,195
024 MAIN STREET RDA SPECIAL REVENUE FUND						
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC				30,090	80,000	49,910
06 SPECIAL SERV CONTRACT/MISC CHARGES			310,086		405,000	405,000
09 INTERFUND TRANSFER			959,885	564,003	757,000	192,997
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND			1,269,971	594,093	1,242,000	647,907
031 CAPITAL IMPROVEMENT FUND						
01 PERSONNEL SERVICES	4,634	34,424	45,169	48,846		-48,846
07 CAPITAL OUTLAY	6,421,041	9,376,543	18,685,295	6,773,257	10,840,624	4,067,367
09 INTERFUND TRANSFER	18,905,552	27,240,940	33,201,102	973,188	4,504,822	3,531,634
Total 031 CAPITAL IMPROVEMENT FUND	25,331,227	36,651,907	51,931,567	7,795,291	15,345,446	7,550,155
033 REDEVELOPMENT AGENCY-LOWER PRK						
01 PERSONNEL SERVICES	274	5,365	7,861	5,958		-5,958
06 SPECIAL SERV CONTRACT/MISC CHARGES	557,051	525,297	543,620			
07 CAPITAL OUTLAY	550,549	3,060,404	8,846,299	612,749	9,525,750	8,913,001
09 INTERFUND TRANSFER	10,345,387	8,534,271	882,497	243,000	5,105,866	4,862,866
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	11,453,261	12,125,337	10,280,278	861,707	14,631,616	13,769,909
034 REDEVELOPMENT AGENCY-MAIN ST						
06 SPECIAL SERV CONTRACT/MISC CHARGES	271,927	281,491				
07 CAPITAL OUTLAY	231,915	2,385		8,331		-8,331
09 INTERFUND TRANSFER	2,187,956	2,224,068	2,221,001	602,910	1,951,951	1,349,041
Total 034 REDEVELOPMENT AGENCY-MAIN ST	2,691,798	2,507,943	2,221,001	611,241	1,951,951	1,340,710
035 BUILDING AUTHORITY						
07 CAPITAL OUTLAY		2,844	66,575	2,188		-2,188
08 DEBT SERVICE	1,500					
09 INTERFUND TRANSFER	523,457	523,127	458,911		459,542	459,542
Total 035 BUILDING AUTHORITY	524,957	525,971	525,486	2,188	459,542	457,355
038 EQUIPMENT REPLACEMENT CIP						
07 CAPITAL OUTLAY	580,465	735,016	1,019,443	692,165	1,011,000	318,835
09 INTERFUND TRANSFER	1,586,254	1,902,793	1,832,162		348,218	348,218

FY 2016 Q3 Expenditures by Object Type

April 1, 2016

Object Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
Total 038 EQUIPMENT REPLACEMENT CIP	2,166,719	2,637,809	2,851,605	692,165	1,359,218	667,053
051 WATER FUND						
01 PERSONNEL SERVICES	1,934,179	2,077,220	2,305,294	1,803,030	2,393,327	590,298
02 MATERIALS, SUPPLIES AND SERVICES	214,913	192,431	197,443	191,036	284,425	93,389
03 UTILITIES	813,641	882,759	955,923	627,849	1,123,197	495,348
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,099,370	744,473	617,246	570,613	1,081,955	511,342
05 PARTS/MAINTENANCE SUPPLIES	531,919	823,086	602,799	514,811	843,230	328,419
06 SPECIAL SERV CONTRACT/MISC CHARGES	63,143	18,764	22,459	22,608	28,100	5,492
07 CAPITAL OUTLAY	5,560,278	7,965,236	6,047,589	5,039,069	9,487,293	4,448,224
08 DEBT SERVICE	4,300,405	4,361,654	4,510,478	1,824,825	4,508,739	2,683,914
09 INTERFUND TRANSFER	10,558,717	8,070,283	10,441,425	678,177	6,923,280	6,245,103
Total 051 WATER FUND	25,076,565	25,135,905	25,700,655	11,272,018	26,673,547	15,401,529
055 GOLF COURSE FUND						
01 PERSONNEL SERVICES	588,144	678,265	728,579	485,343	778,404	293,061
02 MATERIALS, SUPPLIES AND SERVICES	82,281	70,894	52,638	30,221	74,900	44,679
03 UTILITIES	60,817	56,458	46,996	24,549	58,387	33,838
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	69,628	70,196	71,478	51,937	93,942	42,005
05 PARTS/MAINTENANCE SUPPLIES	185,172	185,738	208,841	122,380	240,800	118,420
06 SPECIAL SERV CONTRACT/MISC CHARGES	22,571	23,565	25,400	23,043	30,500	7,457
07 CAPITAL OUTLAY	252,192	55,877	46,545	2,815	115,565	112,750
08 DEBT SERVICE	36,080	36,080	36,080		27,060	27,060
09 INTERFUND TRANSFER	1,065,768	1,176,585	1,315,444	87,804	1,180,353	1,092,549
Total 055 GOLF COURSE FUND	2,362,654	2,353,658	2,532,002	828,092	2,599,911	1,771,819
057 TRANSPORTATION & PARKING FUND						
01 PERSONNEL SERVICES	4,119,385	4,496,723	4,896,369	4,289,121	5,850,622	1,561,501
02 MATERIALS, SUPPLIES AND SERVICES	345,988	263,923	346,871	271,414	233,734	-37,680
03 UTILITIES	106,871	130,215	131,885	95,152	140,744	45,592
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	504,543	572,123	769,977	728,347	458,473	-269,874
05 PARTS/MAINTENANCE SUPPLIES	8,502	11,100	30,305	9,668	21,000	11,332
06 SPECIAL SERV CONTRACT/MISC CHARGES	101,851	81,866	72,297	53,313	36,000	-17,313
07 CAPITAL OUTLAY	1,491,113	2,622,510	677,758	334,093	1,748,443	1,414,350
09 INTERFUND TRANSFER	20,463,096	21,135,122	22,661,534	1,948,662	10,639,926	8,691,264
Total 057 TRANSPORTATION & PARKING FUND	27,141,349	29,313,582	29,586,997	7,729,772	19,128,943	11,399,171

FY 2016 Q3 Expenditures by Object Type

April 1, 2016

Object Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
062 FLEET SERVICES FUND						
01 PERSONNEL SERVICES	635,023	670,854	800,303	656,345	835,721	179,376
02 MATERIALS, SUPPLIES AND SERVICES	56,874	66,970	70,130	52,077	70,100	18,023
03 UTILITIES	1,309,680	1,118,663	994,533	627,316	1,355,900	728,584
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	3,747	3,133	3,639	4,095	4,200	105
05 PARTS/MAINTENANCE SUPPLIES	539,026	622,705	668,413	537,183	220,920	-316,263
07 CAPITAL OUTLAY	13,288	6,794	7,438	6,116	10,000	3,884
09 INTERFUND TRANSFER	874,294	961,174	1,145,417		910,920	910,920
Total 062 FLEET SERVICES FUND	3,431,932	3,450,294	3,689,874	1,883,131	3,407,761	1,524,630
064 SELF INSURANCE FUND						
01 PERSONNEL SERVICES						
02 MATERIALS, SUPPLIES AND SERVICES	8,571	12,720	38,560	23,587	50,300	26,713
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	217,075	236,240	700,711	315,026	346,000	30,974
06 SPECIAL SERV CONTRACT/MISC CHARGES	402,792	520,639	582,721	589,308	550,000	-39,308
09 INTERFUND TRANSFER	1,423,816	1,208,215	857,450		479,227	479,227
Total 064 SELF INSURANCE FUND	2,052,254	1,977,814	2,179,442	927,921	1,425,527	497,606
070 SALES TAX REV BOND - DEBT SVS FUND						
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC			429,374			
08 DEBT SERVICE	1,566,588	1,559,863	8,733,012	730,696	2,600,563	1,869,867
09 INTERFUND TRANSFER	1,960,392	1,165,265	18,597,136		6,503,374	6,503,374
Total 070 SALES TAX REV BOND - DEBT SVS FUND	3,526,980	2,725,128	27,759,521	730,696	9,103,937	8,373,241
071 DEBT SERVICE FUND						
04 CONTRACT SVCS/CONSULTING/SOFTWARE LIC	311	123,931	74,606			
08 DEBT SERVICE	4,657,485	7,107,411	8,282,350	500,816	4,230,380	3,729,564
09 INTERFUND TRANSFER	407,093	7,596,740	1,003,018		1,050,784	1,050,784
Total 071 DEBT SERVICE FUND	5,064,889	14,828,082	9,359,974	500,816	5,281,164	4,780,348
TOTAL	141,550,804	166,752,743	206,933,419	56,816,292	141,887,589	85,071,298

FY 2016 Q3 Revenue by Type

April 1, 2016

Revenue Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
011 GENERAL FUND						
311 Property Taxes	10,023,934	9,279,024	9,268,604	10,111,272	10,464,000	352,728
312 Sales Tax	7,649,200	7,314,413	7,408,763	5,127,225	8,353,936	3,226,711
313 Franchise Tax	3,037,408	3,158,716	3,061,207	2,063,827	3,414,000	1,350,173
321 Licenses	391,550	422,747	412,605	413,430	449,000	35,570
322 Planning Building & Engineering Fees	1,019,748	2,154,168	2,578,017	1,111,905	1,545,000	433,095
326 Other Fees	38,793	41,961	36,865	89,869	43,000	-46,869
331 Federal Revenue	24,841	69,654	44,557	39,830	60,000	20,170
332 State Revenue	297,567	69,198	66,218	60,034	72,000	11,966
333 County/SP District Revenue	8,000					
344 Cemetery Charges for Services	24,777	26,250	38,188	13,297	27,000	13,704
346 Recreation	1,695,154	1,836,326	1,913,310	1,125,621	1,875,000	749,379
349 Other Service Revenue	75,927	86,364	99,640	66,008	91,000	24,992
352 Library Fines & Fees	19,079	16,124	12,456	14,487	21,000	6,513
353 Fines & Forfeitures		100	150			
361 Misc. Revenues	313,916	348,604	192,873	146,945	401,000	254,055
381 Interfund Transactions (Admin)	1,415,722	1,346,991	2,166,534	1,156,014	2,256,360	1,100,346
391 Special Revenues & Resources	42,771	42,800	42,048	41,328	46,000	4,672
399 Beginning Balance	6,447,817	8,367,681	9,789,256		10,616,549	10,616,549
Total 011 GENERAL FUND	32,526,203	34,581,121	37,131,290	21,581,093	39,734,845	18,153,752
012 QUINNS RECREATION COMPLEX						
333 County/SP District Revenue	13,500	23,000			10,000	10,000
346 Recreation			13,815	4,733		-4,733
347 Ice	648,177	787,773	757,271	530,974	712,500	181,526
361 Misc. Revenues	60	58	-24	338		-338
399 Beginning Balance	-2,510,554	-2,919,038	-3,204,132		-3,645,513	-3,645,513
Total 012 QUINNS RECREATION COMPLEX	-1,848,817	-2,108,208	-2,433,071	536,045	-2,923,013	-3,459,058
021 POLICE SPECIAL REVENUE FUND						
332 State Revenue	1,112	500	1,000	1,430		-1,430
399 Beginning Balance	27,532	28,644	29,144		29,144	29,144
Total 021 POLICE SPECIAL REVENUE FUND	28,644	29,144	30,144	1,430	29,144	27,714
022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT						
332 State Revenue	11,201	-1,875		-871		871

FY 2016 Q3 Revenue by Type

April 1, 2016

Revenue Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
399 Beginning Balance	8,985	19,133	17,258		17,258	17,258
Total 022 CRIMINAL FORFEITURE RESTRICTED ACCOUNT	20,186	17,258	17,258	-871	17,258	18,129
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND						
311 Property Taxes			2,298,631	2,357,458	2,413,792	56,334
361 Misc. Revenues			793			
399 Beginning Balance					5,000	5,000
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND			2,299,425	2,357,458	2,418,792	61,334
024 MAIN STREET RDA SPECIAL REVENUE FUND						
311 Property Taxes			1,266,718	1,227,167	1,242,000	14,833
361 Misc. Revenues			3,254			
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND			1,269,972	1,227,167	1,242,000	14,833
031 CAPITAL IMPROVEMENT FUND						
311 Property Taxes		283,345				
312 Sales Tax	2,521,908	6,184,909	7,389,182	1,745,593	7,131,000	5,385,407
322 Planning Building & Engineering Fees	201,235	397,737	817,666	223,918	860,000	636,082
331 Federal Revenue	61,492	12,613	4,091	1,044	1,000,000	998,956
332 State Revenue	358,866	1,302,855	2,385,239	178,578	300,000	121,422
333 County/SP District Revenue	640,010	341,001	100,000	50,000	50,000	
361 Misc. Revenues	477,063	1,785,454	1,713,671	236,180	230,000	-6,180
382 Interfund Transactions (CIP/Debt)	849,400	7,164,160	12,069,371			
391 Special Revenues & Resources	344,852	408,647	345,772	57,370	302,500	245,130
399 Beginning Balance	19,876,401	18,771,186	27,106,574		5,471,946	5,471,946
Total 031 CAPITAL IMPROVEMENT FUND	25,331,227	36,651,907	51,931,567	2,492,683	15,345,446	12,852,763
033 REDEVELOPMENT AGENCY-LOWER PRK						
311 Property Taxes	2,305,162	2,203,448				
361 Misc. Revenues	63,683	44,598	26,634	721,823		-721,823
382 Interfund Transactions (CIP/Debt)			2,070,548	1,230,840	1,641,125	410,285
392 Bond Proceeds					10,000,000	10,000,000
399 Beginning Balance	9,084,417	9,877,290	8,183,095		2,990,491	2,990,491
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	11,453,261	12,125,336	10,280,277	1,952,663	14,631,616	12,678,953
034 REDEVELOPMENT AGENCY-MAIN ST						
311 Property Taxes	1,284,211	1,263,060				
361 Misc. Revenues	10,019	6,927	18,035			

Revenue Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
382 Interfund Transactions (CIP/Debt)			900,247	564,003	752,000	187,997
399 Beginning Balance	1,397,569	1,237,956	1,302,719		1,199,951	1,199,951
Total 034 REDEVELOPMENT AGENCY-MAIN ST	2,691,798	2,507,943	2,221,001	564,003	1,951,951	1,387,948
035 BUILDING AUTHORITY						
361 Misc. Revenues	3,389	2,513	2,359			
399 Beginning Balance	521,568	523,457	523,127		459,542	459,542
Total 035 BUILDING AUTHORITY	524,957	525,970	525,486		459,542	459,542
038 EQUIPMENT REPLACEMENT CIP						
361 Misc. Revenues	17,586	146,554	23,812	30,690		-30,690
382 Interfund Transactions (CIP/Debt)	905,000	905,000	925,000	747,000	996,000	249,000
399 Beginning Balance	1,244,133	1,586,254	1,902,793		363,218	363,218
Total 038 EQUIPMENT REPLACEMENT CIP	2,166,719	2,637,808	2,851,605	777,690	1,359,218	581,528
051 WATER FUND						
322 Planning Building & Engineering Fees	711,464	1,225,961	2,303,997	569,459	2,100,000	1,530,541
331 Federal Revenue		485,097	1,445,229	42,874		-42,874
341 Water Charges for Services	12,199,081	13,128,172	14,125,896	11,337,476	15,660,141	4,322,665
361 Misc. Revenues	302,999	435,958	508,095	147,182	178,023	30,841
392 Bond Proceeds					8,400,000	8,400,000
399 Beginning Balance	11,863,021	9,860,717	7,317,437		335,383	335,383
Total 051 WATER FUND	25,076,564	25,135,905	25,700,655	12,096,991	26,673,547	14,576,556
055 GOLF COURSE FUND						
333 County/SP District Revenue	129,024	11,000				
346 Recreation	1,325,627	1,327,549	1,426,520	993,911	1,469,596	475,685
361 Misc. Revenues	32,326	62,941	25,829	7,608	51,350	43,742
382 Interfund Transactions (CIP/Debt)	25,000	25,000	25,000	18,747	25,000	6,253
399 Beginning Balance	850,677	927,168	1,054,654		1,053,965	1,053,965
Total 055 GOLF COURSE FUND	2,362,654	2,353,658	2,532,002	1,020,266	2,599,911	1,579,645
057 TRANSPORTATION & PARKING FUND						
312 Sales Tax	3,868,264	4,019,133	4,398,879	2,031,016	4,190,000	2,158,984
321 Licenses	951,477	951,713	1,040,014	1,019,697	923,699	-95,999
326 Other Fees	1,500	1,500	320	525		-525
331 Federal Revenue	1,200,950	2,827,961	1,630,990		2,000,000	2,000,000
342 Transit Charges for Services	2,243,874	2,175,148	2,200,248	1,322,352	2,556,039	1,233,687

FY 2016 Q3 Revenue by Type

April 1, 2016

Revenue Type	Actuals FY 2013	Actuals FY 2014	Actuals FY 2015	YTD Actual FY 2016	Annual Budget FY 2016	Remaining Budget FY 2016
353 Fines & Forfeitures	757,842	739,204	970,338	782,895	679,200	-103,695
361 Misc. Revenues	128,922	108,100	142,300	49,068	92,500	43,432
391 Special Revenues & Resources	332,444	452,727	408,972	72,083	346,000	273,917
399 Beginning Balance	17,656,077	18,038,096	18,794,937		8,341,505	8,341,505
Total 057 TRANSPORTATION & PARKING FUND	27,141,349	29,313,582	29,586,998	5,277,637	19,128,943	13,851,306
062 FLEET SERVICES FUND						
381 Interfund Transactions (Admin)	2,910,430	2,576,000	2,728,700	2,048,112	2,730,800	682,688
399 Beginning Balance	521,502	874,294	961,174		676,961	676,961
Total 062 FLEET SERVICES FUND	3,431,932	3,450,294	3,689,874	2,048,112	3,407,761	1,359,649
064 SELF INSURANCE FUND						
361 Misc. Revenues	204,000	204,000	258,000	193,500	258,000	64,500
381 Interfund Transactions (Admin)		349,998	463,227	369,495	492,666	123,171
399 Beginning Balance	1,848,254	1,423,816	1,208,215		674,861	674,861
Total 064 SELF INSURANCE FUND	2,052,254	1,977,814	1,929,442	562,995	1,425,527	862,532
070 SALES TAX REV BOND - DEBT SVS FUND						
361 Misc. Revenues	6,540	2,747	4,669	23,116		-23,116
381 Interfund Transactions (Admin)	180,847	181,247	168,616	123,066	164,089	41,023
382 Interfund Transactions (CIP/Debt)	1,380,741	1,380,741	1,428,429	1,819,098	2,425,473	606,375
392 Bond Proceeds			24,992,543			
399 Beginning Balance	1,958,852	1,160,392	1,165,265		6,514,375	6,514,375
Total 070 SALES TAX REV BOND - DEBT SVS FUND	3,526,980	2,725,127	27,759,521	1,965,280	9,103,937	7,138,657
071 DEBT SERVICE FUND						
311 Property Taxes	4,577,873	5,082,714	5,321,592	4,223,453	4,223,453	
361 Misc. Revenues	74,704	94,732	65,958	31,267	66,983	35,716
392 Bond Proceeds		9,243,543	3,539,845			
399 Beginning Balance	412,312	407,093	432,580		990,728	990,728
Total 071 DEBT SERVICE FUND	5,064,889	14,828,082	9,359,975	4,254,720	5,281,164	1,026,444
TOTAL	141,550,802	166,752,742	206,683,419	58,715,362	141,887,590	83,172,228

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

Attached for your approval, please find the minutes for March 24, 2016, and March 31, 2016. Thank you for your consideration.

Respectfully:

Michelle Kellogg, City Recorder

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

March 24, 2016
The Council of Park City, Summit County, Utah, met in open meeting on March 24, 2016, at 3:45 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, personnel and litigation at 3:45 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION
Council Member Henney moved to adjourn from Closed Meeting. Council Member Matsumoto seconded the motion. Voting aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

WORK SESSION
Council Questions and Comments:
Council Member Henney attended the Public Advisory Board meeting and reported they were currently trying to define their roles. He attended the Joint Transportation Advisory Board (JTAB) meeting and reported ridership on the brown and pink bus routes had seen astronomically higher ridership numbers after problems were addressed earlier this year, which showed people were using the bus to get to and from The Canyons. He also reported the need for lockers came up, a topic which would be discussed more in the future. He attended the Summit Land Conservancy meeting, where they were working on their strategic plan. He attended the Recycle Utah meeting and reported Jaren Scott had resigned from the county and would be managing a landfill in Salt Lake Valley, so they will be looking to replace him. He attended the Rio Grande opening, which was a fun event. He attended his second Prospector Square owners' board meeting. They're doing preliminary groundwork on parking lot infrastructure, which would tie in with road work to be done by the City. He attended the Planning Commission meeting, and his takeaway was that they wished to be more involved in the planning and decision-making process and less involved in the administrative side of things. They felt a retreat would be a great idea, modeled after the City Council retreat, among other things, to broaden their scope.

Council Member Worel attended the Park City advocates group, and reported they were experiencing some frustration as things were not moving as quickly as they would like. She attended the JTAB meeting and reported they would be screening a movie about bikes versus cars on May 11th. She attended the Library Board meeting where they had Open Meetings training by Polly Samuels McLean and staff reported on a conference they attended. She attended the breakfast for Hope Alliance this morning and wished to give a shout-out to Clint McAfee and his staff as they stressed the importance of clean water in the community.

Council Member Gerber attended the Historic HPCBA and reported they were getting ready to do another visioning and prioritizing. She attended the Mountain Recreation Master Planning Meeting where they had recently asked the school board to be more involved.

Council Member Matsumoto attended the Women's Leadership Panel last Monday, and found it interesting to hear women's perspectives on leadership. She attended the Snyderville Basin Reclamation District meeting with Mayor Thomas. They voted on funding for their new facility in Silver Creek, which will be a big project and very helpful for the greater community.

Council Member Beerman thanked staff for a great retreat this year. He felt it was very well set up and therefore they were able to get a lot accomplished. He attended several Mountain Accord meetings, and reported they were closing in on federal legislation to designate the Wasatch Front as a national conservation and recreation area. He indicated he would get a break from meetings for the next four to six months while they re-organize. He and Mayor Thomas met with the Lieutenant Governor, and reported that Mayor Thomas did an excellent job laying out where Park City was and what the City concerns were. Council Member Beerman stated he was happy to have the legislative session behind us and that we survived with minimal damage. He hoped to keep up on the bill by Representative Knotwell, which would have impacts on nightly rentals. He attended Citizens Open Space Advisory Committee (COSAC) this week where they had their Open Meetings training by McLean, who did a wonderful job. He reported the new COSAC group was very similar to the old group. He met with Rocky Mountain Power to discuss renewable clean energy, where progress was encouraging as they were taking the City seriously and looking to bring in a renewable project.

Mayor Thomas attended the poverty discussion, and reported some small steps had been taken such as a new Spanish speaking librarian. He reported that Matt Smith with the United Way was the person the City had been looking for in the community who would be able help move forward in this regard. He also reported the school board would be expanding their master plan to include solutions for the Latino population; and the Leadership Park City class chose to focus on Latino integration for their class project this year. Foster added the Library added classes based on these meeting and that the Rec Department changed the way they communicate in order to include more of this segment of the population. Mayor Thomas also attended the Sewer District meeting, reporting that their new facility would cost $49.1 million. He indicated the retreat was handled very well and suggested more structure for the last day. He gave a shout out to Diane Foster, Matt Dias, Jed Briggs and Phyllis Robinson for their great work.

Proclamation to Make December 21 Stein Eriksen Day:

Phyllis Robinson, Public Affairs Manager, proposed to honor the late Stein Eriksen with an official day and a plaque in a public venue, and also suggested December 11th since that was his birthday. Mayor Thomas stated he knew of no bigger skier who had a bigger impact on our community than Stein and he liked the first day of winter as the day to honor him. He asked staff to check with the Winter Sports Alliance to get their feedback and asked that invitations be sent to everyone once a day was determined. Council Member Beerman asked if the plaque should be in a more public place other than the Eriksen Lodge. Robinson stated staff would be happy to look at other places, and that they would come back before Council with a more formal proclamation.

Update on Progress Toward Affordable Housing Goals and Strategies:

Rhoda Stauffer, Sustainability, updated Council on progress toward affordable housing goals and strategies. The updates included the Blue Ribbon Housing Commission that was finishing up their work and would be presenting to Council in a work session on April 14th; the consultant who was working on the housing resolution would come before Council on April 28th to present the findings; The Historic Preservation Plan for 1450 & 1460 Park Avenue had been approved and they were now moving towards applying for a Conditional Use Permit for that project; the Request for Proposals (RFP) for Lower Park Avenue had been published and they would be hiring a design team for all of those parcels in May; land acquisition and neighborhood preservation were in process and they were moving towards the original deadline for a neighborhood preservation outline they hoped to bring back before Council in early fall.

Council Member Henney commented on accessory apartments as an issue that kept coming up and felt they would be very appropriate in certain neighborhoods. Stauffer agreed and stated they were working on how to approve them and also working with HOAs that wouldn't allow them. Council discussed this issue coming before Planning Commission on April 13th, and agreed it should go to them first so Stauffer could then include their feedback in her April 14th Council meeting report.

Council Member Matsumoto asked when ground breaking would take place on 1450 & 1460 Park Avenue. Stauffer indicated they were hoping for May. Council Member Matsumoto also asked why Park City Heights Subdivision was not selling any units yet. Foster stated Anne Laurent had read through the agreement and discovered the City didn't have any tools to promote action, and that she and Laurent had discussed getting some elected officials involved to exert political pressure. Council Member Beerman suggested a joint meeting with Planning Commission, as he was anxious to hear from the Blue Ribbon Commission. Due to scheduling issues, Council decided on delaying a joint meeting until a future date.

Council Member Gerber asked if a new housing study had come out lately with updated information on nightly rentals. Stauffer said staff would be developing an RFP for an updated housing study to better pinpoint rental numbers. Council Member Beerman asked to see minimums of first right of refusal for service personnel; he also requested the net-zero design for new rentals be stressed.

<u>Transit, Transportation and Parking Infrastructure Funding Update:</u>
Alfred Knotts, Nate Rockwood and Darren Davis spoke to the transportation, transit and parking infrastructure update. Knotts stated they had discussed new revenue sources to fund future projects such as capital projects, service improvements and Transportation Demand Management (TDM) programs. He stressed that the City would not be able to build its way out of congestion. With that in mind, Knotts said he and his department tried to identify the sweet spot by laying out programs of 1-5 years, 5-10 years and 10-15 years. He and Rockwood would come back to a future Council meeting and discuss what those mechanisms would be, along with potential dollar figures. Knotts said over the next couple of years, the emphasis would be on TDM programs, as the City's transportation system was under-utilized the majority of the time, but not the transit system. With regard to capital projects, Knotts stated SR-248 did not operate effectively, so it would be a top priority. Further, Knotts stated UDOT was willing to let PCMC take the lead on improvements with their oversight, as well as give the City the option to take out a low-interest loan from the state infrastructure bank to fund projects if needed.

Council Member Beerman emphasized the price tag for some improvements was large and asked if funding had been built into the upcoming budget cycle, to which Knotts reported it had.

Davis addressed the increase in bus ridership for the first year of service expansion, stating they increased line service from The Canyons to Park City Mountain Resort and Main Street after 3:00 p.m. By making this change, the numbers showed a 23% rider increase, which was phenomenal. He also mentioned the County saw the need to reduce the number of cars and had extended their bus service from 10:00 p.m. to midnight. Council Member Henney asked if they were seeing bump ups in ridership on other routes inside the City core. Davis stated the numbers were in line, with no decreases in the numbers of last year.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Polly Samuels McLean	Assistant City Attorney	Present
Matt Dias	Assistant City Manager	Present
Karen Anderson	Deputy City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Manager's Report – Mountain Accord Update:

No comments heard.

Manager's Report – Park City Mountain Resort Spring Gruv Concert Operations:

No comments heard.

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

Kim Olsen, Executive Director of Utah Parks Association, along with Derek Rykardt and Dan Harrison, presented the Park & Rec Department with two awards. The first was for Outstanding Innovation of the Year for their bus stop play project. Olsen stated it was unique; there was nothing like it in the state that helped kids to play and recreate while waiting at bus stops.

Foster stated this specific project was funded through an innovation grant that won a Shark Tank type of competition during City Council retreat last year. Heather Todd from Parks and Rec accepted the award.

The second award was for Outstanding Adaptive Program for the wheelchair tennis program. Mike O'Keefe and Heather Nicholas from Parks & Rec accepted the award. Harrison also mentioned Todd's involvement in the Leadership Academy this past year and reported Michelle Stucker would participate in the next class.

IV. CONSIDERATION OF MINUTES

Consideration of A Request to Approve the City Council Meeting Minutes From February 25, 2016, March 3, 2016, and March 9, 2016:

Council Member Matsumoto moved to approve the City Council Meeting minutes from February 25, 2016; March 3, 2016; and March 9, 2016. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

V. CONSENT AGENDA

1. McPolin Barn Historic Preservation Board Review:

Council Member Henney moved to approve the Consent Agenda. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VI. OLD BUSINESS

2016 Legislative Update:

Dias reported things went well overall this year. He thanked Council and Mayor Thomas for their time and involvement, as well as Rockwood, Chad Root, Knotts, Foster and the Legal Department. Dias told a success story regarding Park City resident Nancy DeLaska, who worked with Representative Powell on an issue with her HOA to give residents more power. He gave kudos to her for working her issue, which would soon be signed into law, showing one person was able to make a difference. Mayor Thomas thanked Dias for all his hard work this legislative session.

VII. NEW BUSINESS

1. Consideration of Resolution 04-16, a Resolution by the Park City Council to Achieve Net Zero Carbon by 2022 for the Municipal Government and by 2032 for the Broader Community and for Park City to Invite Other Local Governments to Join Us with the Goal:

Mayor Thomas opened the meeting for public comments.

Chris Churniak said he supported the resolution and suggested some edits for some of the language as follows: Where it reads, "Grass roots efforts are nimble and more directly affected by the impacts of climate change," he suggests it read, "Grass roots efforts are more directly able to address the impacts of climate change." Where it reads, "We have a disproportionately sized carbon footprint due to our cool climate, large homes, visitor travel and high-quality of life," he suggests is read, "due to our mountain climate, large homes, visitor travel and complex infrastructure, vehicle-dependent, remote setting."

Tommy Ellsmith, CEO and founder of SES Green Energy, an electrical contractor company that focuses on electrical efficiency, said she supported this resolution, as it was the right thing to do. She said she was shocked that more people in the state didn't move forward on this topic and felt it was because they were uneducated. She said we as a community could lead others who might be afraid of taking such a dramatic step.

Robin English stated she was working on getting a citizens climate change lobby started here in Park City. She supported this effort and was happy to see the City get involved, as she felt more involvement meant awareness would finally reach the state level.

Mayor Thomas closed the public comments portion of the meeting.

Council Member Henney related that the City Recorder, Michelle Kellogg, recently replaced all the lights in her house with LEDs. When he asked her why, since she didn't live in Park City, she responded it was because she wanted to be a part of the team. Council Member Henney also reported the City was currently ranked in fourth place for the Georgetown Energy Prize. He stated the fourth-place position was based solely on meter reading data, which only accounted for 25% of the total criteria. He explained the other 75% of the ranking would involve the narrative of how we got to where we are and what programs had been implemented.

Council Member Matsumoto asked for clarification on what language we would use in place of “high-quality of life.” Council Member Henney suggested “lifestyle.” Council Members Matsumoto and Beerman said they also liked the phrase “mountain climate” instead of “cold climate.” Council Member Beerman further stated he was so proud of this community and Council for moving forward with this initiative. He was also hearing from other communities who were interested in replicating our efforts, so this resolution would be something we could use to show others, and they would be taking it to the Utah League of Cities and Towns (ULCT) conference to get others onboard. Council Member Gerber indicated the language in the resolution template that would go to other cities that reads, "Whereas Park City recently set an audacious goal" sounded discouraging and she preferred more positive wording such as “ambitious goal.” She also asked Ober to help get the word out about Council approving this because she wanted it to go viral.

Council Member Henney moved to approve Resolution 04-16, a resolution by the Park City Council to achieve Net-Zero Carbon by 2022 for the municipal government and by 2032 for the broader community, and for Park City to invite other local governments to join us with the goal, with Churniak’s and Gerber's edits. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Consideration Of Ordinance 16-13; An Ordinance Amending Title 14 – Licensing Chapter 8; Special Event Permit, of the Municipal Code of Park City, Utah:

Jenny Diersen and Minda Stockdale asked Council to approve code amendments to allow public safety personnel to be added to the fees in the fee reduction process, since police provide valuable services to public events.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Worel stated on Page 87 in the packet where it reads "or includes any other city serve," it should say "services" instead of "serve."

Council Member Beerman moved to approve Ordinance 16-13, an ordinance amending Title 14-Licensing Chapter 8; Special Event Permit, of the Municipal Code of Park City, Utah, with the word services replacing the word serve on Page 87 with services. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

3. <u>Consideration of Ordinance 16-14; an Ordinance Approving the April Inn Condominiums Record of Survey Plat Pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved By the City Attorney:</u>

Francisco Astorga, Planning Department, along with Jonathon Grey, who represented the owner, asked Council to approve the record of survey, which would allow the property owner to sell each of the seven units of the April Inn separately.

Council Member Matsumoto asked if the picture showing the empty backyard included in the staff report was the final project. Astorga stated there was no active permit for the seventh unit to be built and the picture just showed the vicinity and neighborhood in order to give context.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Beerman moved to approve Ordinance 16-14, an ordinance approving the April Inn Condominiums record of survey plat pursuant to the findings of fact, conclusions of law, and conditions of approval in a form approved by the city attorney. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

4. <u>Consideration of Ordinance 16-15, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Notice Matrix, Section 15-1-21; Purposes, Section 15-11-15; Park City Historic Sites Inventory, 15-11-10; Historic District or Historic Site Design Review, Section 15-11-12; Historic Preservation Board Review for Demolition Section 15-12.5-15; and Definitions, Section 15-15:</u>

Anya Grahn, Planning Department, stated this amendment would correct discrepancies in the ordinance after it was passed last December. She reported the biggest proposed change would be to have a notice for demolition, based on feedback from the community, City Council and the Historic Preservation Board. She also stated the Planning Commission felt adding an additional notice might actually be more confusing.

Council Member Gerber said a point that was confusing during the Planning Commission meeting was that this would only apply to non-historic homes in the historic district.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Samuels McLean advised Council to be aware of the issue of whether or not to do noticing of non-historic demolitions, as the Planning Commission forwarded a negative recommendation on that point. Council Member Beerman asked if the original noticing would still go out as usual. Grahn stated yes and that the Planning Department would send out a mailing to neighbors in addition to the normal noticing process to let them know of the demolition. Council Member Beerman agreed with the Planning Commission that the extra noticing was not necessary. Council Member Worel asked if this discussion came about from neighbor complaints, to which Grahn said yes. Council Member Henney asked if there was an obligation on the City's part to notify the community and wondered why the Council was focusing on this issue. Grahn clarified the focus was due to the fact that houses in this area are designated as historic. Council Member Matsumoto asked about contributory housing. Grahn said the contributory designation did not mean a structure was exempt from demolition, and that these homes would fall under this category by going through the same historic design review as any new construction. Council Member Matsumoto felt contributory housing should also be included in the noticing. Council Member Henney agreed and asked if contributory housing could be included. Council agreed with Henney and Matsumoto on adding contributory housing to the noticing.

Council Member Henney moved to approve Ordinance 16-15, and ordinance amending the Land Management Code of Park City, Utah; Notice Matrix, Section 15-1-21; Purposes, Section 15-11-15; Park City Historic Sites Inventory, 15-11-10; Historic District or Historic Site Design Review, Section 15-11-12; Historic Preservation Board Review for Demolition Section 15-12.5-15; and Definitions, Section 15-15 with edits as proposed by the Planning Commission and outlined in Item Four of the public agenda. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

5. <u>Consideration of Ordinance 16-16, an Ordinance Approving the First Amended Sunnyside Subdivision Lot 10 Plat Amendment Located at 615 Mellow Mountain Road, Park City, Utah, Pursuant to Findings of Facts, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:</u>
Francisco Astorga, on behalf of Kiersten Whetstone, Planning, stated there was an error in the original survey and this amendment would fix that by combining the legal lot of record plus the remnant parcel into one legal lot of record.

Council Member Matsumoto asked for clarification on the location of the discrepancy area and if there was a house size limit in this area, to which Astorga said there was no size limit. Council Member Matsumoto asked if combining the lots would allow the owner to build a bigger house. Astorga said there was the potential for that to occur, but that the current City policy stated the City was required to clean up these remnant lot discrepancies.

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Matsumoto moved to approve Ordinance 16-16, an ordinance approving the First Amended Sunnyside Subdivision Lot 10 Plat Amendment, located at 615 Mellow Mountain Road, Park City, Utah, pursuant to findings of facts, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

6. Consideration of a Request to Continue a Public Hearing on an Ordinance Approving an Extension of the October 30, 2014, Approval of the Lot 1 Ontario Mine Bench Condominium Record of Survey Plat, Located at 7700 Marsac Avenue, Park City, Utah:

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Gerber moved to continue a public hearing on an ordinance approving an extension of the October 30, 2014, approval of the Lot 1 Ontario Mine Bench Condominium Record Of Survey Plat, located at 7700 Marsac Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: CONTINUED **Next: 5/12/2016**
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

7. Consideration of a Request to Continue a Public Hearing on an Ordinance Approving an Extension of the October 30, 2014, Approval of the Ontario Mine Bench Subdivision, Located at 7700 Marsac Avenue, Park City, Utah:

Mayor Thomas opened the meeting for public comments. No comments were heard. Mayor Thomas closed the public comment portion of the meeting.

Council Member Matsumoto moved to continue a public hearing on an ordinance approving an extension of the October 30, 2014, approval of the Ontario Mine Bench Subdivision, located at 7700 Marsac Avenue, Park City, Utah. Council Member Worel seconded.

RESULT: CONTINUED **Next: 5/12/2016**
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Karen Anderson, Park City Deputy Recorder

PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UT 84032
SUMMIT COUNTY, UTAH

March 31, 2016

The Council of Park City, Summit County, Utah, met in open meeting on March 31, 2016, at 3:30 p.m. in the City Council Chambers.

Council Member Worel moved to close the meeting to discuss property, personnel and litigation at 3:30 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION

Council Member Matsumoto moved to adjourn from Closed Meeting. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

WORK SESSION

<u>Council Questions and Comments:</u>
Council Member Henney stated he noticed the staff reports were laid out and presented differently, with the problem presented and then options given to solve the problem. Foster stated this was a new format, but noted that it was discovered that not every report would have a problem.

Council Member Matsumoto stated she would be missing the Recreation Advisory Board (RAB) meeting and the Historic Preservation Board meetings, and asked if another Council member could attend. Council Member Beerman stated he would check his schedule and might be able to attend the RAB.

Council Members Worel and Beerman did not have any meetings this past week.

Council Member Gerber indicated she went to the Dog Task Force meeting. The group discussed areas that should be prohibited for dogs, off- leash areas, and what to look for in off-leash areas. She referred to an app that people would be able to look at in order to track what was going on in those areas.

Mayor Thomas stated he went to a pre meeting for the Fire Board as well as the UDOT annual county/city visit with Alfred Knotts, Blake Fonnesbeck and Bruce Erickson.

<u>1. Energy Critical Priority Update - Electric Power Parameters:</u>

Ann Ober distributed Rocky Mountain Power's (RMP) Utah Conservation and Respect Report for 2015. She introduced Chad Ambrose with RMP, and indicated he was working with Park City to determine how the City could reach its net zero goal. She indicated that in order to figure out how many renewables were needed, it was necessary to know how many were currently in operation. RMP was trying to figure out how many renewable credits the City could claim.

Ambrose explained the *Generation Sources* section of the handout and stated Utah used 43% of the system resource mix, noting the accounting was in direct proportion to the whole system. Foster stated it was important that Park City achieved the appropriate credits for legitimacy and transparency purposes.

Ober stated there were five scenarios on which she wanted clarification from the Council:

<u>Renewable Energy Credits</u> - Ober asked the Council to clarify that the City would claim the credits and not sell them off. Council Member Beerman stated he didn't want to achieve the goal by moving credits around, so he wanted those credits to be retired.

<u>Nuclear Plans</u> - Ambrose related the history of RMP's work with regard to nuclear energy, but they found the licensing was very expensive and contractors would not back the product. So this goal would be pushed out further into the future. Ober clarified that nuclear energy options would not be considered at this point.

<u>All New Non-Carbon Emitting Energy Must be in Utah and Some Portion within Summit County</u> - Ober stated the goal to have renewable energy in Utah was to create jobs in this industry. Council Member Beerman stated this was a decade long process, and he hoped the renewables could be created regionally. Council Member Matsumoto stated "region" included surrounding states and not just Utah. She was in favor of having this goal but thought some presence should be in Summit County. Ambrose stated Utah was an excellent source for solar power. Council Member Gerber hoped other states would be encouraged to create these new energy sources as well.

<u>Three Options to Bring Back to Council</u> – Ober stated she would present three options based on different factors, and thought if there were three options, it would be less likely to get set back because one option wasn't liked. The options would be a cheaper option, an authentic option and one in between.

<u>Energy Efficiency</u> - Ober indicated that reducing the energy load by conservation efforts was very important. She and Mary Christa hoped to work with big users like government agencies, landlords, companies, etc. Mayor Thomas thought the majority of new construction was residential and he did not want this group left out of the focus. He indicated that the water smart program worked to help people be conscious of their

usage so they could reduce, and hoped for a similar program for electricity. Council Member Beerman was in favor of focusing on the residents as well as the large organizations. Council Member Gerber thought that working with property managers would help reach the second homeowners.

Ober spoke of bulk light bulb purchases through RMP to help accelerate distribution and usage throughout the community in order to win the Georgetown Energy Prize. Council Member Beerman thanked Ambrose and RMP for their help with Park City's goal.

REGULAR MEETING

I. Roll Call

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. Communications and Disclosures from Council and Staff

Staff Communications Reports

1. Neighborhood Traffic Management Program (NTMP) Update:

Council Member Henney asked Steven Arhart, Engineering, what requests were denied and what things were enacted, and felt the things denied would not help the legitimacy of the program. Arhart stated that those denied, left with a greater understanding of the program. If they didn't like the answer, they were informed of the next step. Foster noted that this was a self-legitimizing process and people were good with it.

Council Member Gerber asked about requests coming in that were seasonable in nature, and if the season affected the response of the committee. Arhart stated seasonal requests did not affect the decisions. Council Member Worel asked how a concern would make it to the group. Arhart stated people could fill out a form that could be found on the City website.

2. Trash and Recycle Receptacle Ordinance Update:

Council Member Henney asked if Michelle Downard, Deputy Chief Building Official, wanted to change the ordinance. She indicated that the current ordinance listed an option of confiscation of receptacles. She hoped the enforcement would rely on fees and citations, and forego confiscation. Council Member Henney indicated he would like the confiscation option left in the ordinance even though it would not be considered at the present time.

Council Member Beerman agreed that the option of confiscation should be left in the ordinance. It was noted that the trash and recycle companies were contacted and they were willing to change the contract to accommodate this ordinance.

3. Historic Preservation Quarterly Update:

Council Member Henney asked about the material deconstruction. Bruce Erickson, Planning Director, stated this was on the landmark sites and not on the contributory sites.

4. Explore Proposed For-Hire License Requirement Changes:

Council Member Henney asked if there was any way to have a level playing field with regard to license requirements for taxi drivers versus UBER drivers. Beth Bynan, Finance, indicated that the City looked at all options and the recommendations in the report were all that the City could do to help level the field, such as the noted insurance requirements.

Council Member Matsumoto asked that this item be brought back for further discussion. She heard complaints from the public about the Uber rates being five times the normal price during the Sundance Festival. She hoped that the City could work with Sundance if Uber continued to be a sponsor so that they would be more festival-goer friendly.

Council Member Beerman asked why an application deadline couldn't be set for taxi applications. Harrington stated a deadline wouldn’t affect those that weren’t regulated. The City would also have to show cause as to why a deadline was set, which would be difficult.

III. Public Input *(Any Matter of City Business Not Scheduled on the Agenda)*

Sam Rubin, Uber driver and ground transportation, stated there was a ground transportation vehicle that was in an accident on Sunday. He stressed that the problem was out of state drivers that come in and don't know the area. He also spoke of airport badges. He suggested requiring a Utah Driver’s License and the vehicle must be registered in the State of Utah. Bynan indicated a Utah license was already required.

IV. Consideration of Minutes

Consideration of a Request to Approve the City Council Meeting Minutes from March 10, 2016 and March 11, 2016:

Council Member Beerman requested that the minutes from March 11th be corrected, on Page 56, Line 6, in the packet materials, to specify that he asked the Council if they were interested in revisiting the Natural Environment portion of the General Plan.

Council Member Worel moved to approve the City Council Meeting minutes from March 10, 2016, and March 11, 2016, with the above mentioned correction. Council Member Beerman seconded the motion.

RESULT: APPROVED [UNANIMOUS]
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

V. Consent Agenda

1. Request to Authorize the City Manager to Sign the Utah Department of Transportation (UDOT) Federal Aid Agreement for the Prospector Avenue Project Design and CEM Services and Construction in an Amount Up to $2,002,000 Which Will Include City Funds of $72,616:

Council Member Beerman moved to authorize the City Manager to sign the Utah Department of Transportation (UDOT) Federal Aid Agreement for the Prospector Avenue Project Design and CEM Services and Construction in an amount up to $2,002,000 which will include city funds of $72,616. Council Member Matsumoto seconded the motion.

RESULT: APPROVED [UNANIMOUS]
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VI. New Business

1. Consideration to Approve the Supplemental Plan for the 2016 Park Silly Sunday Market:

Jenny Diersen, Special Events, Kate Boyd and Michelle McDonald, Park Silly Market, presented this item. Diersen reviewed past changes for the event. Changes this year included that the market would not operate during the Tour of Utah and the Arts Fest. There would also be an $80 fee increase. Vendor license plates would be provided. She noted this was the 10th year of operation and they expected 200,000 in attendance for the season.

Council Member Matsumoto stated she received a comment about parking by a homeowner on Park Avenue. Diersen stated there was resident parking allocated only on a segment of Park Avenue, but there needed to be a balance because of the need for parking. It was indicated staff would go door to door notifying residents of the event and the parking situation.

Council Member Beerman indicated that Lower Park Avenue was a problem and he encouraged more parking at China Bridge or for the public to get to the market via transit. Council Member Henney asked if there was a goal for moving the parking location off Park Avenue. Diersen stated staff was trying to work on that problem. Council Member Henney asked if the Speacial Events Advisory Committee (SEAC) had discussed the parking issue. Diersen indicated the next meeting was April 12th and she could include this topic on the agenda. She noted that a residential parking pass was available but knocking the doors helped the residents know who to contact if they had issues.

Council Member Gerber asked if it was the trend that the first market of the year consistently had the most parking problems, as shown in the staff report. Diersen stated the first market of the year was exciting and many people came, and noted that this would be the second year of having the parking map, which she hoped would help. Council Member Beerman asked if there was Council support for restricting parking on Lower Park Avenue. Brooks Robinson, Transportation Planning, stated he had drafted some alternatives for parking and this item would come to the Council in April.

Kate Boyd stated when transportation or the public had come to her with parking complaints, signs would be put in front of houses to block parking. She expressed that she wanted to work with the City to help solve the parking problem.

It was noted that Council Members Matsumoto and Worel were the Park Silly liaisons.

Council Member Beerman moved to approve the Supplemental Plan for the 2016 Park Silly Sunday Market. Council Member Henney seconded the motion.

RESULT: APPROVED [UNANIMOUS]
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VII. Adjournment

With no further business, the meeting was adjourned.

____
Michelle Kellogg, Park City Recorder

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

This contract with Granite Construction is for the re-construction of Lowell Avenue from Manor Way south to the bend in the road and as designed by Stanley Consultants. Re-construction will include replacement of curb and gutter, road surface, distribution water line and sewer line replacement and installation of a small storm drain system. Council has approved funding for this project in Capital Project cp0157 (OTIS Phase III) and the water fund.

The construction cost provided above does include the extra cost to thicken the road section in conjunction with the agreement with Treasure Hill. The cost for this extra thick road section will be borne by Treasure Hill.

Respectfully:

Matthew Cassel, City Engineer

City Council
Staff Report

Subject:	**Construction Agreement for Lowell Avenue Re-Construction Project**
Author:	**Matthew Cassel, Engineering**
Date:	**April 14, 2016**
Type of Item:	**Administrative**

Summary Recommendations:
Staff recommends City Council authorize the City Manager to execute a construction agreement for the Lowell Avenue Re-Construction Project with Granite Construction in a form approved by the City Attorney and for an amount of **$1,542,017.**

Executive Summary:
This contract with Granite Construction is for the re-construction of Lowell Avenue from Manor Way south to the bend in the road and as designed by Stanley Consultants. Re-construction will include replacement of curb and gutter, road surface, distribution water line and sewer line replacement and installation of a small storm drain system. Council has approved funding for this project in Capital Project cp0157 (OTIS Phase III) and the water fund.

The construction cost provided above does include the extra cost to thicken the road section in conjunction with the 1986 CUP for Treasure Hill. The cost for this extra thick road section will be borne by Treasure Hill.

SBWRD will be responsible for $237,936 of Granite's bid, which is for sewer work, Park City Water Department will be responsible for $390,251, Treasure Hill's responsibility would be $183,020 and the OTIS funds would cover the remaining $730,810.

<u>Acronyms</u>
CUP – Conditional Use Permit
ISI – Institute for Sustainable Infrastructure
OTIS – Old Town Improvement Study
ROW – Right-of-Way
SBWRD – Snyderville Basin Water Reclamation District

The Problem:
The Lowell Avenue corridor has had significant utility construction over the past few years and is in relatively poor shape. Additionally, sewer and water still need to replace their existing infrastructure, which will further deteriorate the integrity of the road. This project will complete the utility work in Lowell Avenue and restore the roads integrity.

Background:

- City Council adopted the Old Town Improvement Study in 2002.
- Street projects which have been completed since 1992 include most of Swede

Alley, King Road, Ontario Avenue, Marsac Avenue, Woodside Avenue south of 12th Street, Upper Park Avenue, Prospect Street, lower Woodside/Norfolk, Hillside Avenue, Sandridge Avenue, Empire Avenue, 10th Street, 11th Street and McHenry Avenue.

- In May 2011, the OTIS study was updated with current estimates of construction costs and a reprioritization of projects. Though Lowell Avenue was not the next OTIS project up, the installation of utilities over the last couple of summers has accelerated the deterioration of the road thus pushing this project up in the rankings.
- During the summer of 2014, the Water Department installed the Judge Tunnel water transmission line down the length of Lowell Avenue.
- Additionally, Questar Gas replaced their gas line in Lowell Avenue during the summer of 2014.
- A traffic study was performed by Parametrix (InterPlan) in the winter of 2015 to determine the existing and future traffic levels on Lowell Avenue. This study included future traffic that could be generated by the Treasure Hill Development and the full development of the Bernalfo properties, the study determined that Lowell Avenue should remain a residential street as defined in the 2011 Traffic and Transportation Master Plan.

Alternatives:

A. Approve the Request:

This alternative re-constructs Lowell Avenue along with replacing the sewer line, water line and adds a small storm drain to improve drainage.

Pros – Improvements to the road and utilities will provide better drainage and extend the life to 50+ years for the sewer and water lines and 20 years for the road infrastructure. The current sewer and water lines are near the end of their life and replacement will need to occur sooner or later.

Cons – Capital cost impacts

B. Do Nothing:

This alternative would deny the request to replace the sewer and water lines and road infrastructure.

Pros – City funds allocated for this project could be used for other OTIS projects.

Cons – Lowell Avenue would continue to deteriorate, water line breaks would become more frequent and sooner or later, the sewer and water systems are going to need to be replaced by SBWRD and our Water Department respectively.

Analysis:

Proposed improvements consist of the upgrade of existing water main with the use of cathodic protection, installation of hydrants, new water services and/or meters as required, new sanitary sewer, new paved roads, modifications to the storm drain system as required and coordination with dry utility companies for upgrade or replacement of their facilities. Traffic signs and regulatory signage are also part of this project.

Stanley Consultants (project designer) and staff advertised to obtain competitive bids for the Lowell Avenue Re-Construction Project. The project was advertised in the Park

Record and the Salt Lake Tribune. Bids were received on March 29^{th}, 2016 and three (3) bids were received.

COMPANY	**TOTAL BID**
Granite Construction	$1,542,017
Cop Construction	$2,339,622
Geneva Rock	$2,604,733

The consultant engineer's estimate for the project is $2,430,090. The low bid submitted by Granite Construction was reviewed and determined to be compliant with the terms of the Contract Documents. Staff is concerned with the $797,605 difference between the lowest bid (Granite) and the next lowest bid (COP). The work effort that contributes most to the bid difference is the installation of the pipelines (sewer, water system and storm drain). These work elements account for nearly $500,000 of the bid difference. Staff and our consultant have taken the following steps to verify that the work can be completed for the bid received:

- The contractor, with the aid of the City's consultant has reviewed their bid,
- The City's consultant has met numerous times with the prime contractor to make sure they understand the critical issues of the project, and finally,
- Engineering staff, the City's consultant, Park City Water Department and SBWRD met with the prime contractor and their sub-contractor to discuss critical issues of the project and to make sure everyone sees and understands the whole project along with its issues. At the end of this meeting, the contractor indicated that there were no discrepancies with their bid.

SBWRD will be responsible for $237,936 of Granite's bid, which is for sewer work, Park City Water Department will be responsible for $390,251, Treasure Hill's responsibility would be $183,020 and the OTIS funds would cover the remaining $730,810.

If Treasure Hill participates in the project, they would be responsible for approximately $183,020. Staff has informed Treasure Hill that they need to provide notice to Park City by May 16 if they intend to participate in the project. If at the end of the day Treasure Hill chooses to not participate in the project, staff will reduce the project's scope of work by reducing the road thickness and the additional cost associated with Treasure Hill participating. With or without Treasure Hill participating, the cost to the OTIS program should remain at or near $730,810.

Contractually this project will be structured similar to how we have structured our projects in the past with SBWRD. The contractor will contract directly with the City to complete all the work described previously including SBWRD's share. Upon receiving invoices from the contractor that includes work to be paid by SBWRD, staff will send SBWRD an invoice for their share of the invoice. An agreement between Park City and SBWRD will be in place prior to starting the construction.

Operation and Maintenance impact caused by this project - This project is the replacement/repair of existing infrastructure (road, sewer, waterline, storm drainage) and will decrease Public Utilities operation and maintenance demand for these elements. The project will add a small storm drain system that will periodically require inspection and cleaning near the upper section of Lowell Avenue. The storm drain should only be a minimal increase in Public Utilities operation and maintenance demand.

Critical elements of this project include providing resident's access during evening and weekend hours, providing a secure temporary water system while the new distribution system is being installed, flood protection for heavy rain events, storm water pollution prevention and providing a dedicated public involvement firm (VIA Consulting) to help staff better understand and address issues as the project continues to progress.

To keep the residents along Lowell Avenue informed and provide them with a venue to voice their issues and concerns, three public involvement meetings were scheduled to be held during the course of the project. The first public meeting was held on December 14, 2015, which was during the preliminary design phase of the project. This meeting was used to capture the resident's initial concerns of the project. The second public meeting was held on February 16, 2016, which was near the completion of the design. The third public meeting will be held on April 27 just before construction starts. This meeting will be used to let the residents know construction is starting and give them a chance to meet the contractor. Additionally and from the start of the project until it is finished, staff will have a dedicated public involvement person who will provide weekly updates and will help to respond to resident's concerns and issues.

This project is the first one where the Engineering staff used the Envision Sustainable Infrastructure Rating System to rate the social, environmental and economic benefits of the Lowell Avenue OTIS project. The Envision Rating System is supported by the Institute for Sustainable Infrastructure (ISI). A short description of the program is provided below:

- The Envision Sustainable Infrastructure Rating System provides a holistic framework for evaluating and rating the community, environmental and economic benefits of all types and sizes of infrastructure projects. It evaluates, grades and gives recognition to infrastructure projects that use transformational, collaborative approaches to assess the sustainability indicators over the course of a projects life cycle,
- The Envision Rating System is structured as a series of Yes/No questions, organized into five categories and fourteen subcategories. Every infrastructure project has an important impact on all five Envision categories. The five categories are Quality of Life, Leadership, Resource Allocation, Natural World and Climate and Risk,
- The assessment is performed by someone who is trained in the use of the Envision Rating System and is credentialed by ISI. This credential is an Envision

Sustainability Professional (ENV SP). Stanley Consultants has a credentialed staff member on this team to perform the assessment,

- A total of 60 sustainability criteria or credits are available to be awarded.
- The scoring and award levels are as follows:
    - Bronze Award Score 20%
    - Silver Award Score 30%
    - Gold Award Score 40%
    - Platinum Award Score 50%

Our consultant first graded this project when the design was approximately 30% complete. That score was 9%. From that point on, staff and our consultant looked for ways to increase our score. When the project design was 100% complete and ready to start the bidding process, it was re-graded. The final score was 20% which could qualify for a Bronze Award. The higher score was not necessarily gained by changing processes or materials, rather by re-evaluating the questions were we previously received no score.

By using the Envision Rating System, staff has a better understanding of our sustainable practices. This was a learning experience and will help staff understand and make adjustments to our systems to optimize our sustainable practices. Staff anticipates using the Envision Rating System on future projects, with Prospector Avenue being the next road project that will be rated.

Department Review:
This report has been reviewed by Public Utilities, Engineering, Legal, Budget and the City Manager's office. All issues have been resolved.

Funding:
Capital Project cp0157 contains approximately $1,637,514 which was approved for OTIS Phase III projects. Funding for OTIS projects are part of the Council adopted 10-year Additional Resort Communities Sales Tax plan and the 5-year CIP. Snyderville Basin Water Reclamation District (SBWRD) will finance the construction of their sewer portion of the project while the Park City Public Utilities Department will fund the construction of their water portion of the project.

Recommendation:
Staff recommends City Council authorize the City Manager to execute a construction agreement for the Lowell Avenue Re-Construction Project with Granite Construction in a form approved by the City Attorney and for an amount of **$1,542,017.**

Attachments:
Exhibit A - Stanley Consultant's Award Letter of Recommendation
Exhibit B - Lowell Avenue Re-Construction Project Bid Tabulation
Exhibit C – ISI Project Summary

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

April 5, 2016

Matthew Cassel, P.E.
Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060

Mr. Cassel,

Subject: Lowell Avenue Reconstruction Award Recommendation

We have tabulated and reviewed the bid for the Lowell Avenue Reconstruction Project. Granite was the low bidder. Based on their bid package, we recommend that Granite be awarded the contract.

Sincerely,

Stanley Consultants, Inc.

David Osborn
Senior Engineer

383 West Vine Street, Suite 400 • Salt Lake City, UT 84123 • phone 801.293.8880 • fax 801.293.8886
internet: www.stanleyconsultants.com

	Engineer's Estimate	Bidder 1 Granite	Bidder 2 COP	Bidder 3 Geneva
Total Bid Schedule A - Roadway	$1,258,240.00	$996,187.00	$1,296,897.00	$1,304,767.50
Total Bid Schedule B - Storm Drain	$68,550.00	$30,400.00	$66,090.00	$72,780.00
Total Bid Schedule C - Water	$613,000.00	$320,200.00	$514,690.00	$727,480.24
Total Bid Schedule D - Sanitary Sewer	$490,300.00	$195,230.00	$461,945.00	$499,705.00
Total for all Schedules	$2,430,090.00	$1,542,017.00	$2,339,622.00	$2,604,732.74

Institute for Sustainable Infrastructure

Blog About ISI

Hello David Osborn

ENVISION JOIN WHO USES ENVISION LEARNING CENTER

SCORES - LOWELL AVENUE RECONSTRUCTION

My Account Home

My Projects

My Credentialing

My Membership

My Invoices

Home » Projects » Lowell Avenue Reconstruction

Lowell Avenue Reconstruction

Park City Utah, DC,

Action

Bronze

Project Stage

Unregistered

Register Project for Verification:

Register Project

Select All/None

Download selected credit attachments

QUALITY OF LIFE
13 credits

13 credits in progress, 13 credits completed
Last updated 04/05/2016 by David Osborn

Project progress

43 of 181 Possible points — 24%

				I	E	S	C	R
Purpose	QL1.1 Improve Community Quality of Life	N/A	0	2	5	10	20	25
	QL1.2 Stimulate Sustainable Growth and Development	N/A	0	1	2	5	13	16
	QL1.3 Develop Local Skills and Capabilities	N/A	0	1	2	5	12	15
Wellbeing	QL2.1 Enhance Public Health and Safety	N/A	0	2	—	—	16	—
	QL2.2 Minimize Noise and Vibration	N/A	0	1	—	—	8	11
	QL2.3 Minimize Light Pollution	N/A	0	1	2	4	8	11
	QL2.4 Improve Community Mobility and Access	N/A	0	1	4	7	14	—
	QL2.5 Encourage Alternative Modes of Transportation	N/A	0	1	3	6	12	15
	QL2.6 Improve Site Accessibility, Safety and Wayfinding	N/A	0	—	3	6	12	15
Community	QL3.1 Preserve Historic and Cultural Resources	N/A	0	1	—	7	13	16
	QL3.2 Preserve Views and Local Character	N/A	0	1	3	6	11	14
	QL3.3 Enhance Public Space	N/A	0	1	3	6	11	13
Innovate or Exceed	QL0.0 Innovate or Exceed Credit Requirements	N/A	Maximum Level of 8					6

Submitted 43 Verified

LEADERSHIP
10 credits

10 credits in progress, 10 credits completed
Last updated 04/05/2016 by David Osborn

Project progress

32 of 121 Possible points — 26%

				I	E	S	C	R
Collaboration	LD1.1 Provide Effective Leadership and Commitment	N/A	0	2	**4**	9	17	—
	LD1.2 Establish a Sustainability Management System	N/A	0	1	**4**	7	14	—
	LD1.3 Foster Collaboration and Teamwork	N/A	0	1	**4**	8	15	—
	LD1.4 Provide for Stakeholder Involvement	N/A	0	1	5	**9**	14	—
Managment	LD2.1 Pursue Byproduct Synergy Opportunities	N/A	0	1	**3**	6	12	15
	LD2.2 Improve Infrastructure Integration	N/A	0	**1**	3	7	13	16
Planning	LD3.1 Plan for Long-term Monitoring and Maintenance	N/A	0	1	**3**	—	10	—
	LD3.2 Address Conflicting Regulations and Policies	N/A	0	**1**	2	4	8	—
	LD3.3 Extend Useful Life	N/A	0	1	**3**	6	12	—
Innovate or Exceed	LD0.0 Innovate or Exceed Credit Requirements	**N/A**	Maximum Level of 6					6

Submitted 32 Verified

RESOURCE ALLOCATION
14 credits

14 credits in progress, 14 credits completed
Last updated 04/05/2016 by David Osborn

Project progress

23 of 130 Possible points — 18%

				I	E	S	C	R
Materials	RA1.1 Reduce Net Embodied Energy	N/A	0	**2**	6	12	18	—
	RA1.2 Support Sustainable Procurement Practices	N/A	0	**2**	3	6	9	—
	RA1.3 Use Recycled Materials	N/A	0	**2**	5	11	14	—
	RA1.4 Use Regional Materials	N/A	0	3	6	**9**	10	—
	RA1.5 Divert Waste From Landfills	N/A	0	**3**	6	8	11	—
	RA1.6 Reduce Excavated Materials Taken Off Site	N/A	0	**2**	4	5	6	—
	RA1.7 Provide for Deconstruction and Recycling	N/A	0	**1**	4	8	12	—
Energy	RA2.1 Reduce Energy Consumption	N/A	**0**	3	7	12	18	—
	RA2.2 Use Renewable Energy	N/A	**0**	4	6	13	16	20
	RA2.3 Commission and Monitor Energy Systems	N/A	**0**	—	3	—	11	—
Water	RA3.1 Protect Fresh Water Availability	N/A	0	**2**	4	9	17	21
	RA3.2 Reduce Potable Water Consumption	N/A	**0**	4	9	13	17	21
	RA3.3 Monitor Water Systems	N/A	**0**	1	3	6	11	—
Innovate or Exceed	RA0.0 Innovate or exceed credit requirements	**N/A**	Maximum Level of 8					8

Submitted 23 Verified

NATURAL WORLD
15 credits

15 credits in progress, 15 credits completed
Last updated 04/05/2016 by David Osborn

Project progress

40 of 203 Possible points — 20%

				I	E	S	C	R
Siting	NW1.1 Preserve Prime Habitat	N/A	0	—	—	**9**	14	18
	NW1.2 Protect Wetlands and Surface Water	N/A	0	1	**4**	9	14	18
	NW1.3 Preserve Prime Farmland	N/A	**0**	—	—	6	12	15
	NW1.4 Avoid Adverse Geology	N/A	**0**	1	2	3	5	—
	NW1.5 Preserve Floodplan Functions	N/A	0	2	**5**	8	14	—

Subcategory	Credit	N/A	0	I	E	S	C	R
	NW1.6 Avoid Unsuitable Development on Steep Slopes	N/A	0	**1**	—	4	6	—
	NW1.7 Preserve Greenfields	N/A	0	3	6	**10**	15	23
Land & Water	NW2.1 Manage Stormwater	N/A	**0**	—	4	9	17	21
	NW2.2 Reduce Pesticide and Fertilizer Impacts	N/A	**0**	1	2	5	9	—
	NW2.3 Prevent Surface and Groundwater Contamination	N/A	0	**1**	4	9	14	18
Biodiversity	NW3.1 Preserve Species Biodiversity	N/A	0	**2**	—	—	13	16
	NW3.2 Control Invasive Species	N/A	0	—	—	**5**	9	11
	NW3.3 Restore Disturbed Soils	N/A	**0**	—	—	—	8	10
	NW3.4 Maintain Wetland and Surface Water Functions	N/A	0	**3**	6	9	15	19
Innovate or Exceed	NW0.0 Innovate or Exceed Credit Requirements	**N/A**	Maximum Level of 9					9

Submitted 40 Verified

CLIMATE AND RISK
8 credits

8 credits in progress, 8 credits completed
Last updated 04/05/2016 by David Osborn

Project progress

13 of 122 Possible points — 11%

Subcategory	Credit	N/A	0	I	E	S	C	R
Emissions	CR1.1 Reduce Greenhouse Gas Emissions	N/A	0	**4**	7	13	18	25
	CR1.2 Reduce Air Pollutant Emissions	N/A	**0**	2	6	—	12	15
Resilience	CR2.1 Assess Climate Threat	N/A	**0**	—	—	—	15	—
	CR2.2 Avoid Traps and Vulnerabilities	N/A	0	2	**6**	12	16	20
	CR2.3 Prepare for Long-Term Adaptability	N/A	**0**	—	—	—	16	20
	CR2.4 Prepare for Short-Term Hazards	N/A	0	**3**	—	10	17	21
	CR2.5 Manage Heat Island Effects	N/A	**0**	1	2	4	6	—
Innovate or Exceed	CR0.0 Innovate or Exceed Credit Requirements	**N/A**	Maximum Level of 5					5

Submitted 13 Verified

Project Summary

Credit Category	Applicable Points	Verified	Innovative Points	Submitted	Percentage of Applicable Points
QUALITY OF LIFE	181		0	43	24%
LEADERSHIP	121		0	32	26%
RESOURCE ALLOCATION	130		0	23	18%
NATURAL WORLD	203		0	40	20%
CLIMATE AND RISK	122		0	13	11%
Total Project Points	757	0	0	151	20%

Created with Highcharts 4.1.9Credit CategoryPercentage of Applicable PointsCurrent Percentage of Applicable Points181181181121121121130130130203203203122122122Unachieved PointsTotal Points EarnedQLLDRANWCR050100150200250Highcharts.com

Packet Pg. 98

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

This report outlines measures implemented by staff to create the off-leash pilot project, including infrastructure and community outreach as well as evaluates the project's success as an alternative to the previous enforcement of the 'at large' ordinance. Furthermore, the report attempts to quantify safety and environmental concerns voiced by several residents. To that point, staff has determined that it is too early to provide adequate analysis of the projects success and/or negative impacts.

Respectfully:

Heinrich Deters, Trails and Open Space Program Manager

City Council
Staff Report

Subject:	**Designated Off-Leash area Pilot Projects Round Valley and Library Field - Update**
Author:	**Heinrich Deters**
Department:	**Sustainability**
Date:	**April 14, 2016**
Type of Item:	**Informational**

Summary Recommendation
Staff recommends Council continue the off-leash pilot project through the month of June, while staff continues to collect information for a final report.

Executive Summary
This report outlines measures implemented by staff to create the off-leash pilot project, including infrastructure and community outreach as well as evaluates the project's success as an alternative to the previous enforcement of the 'at large' ordinance. Furthermore, the report attempts to quantify safety and environmental concerns voiced by several residents. To that point, staff has determined that it is too early to provide adequate analysis of the projects success and/or negative impacts.

Acronyms

MTF	Mountain Trails Foundation
PCMC	Park City Municipal Corporation
SCAC	Summit County Animal Control
SLC	Summit Lands Conservancy
UOL	Utah Open Lands

The Issue
This is a mid-season update on City Council's direction to create an 'off-leash pilot program' consisting of property located in the Round Valley Open Space and Library Field. The report provides information associated with infrastructure, outreach and evaluation of the designations.

Background
On December 17, 2015 and then again on January 7, 2016 City Council held public meetings per the possible amendments to Title 7 of the Municipal Code, which addresses Animal Control. Specifically, proposed amendments were to allow City Council the ability to designate city-owned property as an 'off-leash' area. This designation would allow dog owners the ability to recreate with their dogs under 'voice and sight control', so long as they had a physical leash with them.

During these discussions, Council designated the Round Valley Open Space property within city limits and the Library field as off leash. The intent of the designation was to be clear and simple, without any management conditions, such as odd/even days or hourly restrictions. To that point, Council directed staff to create a dog 'task force', which would include local stakeholder groups and some at-large community members to make recommendations on possible management and infrastructure, as well as, education and enforcement.

December 17, 2015 City Council Packet- Page 93
December 17, 2015 City Council Meeting Minutes- Page 6

January 7, 2016 City Council Packet- Page 366
January 7, 2016 City Council Meeting Minutes- Page 9

Future Alternatives for City Council to Consider
Staff is not looking for direction as part of this report; however, when staff returns to Council in June, staff will be looking for Council to provide direction on the following.

1. Continuation of the designated off-leash areas
2. Termination of the off-leash areas
3. Expansion and/or Reduction of the off-leash areas (This may include management terms)
4. Creation of additional dog park type facilities
5. Identification and Enforcement of areas prohibited to dogs
6. Programs, Ordinances and/or fines associated with the compliance and education of animal control related items.

Analysis

Below is a list of items completed in addition to ones proposed for May and June.

Implementation:

- **Ordinance**: As noted, staff has implemented the program by initially amending Municipal Code Title 7 Animal Control specific to the 'at large and off leash designations.
    - Staff intends to return with final amendments to the administrative, vaccination and licensing aspects in June.
- **Signage**: Temporary signage was placed in the winter designating the off leash areas as well as providing rules and regulations associated with the designation.
    - Staff intends to place permanent signage throughout the designated areas once Council has provided final direction in June. Additionally, staff is exploring the ability to upgrade trailhead kiosks throughout the city to allow for additional educational/informative materials.
- **Coordination with County**: Staff continues to work with the County on some of the specifics associated with the creation/designation of off leash areas within the County, in addition to, definitions associated with off leash and dog parks.

- Staff intends to continue discussions with the County per updating the 2007 Animal Control Memorandum of Understanding.

Education/Outreach:

- **Website:** Staff has created a website that hosts information on the rules and regulations associated with the off-leash areas as well as background information including staff reports maps and minutes associated with the topic. Additionally, staff has posted an educational video to help users understand etiquette involved with the project.
  PCMC Dog Webpage
  - Staff intends this to be a 'one stop shop' for residents and visitors. There are several good examples of websites as well as several good examples of materials that can be found to help educate users. Below is an example from Aspen which seems to mirror current task force discussions http://www.aspenpitkin.com/Portals/0/docs/City/parks/COA%20Dog%20Brochure.pdf

- **Mountain Trails, Summit Land Conservancy, Utah Open Lands Ambassador Events**: Several of Open Space and Trails non-profit entities have held 'meet and greet' events in Round Valley with the focus of educating users on the new off-leash designations. During these events, the members also collected zip code data from willing users to establish 'where are users coming from'. This helps address infrastructure decisions and communication/education efforts. The following is an analysis of the data.

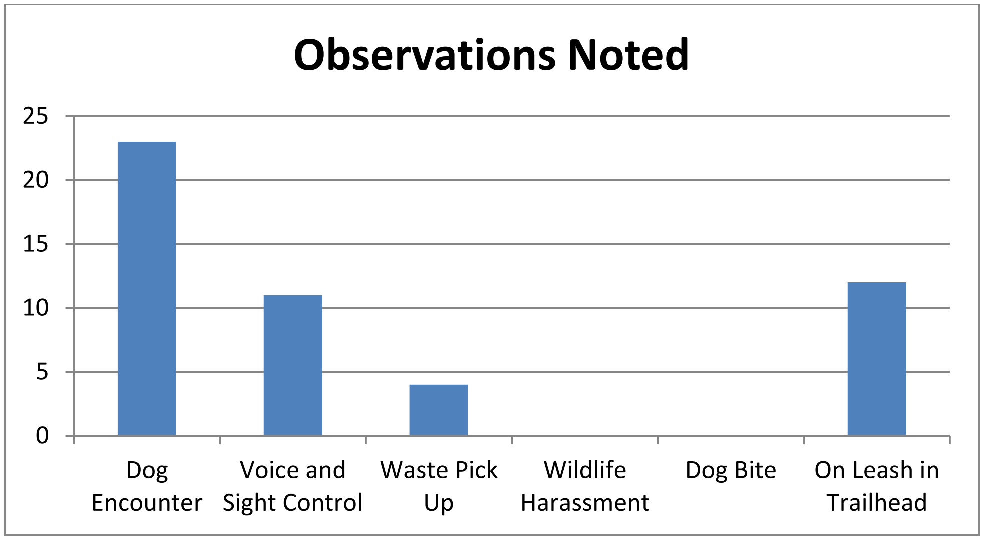
Location of Data Collection	Date	Aware of Ordinance /Not aware	Zip codes collected	Park City or Snyderville Basin	Wasatch Front	out of state
Highland Drive Round Valley Trailhead	16-Jan-16	NA	22 total	7	13	2
Quinn's Round Valley Trailhead	13-Feb-16	NA	53 total	15	31	7
Cove Trailhead Round Valley	13-Feb-16	26/5	31 total	28	2	1
Round Valley Way Trailhead Round Valley	13-Feb-16	30/3	29 total	27	2	0
Old Ranch Road Trailhead Round Valley	13-Feb-16	6/2.	8 total	7		1

- **Public Service Announcements**: Public Service announcements specific to the off-leash designations and proper etiquette have been recorded and play daily on KPCW.

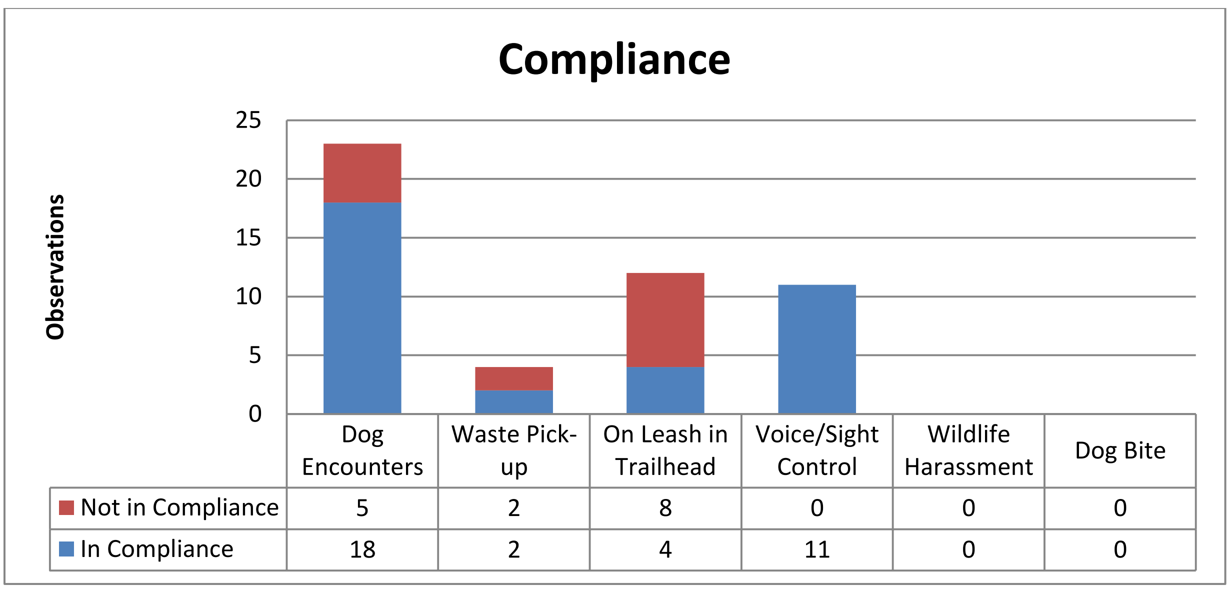
- **Dog Task Force**: The Dog Task force has met three times and are working towards several recommendations listed below:
    - Establishing criteria in which Council may wish to implement additional dog parks, high enforcement areas and/or dog prohibited areas
    - While addressing the issue of 'Bad Dog Owners', the task force is interested in exploring a 'tag program' which would be required by to utilize off-leash areas. The process of ascertaining a 'tag' may aid in the following:
        1. Education/Acknowledgement- Owners would be aware of the rules and regulations associated with off-leash areas as well as the liability associated with the use of these areas. (This is already noted in the Municipal Code)
        2. Demographics- Ability to track numbers and users in efforts to provide the best level of service.
        3. Consequences-Revocation of a tag could be a component of the program.
        4. Possible funding source.

Evaluation of the designated off-leash areas:

- **Dog Evaluation Application**: Staff created an 'evaluation form' to document on-site incidents/experiences in the designated off-leash areas. The 'application' was provided to Mountain Trails Foundation, Summit Land Conservancy, Utah Open Lands, their ambassadors and members of the task force. Data collection did not start until the middle of March, which unfortunately corresponded with the snow melt in Round Valley. That said staff has provided a 'to date' matrix of the data.
    - Fifty Two individual 'observations' were documented.
        - Include 'Dog encounter', 'Voice and Sight Control', 'Waste Pick-up', Wildlife Harassment' and 'Dog Bite'.



- Documented Compliancy within Observations



	Dog Encounters	Waste Pick-up	On Leash in Trailhead	Voice/Sight Control	Wildlife Harassment	Dog Bite
Not in Compliance	5	2	8	0	0	0
In Compliance	18	2	4	11	0	0

Public Input: Staff has retained emails received from community members, who have expressed an opinion on the topic. Staff has forwarded those emails on to City Council.

- Acknowledging that this is likely just a 'snippet' of that provided to Council members, Park Record editorials and divulged throughout social media, it remains an important aspect of the evaluation.

- To that point, **staff intends to provide a community survey** during the months of May-June, in which residents will be able to provide suggestions and express their support for certain topics.

- **Summit County Animal Control- Reported Incidents**: Safety being a priority element of the evaluation, staff has reached out to Summit County Animal Control to provide data associated with reported incidents. Note: Summit County Animal Control is in the initial stages of upgrading their technical capabilities to provide online registration as well as their incident database, thus limited data is currently available.
    - Comparison to other communities: Staff reached out to several mountain communities in the attempt to provide comparisons to the data provided by Summit County Animal Control. Note: similar to Summit County, Utah, several communities were unable to provide specific data to be used as an apples-apples comparison.

Entity/Location	Population	total number of incidents reported 2016 (to date)*	Bites#	Total number of incidents reported 2015*	Bites#
Summit County, UT (entire)	38,486 (2013)	170	29	NA	NA
Specific to Park City area, UT (84060-84098)	7,962 (2013)	90	15	NA	NA
Summit County, CO.	28,649 (2013)	96	10	497	55
Moab, UT	5,130 (2013)	133	14	665	37
Pitkin County, CO. Open Space Rangers$	17,379 (2013)	18	2	69	NA
Blaine County, ID.	21,329 (2013)	NA	NA	NA	6
Specific to Ketchum, ID.	2,706 (2013)	21	5	NA	NA

***includes bites, aggressive dogs, at-large, in prohibited area, waste**

 # may be animal/animal or animal/human or chase and worry

$ Open Space Rangers cite on Recreational Public Lands, Local Authorities cite dog bites in urban areas

Department Review

This report has been reviewed by the City Attorney's office and the Executive Department.

PARK CITY
1884

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

The first Earth Day was celebrated on the vernal equinox in 1970. Park City recognizes April 22, 2016 as Earth Day in Park City and encourages all residents and businesses to adopt sustainable living practices to protect the ecosystems upon which our quality of life and economy depends.

Respectfully:

Phyllis Robinson, Public & Community Affairs Manager

Resolution No.   (ID # 1754)

Consideration to Approve Resolution No. 05-16, a Resolution Proclaiming April 22, 2016, as Earth Day

Resolution No. 05-16

A RESOLUTION PROCLAIMING APRIL 22, 2016, AS EARTH DAY

WHEREAS, Earth Day, first celebrated in 1970, is a time to inspire environmental awareness and encourage the conservation, protection and appreciation of our natural resources; and

WHEREAS, Park City is world-class community and our quality of life and opportunity to live in this beautiful mountain community is dependent upon maintaining healthy eco systems; and

WHEREAS, Park City is committed to balancing the economic, environmental and community systems necessary to sustain a positive quality of life for future generations; and

WHEREAS, 2016 begins the five year countdown to the 50th anniversary of Earth Day and has established a goal of planting 7.8 billion trees world-wide to help combat climate change, and absorb excess and harmful CO2 from our atmosphere, and filter the air that we breathe, and

WHEREAS, Park City is committed to doing its part to make a contribute to a cleaner, healthier and more sustainable planet for all and has adopted a net-zero carbon emissions goal for municipal operations by 2022 and for the entirety of the Park City community to reach net-zero carbon emissions by 2032.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council do hereby proclaim April 22, 2016 as **EARTH DAY** in Park City and encourage all community members to plant trees and adopt other environmental stewardship practices to reduce carbon emissions, combat climate change and protect and strengthen our economy for the next generation, and

BE IT FURTHER RESOLVED that the Mayor and City Council do hereby recognize and congratulate Recycle Utah's twenty-five years of sustained efforts to reduce waste, prevent ground water pollution and empower the community of Park City to live sustainable lives.

PASSED AND ADOPTED this 14th day of April, 2016.

PARK CITY MUNICIPAL CORPORATION

____

Mayor Jack Thomas

Attest:

____

Michelle Kellogg, City Recorder

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

In October 2015, Park City set a goal of reaching net zero carbon by 2022 for its municipal government functions and 2032 for the City has a whole. To achieve this goal, staff met with Council in December and requested support to initiate discussions with Rocky Mountain Power and to explore opportunities for reaching this goal within our electric portfolio. The attached Interlocal Agreement (Exhibit A) is an opportunity to jointly explore options for renewable energy resources to serve our community needs. The primary deliverable from this Interlocal Agreement is a feasibility study that reflects current and future community electricity needs, various renewable energy development scenarios, electricity rate impacts, social and economic co-benefits of clean energy and a regulatory analysis to help inform possible future development pathways.

Respectfully:

Ann Ober, Community Relations

City Council
Staff Report

Subject: Renewable Energy and Energy Choice Partnership Interlocal
Author: Ann Ober
Department: Executive/Sustainability
Date: April 14, 2016
Type of Item: Administrative

Summary Recommendation
Adopt the Resolution approving the Renewable Energy and Energy Choice Partnership Interlocal Agreement and commit to jointly fund a community renewable energy feasibility study along with Salt Lake County, Summit County and Salt Lake City.

Executive Summary
In October 2015, Park City set a goal of reaching net zero carbon by 2022 for its municipal government functions and 2032 for the City has a whole. To achieve this goal, staff met with Council in December and requested support to initiate discussions with Rocky Mountain Power and to explore opportunities for reaching this goal within our electric portfolio.

The attached Interlocal Agreement (Exhibit A) is an opportunity to jointly explore options for renewable energy resources to serve our community needs. The primary deliverable from this Interlocal Agreement is a feasibility study that reflects current and future community electricity needs, various renewable energy development scenarios, electricity rate impacts, social and economic co-benefits of clean energy and a regulatory analysis to help inform possible future development pathways.

Acronyms
CCA	Community Choice Aggregation
RMP	Rocky Mountain Power

The Problem
Without significantly changing our electric portfolio, the City will be unable to come close to achieving the goals set by Council.

Background
- In September 2014, staff and Council representatives flew to California to look at Community Choice Aggregation programs within the state.
- During the 2015 Legislative Session, Rep. Craig Powell introduced legislation to allow for Community Choice Aggregation programs. That legislation failed.
- Following the legislative session, staff and Council representatives continued to speak with Summit County about future Community Choice Aggregation opportunities.

- In October 2015, the City Council approved the net zero carbon goals for government agencies and the broader community.
- In December 2015, staff presented to Council requesting support for staff to initiate conversations with RMP.
- From December until present, meetings have been taking place with both groups separately to assure that all opportunities are investigated. Included in the meetings with Summit County, Salt Lake County and Salt Lake City have been discussions about the scope of work associated with the energy analysis. Summit County has determined that the scope should be achievable for between $90,000 and $120,000. Per that discussion, Park City staff has amended their FY2017 budget request to include $30,000 for the study should Council determine they are interested in participating.
- At the March 31 Council meeting, staff presented Council with an update on the discussions taking place between the City and RMP to try and achieve our goal within the current constraints of our power system.

Date	**Item**
September 3, 2015	City Council requested that staff return to discuss the possibility of elevating Carbon Reduction and/or Energy Conservation to a Critical Priority
September 24, 2015	City Council Critical Priorities: Should carbon reduction and/or energy conservation be added as a third Critical Priority? (pg. 33)
October 29, 2015	Monthly Update: Carbon Reduction & Energy Conservation (pg. 141)
November 19, 2015	Monthly Energy Update: Background Discussion (pg. 4)
December 17, 2015	Monthly Energy Update: Road Map (pg.37)
January 28, 2016	Monthly Energy Update: Utilities (pg. 23)
March 3, 2016	Monthly Energy Update: Georgetown University Energy Prize (pg. 62)
March 31, 2016	Monthly Energy Update: Portfolio Discussion

Alternatives for City Council to Consider

1. **Recommended Alternative:** Adopt the Renewable Energy and Energy Choice Partnership Interlocal Agreement and commit to jointly fund a community renewable energy feasibility study along with Salt Lake County, Summit County and Salt Lake City.

   Pros
   a. Working through a collaborative process with other local governments builds trust and keeps opportunities at the table.
   b. Having several options allows for use to find success through one of the scenarios.
   c. The content from the study is important for the City in terms of achieving the overarching goal, no matter what the program.

   Cons
   a. This process not allowed by state law and requires a state code amendment if the various entities want to proceed.
   b. It is likely to take longer and to cost a significant amount of money in start up costs.

c. Rocky Mountain Power is not supportive of us going down this path and has expressed their discomfort. It is unlikely that a legislative change is achievable without the support of Rocky Mountain Power.

2. Null Alternative: If the City chooses to exclude themselves from these discussions, the study will cost the other three partners more to achieve the goal.

Department Review

Legal and Executive

Funding Source

Ann Ober has submitted a funding request in the FY2017 budget cycle for this project. Those funds ($30,000) are in the Sustainability Department request.

Attachments

A Renewable Energy and Energy Choice Partnership Interlocal
B Resolution

Exhibit A – Interlocal Agreement

PROGRAM AND FUNDING AGREEMENT
(Renewable Energy and Energy Choice Partnership)

This Interlocal Program and Funding Agreement ("**Agreement**") is entered into this ____ day of __________, 2016 by and among Salt Lake City Corporation ("**SLC**"), Salt Lake County ("**SLCo**"), Park City Municipal Corporation ("**Park City**"), and Summit County ("**Summit County**"). Each is individually referred to as a "**Party**" and collectively as the "**Parties**."

RECITALS

WHEREAS, SLC and Park City are Utah municipal corporations and have various responsibilities and legal authorities related to utilities and economic and environmental issues; and

WHEREAS, SLCo and Summit County are Utah counties and have various responsibilities and legal authorities relating to utilities and economic and environmental issues; and

WHEREAS, the energy resources utilized by our communities significantly impact public health and safety, including the economic and social well-being of current and future residents and businesses; and

WHEREAS, accelerated development and use of renewable energy technologies would provide numerous benefits to residents of Utah and the United States, including improved national security, healthier local economies, improved air quality and public health, and abundant, reliable and affordable energy over the long-term; and

WHEREAS, Utah has access to a variety of largely undeveloped renewable energy resources that are becoming increasingly cost effective, including abundant solar power as one of the 10 sunniest states in the United States; and

WHEREAS, the development of clean, renewable energy provides a variety of economic benefits to local governments, businesses and residents within Utah, including over 2,500 in-state solar jobs according to a 2015 report from The Solar Foundation; and

WHEREAS, the Parties wish to explore how they can encourage and develop strategies to implement directly the sensible development of renewable energy technologies to power their communities, including investigating the feasibility of programs such as Community Choice Aggregation ("CCA") that enhance energy choice and can develop cleaner energy resources for local use; and

WHEREAS, the Parties desire to make the most efficient use of their powers by enabling them to cooperate on a basis of mutual advantage and thereby provide a forum to evaluate renewable energy development pathways in a manner that best serves their citizens, while taking into consideration geographic, economic, cultural, population and other factors that influence the needs of each individual community; and

WHEREAS, this Agreement is in the best interests of the Parties in that it facilitates collaboration and sharing of resources to make informed energy investment decisions that benefit the general welfare of their communities;

NOW THEREFORE, **BE IT RESOLVED,** that SLC, SLCo, Park City and Summit County enter into this Agreement under the provisions of the *Utah Interlocal Cooperation Act*, §11-13-101, et. seq. of the Utah Code to foster the legitimate interests of the Parties actively working together to investigate pathways to enhanced development of renewable energy resources including, without limitation, the feasibility of CCA in Utah. The Parties recognize that the ability to provide renewable energy options 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 Parties intend to evaluate pathways for enhanced development of renewable energy resources to serve their communities by: (a) the preparation of a Request for Proposals ("**RFP**") for a feasibility study ("**Feasibility Study**") that investigates baseline community electricity needs, new renewable energy development scenarios, ratepayer impacts and the associated economic and social co-benefits of clean energy policy and development pathways including the feasibility of CCA in Utah, (b) procuring the Feasibility Study, and (c) evaluating the results of the Feasibility Study.

2. **AUTHORIZED OFFICIAL**. For SLC, the Authorized Official shall be the City Mayor or his/her designee. For SLCo, the Authorized Official shall be the County Mayor or his/her designee. For Summit County, the Authorized Official shall be the Chair of the County Council or his/her designee. For Park City, the Authorized Official shall be the City Mayor or his/her designee.

3. **PROGRAM DESCRIPTION**.

   A. The Parties intend to collaborate with each other to conduct a comprehensive regional, long-term review and analysis of enhanced renewable energy development pathways to provide for communities needs including the feasibility of CCA in Utah ("**Program**"). The Parties anticipate that the Feasibility Study will be commenced in summer 2016 and be delivered to the Parties no later than November 10, 2016. After reviewing results of the Feasibility Study, the Parties may commence steps that will result in policy proposals that enhance community energy choice and local authority to allow the development of clean, renewable energy resources to serve our communities. These steps may include advocating for CCA to be enabled in Utah, depending on results of the Feasibility Study.

   B. Each of the Parties will pledge funds or in-kind contributions, as more particularly set forth herein, for the Feasibility Study and, if the Parties mutually agree that new policies are warranted, for the legislative and regulatory steps identified by the Program.

4. **EXECUTIVE COMMITTEE**. An Executive Committee is established to be the consensus-based governing body of the Program. The Authorized Official of each Party shall be a member of the Executive Committee and each shall have one vote. The Executive Committee shall appoint one of its members as the Chair. The Executive Committee shall meet at least quarterly, and may meet more frequently, as agreed upon by a majority of the Executive Committee. The Executive Committee may invite staff members of the respective Parties to work on the Program as it deems appropriate. The Executive Committee shall coordinate and invite participation from each Party on all aspects of the Program, including participating in any procurement processes and selection of vendors to assist with the Program.

5. **CONSULTANT**. The Parties may, if specialized expertise is required, engage a consultant ("**Consultant**"), mutually approved in writing by the Parties, to assist in the preparation, issuance and award of the RFP for the Feasibility Study. If so, the Consultant shall work under contract and in collaboration with the Executive Committee, and the Executive Committee shall prepare and finalize a scope of work for the Consultant and, in conjunction with the Consultant, develop a scope of work for the Feasibility Study.

6. **TERM**. The effective date of this Agreement shall be ________, 2016. The term of this Agreement shall be for eighteen (18) months, unless otherwise agreed by the Parties in accordance with Paragraph 12. However, in no case shall this Agreement extend for a term that exceeds fifty (50) years.

7. **FUNDING**. The amounts for funding the Program, allocated by the Parties over the Program period, is expected to be as follows:

Salt Lake City ....$	30,000.00
Salt Lake County..$	30,000.00
Park City Municipal Corporation...................$	30,000.00
Summit County ....$	30,000.00

Funding is due as follows: for each of the monetary contributions, each Party's contribution will be due and payable on or before July 15, 2016, assuming such amount is appropriated by the Party for such purpose. The funds shall be deposited in a segregated holding account described in Paragraph 8 and shall be used solely for the purposes of the Program, as directed by the Executive Committee.

In the event that funding is not appropriated to the Program in the expected amounts, as set forth above, the Executive Committee shall address the shortfall by reducing the scope of the Program, raising alternate funds, or taking other measures deemed appropriate by the Executive Committee.

8. **HOLDING ACCOUNT**. All funds allocated by the Parties for the Program will be deposited in a segregated holding account ("**Account**") that Summit County will create and manage solely for the purposes of the Program pursuant to this Agreement and any further agreement of the Parties. The Account will be interest-bearing with all interest accruing to the Account to be used solely for payment of Program-related expenses. The Account may receive

funds from the Parties and third party contributors, as approved by the Executive Committee, and in accordance with policies established by the Parties from time to time. Summit County shall issue a quarterly statement of contributions received, interest earned, invoices paid and current balance of the Account for Party and public review. Summit County shall make all financial records associated with the Account available to any Party or third party contributor upon request. The Account may be audited at the request of any Party or third party contributor at the requestor's own expense.

9. **ADMINISTRATION**. Summit County, as administrator of the Account, shall be responsible for administration of the Program contracts described herein or additional contracts as authorized by the Executive Committee. Summit County's services as administrator will be provided at no charge to the Program. Summit County shall issue the RFP and administer Program contracts in accordance with its policies and the directions of the Executive Committee.

In no event shall Summit County be expected or required to enter into contracts committing Summit County to pay amounts in excess of funds already appropriated to the Program and deposited into the Account. Summit County will not enter into any contracts committing Program funds without the knowledge and consent of the Executive Committee.

10. **PAYMENT OF INVOICES**. Summit County will forward invoices received from the Consultant or other contractors to the other Parties for review and approval. Each Party will have ten (10) business days in which to review and either approve or disapprove payment of the invoice (in whole or in part). Failure to notify Summit County of disapproval within ten (10) business days will be deemed approval. Summit County will not process any invoices for payment from the Account until approval from all Parties has been provided, whether through express approval or non-response within ten (10) business days. Any portion of an invoice that is not approved will not be paid until issues of concern have been resolved and a revised invoice has been distributed to all Parties and all Parties have approved the revised invoice, whether through express approval or non-response within ten (10) business days.

11. **COORDINATION AND INFORMATION SHARING**. The Parties shall keep each other timely informed of substantive independent communications and activities related to the Program. The Chair of the Executive Committee may speak on behalf of the Program to third parties, including the media. The Parties agree to make available to the Program relevant and useful information procured or maintained in the ordinary course of a Party's business.

12. **ENTIRE AGREEMENT; AMENDMENT**. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and no statements, promises, or inducements made by any Party or agents of any Party that are not contained in this Agreement shall be binding or valid. Alterations, extensions, supplements or modifications to the terms of this Agreement shall be agreed to in writing by the Parties, incorporated as amendments to this Agreement, and made a part hereof. Notwithstanding the foregoing, the Parties hereby authorize the Executive Committee to amend this Agreement to include new funding partners, on the same terms contained herein, without further approval from the Parties' respective legislative bodies. To the extent of any conflict between the provisions of this Agreement and the provisions of any later agreements, the later agreements shall be controlling.

13. **RECORDS**. Records pertaining to this Agreement, specifically including but not limited to records pertaining to procurement or financial matters under this Agreement, will be maintained by Summit County subject to the Utah Government Records Access and Management Act and applicable federal law.

14. **WITHDRAWAL FROM AGREEMENT**. Any Party may withdraw from participation in the Program by giving written notice of such termination to all other Parties and specifying the effective date thereof. No Party or Parties withdrawing from participation hereunder shall be entitled to any refund of any monies previously contributed to expenses pursuant to this Agreement; provided, however, any such Party or Parties shall not be obligated to make any further contributions contemplated in this Agreement following the date of such withdrawal.

15. **TERMINATION OF THE AGREEMENT**. At the expiration of this Agreement or if the Executive Committee determines the Program should be discontinued, any funds remaining in the Account, including any accrued interest, shall be refunded to each Party or contributor *pro rata.*

16. **NOTICES**. Notices required under this Agreement shall be sent to the Authorized Officials at the contact information set forth below:

SALT LAKE CITY

Jacqueline M. Biskupski
451 South State Street, Room 306
P.O. Box 145474
Salt Lake City, UT 84114
Telephone: 801–535-7704
Email: jackie.biskupski@slcgov.com

Copy to:

ATTN: Salt Lake City Attorney
451 South State Street, Room 505A
P.O. Box 145478
Salt Lake City, UT 84114-5478
Telephone: (801) 535-7788

SALT LAKE COUNTY	____________________ ____________________ ____________________ Copy to: ____________________ ____________________ ____________________
PARK CITY	Mayor Jack Thomas Park City Municipal Corporation P.O. Box 1480 Park City, UT 84060-1480 Email: jack.thomas@parkcity.org Copies to: Diane Foster, City Manager Park City Municipal Corporation P.O. Box 1480 Park City, UT 84060-1480 Email: diane@parkcity.org City Attorney Park City Municipal Corporation P.O. Box 1480 Park City, UT 84060-1480 Telephone: (435) 615-5025
SUMMIT COUNTY	Roger Armstrong Summit County Council P.O. Box 982288 Park City, Utah 84098 Email: rarmstrong@summitcounty.org Copy to: Attn: David L. Thomas 60 N. Main P.O. Box 128 Coalville, Utah 84017

Except as otherwise provided in this Agreement, any notice, demand, request, consent, submission, approval, designation or other communication that any Party is required or desires to give under this Agreement shall be made in writing and mailed, faxed, or emailed to the other Parties addressed to the attention of the Authorized Official.

17. **HOLD HARMLESS AND INDEMNITY**. Each Party shall indemnify, defend, and hold harmless each other Party from and against any claims, lawsuits, liability, damages, loss, costs or expense, including attorney's fees, incurred as a result of bodily injury, death, personal injury or damage to property caused by or arising out of the intentional, wrongful, or negligent acts or omissions of the responsible Party. Notwithstanding the foregoing sentence, no Party waives any defenses or immunity available under the Utah Governmental Immunity Act (Chapter 63G-7, Utah Code Annotated), nor does any Party waive any limits of liability currently provided by the Act.

18. **NO WAIVER OF GOVERNMENTAL IMMUNITY: INSURANCE**. Nothing herein shall be deemed a waiver by any Party of any immunity provided by law to such Party or an extension of any limits of liability applicable to such Party nor shall this Agreement be construed as an agreement to indemnify, hold harmless, or in any way to assume liability for personal injury, death or property damage caused by the negligence of the other Party. Each Party agrees to make provision for insurance coverage, through independent contract or self-insurance, to meet such liability as may be imposed upon it through statutory waiver of immunity or as otherwise provided by law.

19. **NONDISCRIMINATION**. The Parties will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, color, national origin, sex, marital status, gender identification, sexual orientation, age or the presence of any sensory, mental or physical handicap.

20. **NO SEPARATE ENTITY**. This Agreement does not create a separate legal or administrative entity and no third party rights are created by the enactment of this Agreement. As allowed in §11-13-201 of the Utah Code, all Parties are cooperating jointly together to exercise their individual powers and privileges. To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by the Mayor or chief executive officer of each Party.

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

22. **RESERVATION OF LEGISLATIVE AND EXECUTIVE POWERS.** The Parties recognize and agree that this Agreement does not obligate either Party to limit their legislative or executive powers with respect to any of the subject matter of this Agreement.

23. **<u>INTERLOCAL COOPERATION ACT REQUIREMENTS</u>.**

In satisfaction of the requirements of the *Utah Interlocal Cooperation Act*, the Parties agree as follows:

A. This Agreement shall be conditioned upon the approval and execution of this Agreement by the Parties pursuant to and in accordance with the provisions of the *Utah Interlocal Cooperation Act*, as set forth in UCA Title 11, Chapter 13, including the adoption of resolutions of approval, but only if such resolutions of the legislative bodies of the Parties are required by the *Utah Interlocal Cooperation Act*.

B. In accordance with the provisions of UCA §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 may take affect.

C. A duly executed copy of this Agreement shall be filed with the keeper of records of each Party, pursuant to §11-13-209 of the *Utah Interlocal Cooperation Act.*

D. 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.

E. Except as otherwise specifically provided herein, and in addition to the funding obligation of Paragraph 7, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.

24. **<u>SEVERABILITY</u>.** If any provision of this Agreement is construed or held by a court of competent jurisdiction to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

25. **<u>AUTHORIZATION</u>.** 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.

26. **<u>EXECUTION IN COUNTERPARTS</u>**. This Agreement may be executed in counterpart originals, all such counterparts constituting one complete executed document.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed the day and year first hereinabove written.

SALT LAKE CITY

____
Jacqueline M. Biskupski, Mayor

Attest:

____
City Recorder

Approved as to Form:

____
____________________, City Attorney

SALT LAKE COUNTY

____
Ben McAdams, Mayor

Attest:

____
City Recorder

Approved as to Form:

____
____________________, County Attorney

PARK CITY MUNICIPAL CORPORATION

____
Jack Thomas, Mayor

Attest:

____
City Recorder

Approved as to Form:

____
Mark D. Harrington, City Attorney

SUMMIT COUNTY

____

Roger Armstrong, County Council Chair

Attest:

____
Kent Jones
County Clerk

Approved as to Form:

____
David L. Thomas
Chief Civil Deputy

Resolution No. 06-16

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN PARK CITY, SALT LAK CITY, SALT LAKE COUNTY, AND SUMMIT COUNTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT REGARDING RENEWABLE ENERGY AND ENERGY CHOICE PARTNERSHIP IN A FORM APPROVED BY THE CITY ATTORNEY

WHEREAS, the Interlocal Cooperation Act provides that any power that may be exercised by any public agency may be exercised and enjoyed jointly with other public agencies pursuant to an agreement approved by each public agency; and

WHEREAS, Park City Municipal Corporation (PCMC) has determined by vote of its governing body to enter into this Interlocal Cooperation Agreement to enhance the effectiveness of cooperative efforts between the parties regarding renewable energy and achieving Park City's Net Zero Carbon goals; and

WHEREAS, all four entities will benefit from the coordinated public relations, energy portfolio study and strategic planning contemplated by this Agreement.

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

1. The City Council hereby authorizes the City Manager to execute the Interlocal Agreement between Park City, Salt Lake City, Salt Lake County, and Summit County attached as Exhibit A, in a form approved by the City Attorney's Office.
2. This resolution shall be effective upon publication.

PASSED AND ADOPTED this ___ day of April, 2016.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Jack Thomas

Attest:

____
City Recorder

Approved to form:

____
Mark D. Harrington, City Attorney

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

921 Norfolk Avenue consists of all of Lot 6 and the north half of Lot 5, Block 15 of Snyder's Addition to Park City Survey. The property owners are requesting to combine their property into one (1) lot of record. A portion of the non-historic structure sits over Lots 5 and 6. The entire site contains a total area of 2,812.5 square feet.

Respectfully:

Makena Hawley, Planning Technician

City Council
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject:	**921 Norfolk Avenue Plat Amendment**
Author:	**Makena Hawley, Planner I**
Project Number:	**PL-16-03091**
Date:	**April 14, 2016**
Type of Item:	**Legislative – Plat Amendment**

Summary Recommendations
Staff recommends the City Council hold a public hearing and consider approving the 921 Norfolk Avenue Plat Amendment located at 921 Norfolk Avenue, based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Description

Applicant:	Abigail McNulty and George Goodman
Location:	921 Norfolk Avenue
Zoning:	Historic Residential-1 (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	Plat Amendments require Planning Commission review and City Council review and action

Proposal
921 Norfolk Avenue consists of all of Lot 6 and the north half of Lot 5, Block 15 of Snyders Addition to Park City Survey. The property owners are requesting to combine their property into one (1) lot of record. A portion of the non-historic structure sits over Lots 5 and 6. The entire site contains a total area of 2,812.5 square feet.

Background
On January 20, 2016, the City received a Plat Amendment application for the 921 Norfolk Avenue Plat Amendment. The application was deemed complete on January 28, 2016. The property is located at the same address. The property is in the Historic Residential (HR-1) District. The subject property consists of all of Lot 6 and the north half of Lot 5 of Block 15, Snyder's Addition to Park City Survey.

This structure is not listed on the Park City Historic Sites Inventory (HSI).

Per City records, the last building permit for this site was issued in 2007 for an interior demo and interior remodel.

The current owners submitted a Historic District Design Review (HDDR) Pre-Application in January 2016 to discuss a second story addition at the rear of the structure. The applicant has not yet submitted a HDDR application for the improvements, but has chosen to move forward with the plat amendment in order to make future site improvements.

During the March 23, 2016 Planning Commission meeting, the Commission forwarded a positive recommendation to the City Council, the vote was unanimous (5-0).

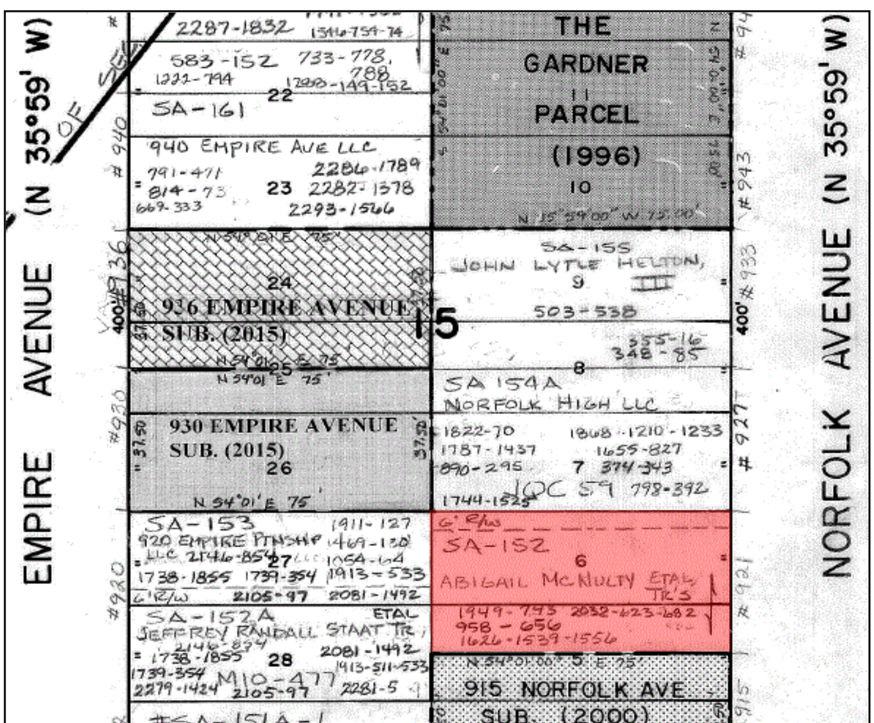
Purpose

The purpose of the Historic Residential-1 District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

The proposed Plat Amendment creates one (1) lot of record from the existing one and one-half (1.5) lots. The Plat Amendment removes one (1) interior lot line going through the existing structure. The proposed Plat Amendment combines the property into one (1) lot measuring 2,812.5 square feet. The site contains one (1) Old Town lot, identified as Lot 6, and one (1) remnant parcel, half of Lot 5, of Block 15, Snyder's Addition to Park City Survey. Any new construction will be required to comply with setbacks and the Design Guidelines for Historic Sites. See County Plat Map below:



A single-family dwelling is an allowed use in the HR-1 District. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lot meets the minimum lot area for a single-family dwelling. The proposed lot width is 37.5 feet. The minimum lot width required in the HR-1 District is twenty-five feet (25’). The proposed lot meets the minimum lot width requirement. The following table shows applicable Land Management Code (LMC) development parameters in the HR-1 District:

Required	Existing	Permitted
Lot size	2,812.5 SF. ***Complies.***	1,875 square feet minimum.
Allowed Footprint	1,200 square feet. ***Complies.***	1,200.49 square feet, maximum.
Front/Rear yard setbacks	0 feet front yard (Norfolk), 16 feet rear yard. ***Existing non-complying condition.***	10 feet minimum. 20 feet total for setbacks.
Side yard setbacks	9 feet (north) with porch encroaching onto neighbor’s yard, 1 foot or less (south). ***Existing non-complying condition.***	3 feet minimum. 6 feet total for setbacks.
Parking	1 garage space. ***Existing non-complying condition.***	2 spaces are required per the LMC.

The maximum building footprint of structures located on a lot is regulated by the footprint formula found in the LMC. The formula is determined by the size of the lot. The current building footprint is approximately 1,200 square feet. The proposed lot area of 2.812.5 square feet yields a maximum footprint of 1,200.49 square feet. The existing structure meets the maximum building footprint allowed. Staff has identified that the existing structure does not meet the south side yard and east front yard setbacks. The structure is less than one foot (1’) from the south side yard property line. The structure is just over one foot (1’) from the east front yard property line.

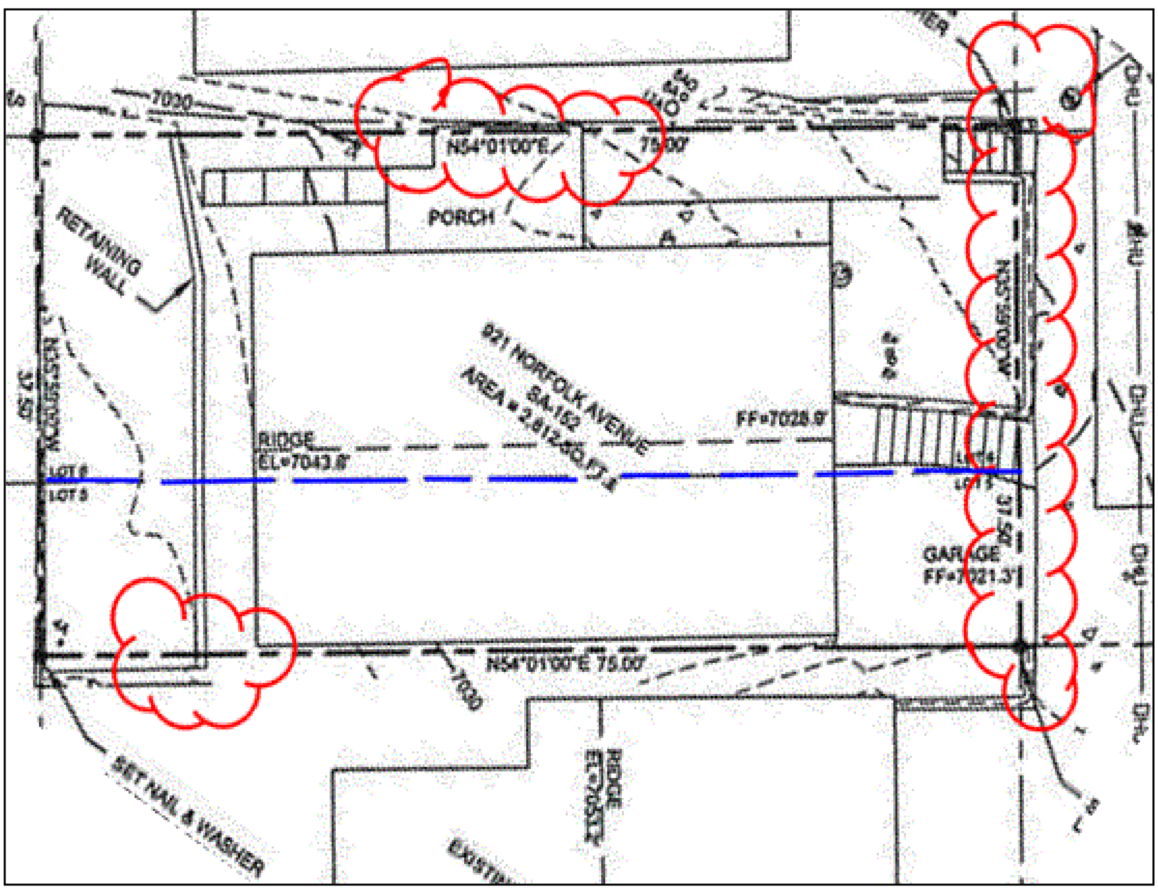
<u>Encroachments</u>
The submitted survey reveals that the garage, two (2) sets of front concrete staircases, and a concrete retaining wall along Norfolk Avenue encroach over the east front property line onto the Right-of-Way (ROW). Staff recommends that the property owner resolve the encroachment by either removing them or entering into an encroachment agreement with the City see Condition of Approval #3. Staff has made the applicant aware of this encroachment and aware of applicable applications that would have to be resolved prior to any physical work involving the existing structure, i.e., a Historic District Design Review (HDDR) application.

The survey also shows that the existing structure encroaches into the south facing side yard by two feet (2’) or more instead of meeting the minimum side yard setback of three feet (3’). Staff considers this a non-complying structure that was lawfully constructed prior to a contrary change in this code. The non-compliance may be maintained;

however, it may not be enlarged or altered (LMC 15-9-5). Further, a railroad tie retaining wall in the rear yard encroaches over the south property line and into the neighboring property at 915 Norfolk Avenue. Staff recommends that the property owner either removes the encroachment or enters into an encroachment agreement with the neighboring property at 915 Norfolk Avenue for this encroachment, per Condition of Approval #5.

Finally, the existing at-grade stone paver patio on the north side of the property encroaches, less than one foot (1'), into the neighboring property of 927 Norfolk Avenue. Again staff recommends that the property owner either removes the encroachment or enter into an encroachment agreement with the neighboring property at 927 Norfolk Avenue, per Condition of Approval #4.

Conditions of Approval #3, #4 and #5 have been added to require that encroachments across property lines must be resolved prior to plat recordation and shall either be removed or encroachment agreements shall be provided. See Exhibit C – Existing Survey, the magnified survey on the next page is shown with encroachments outlined in red and lot line to be removed in blue.



Good Cause
Staff finds good cause for this Plat Amendment as the interior lot lines running through the structure will be removed. Public snow storage and utility easements are provided on the lots. The plat amendment will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met. Combining the Lots will allow the property owner to move forward with an addition of the current structure. Furthermore, the plat amendment will record the existing building encroachments over lot lines.

Process
The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review
This project has gone through an interdepartmental review. Issues raised were limited to the encroachments for the extensions over property lines on neighboring properties and the City ROW. These issues have been addressed with conditions of approval.

Notice
On March 1, 2016 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on March 5, 2016 according to requirements of the Land Management Code.

Public Input
No public input has been received by the time of this report.

Alternatives
- The City Council may approve the 921 Norfolk Avenue plat as conditioned or amended; or
- The City Council may deny the 921 Norfolk Avenue plat and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the 921 Norfolk Avenue plat; or
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Consequences of not taking the Planning Department's Recommendation
Consequences of not taking the Planning Department's recommendation are that the site would remain as is and the existing structure would sit over the interior lot line. The site would continue to maintain one full lot and a partial lot.

Summary Recommendation
Staff recommends the City Council hold a public hearing for the 921 Norfolk Avenue Plat Amendment located at 921 Norfolk Avenue and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.
.

.

Exhibits

Exhibit A – Draft Ordinance
Exhibit B – Proposed Plat
Exhibit C – Record of Survey & As-Built Map
Exhibit D – Aerial Photograph
Exhibit E – County Tax Map
Exhibit F – Photos

Exhibit A – Draft Ordinance

Ordinance No. 16-17

AN ORDINANCE APPROVING THE 921 NORFOLK AVENUE PLAT AMENDMENT LOCATED AT 921 NORFOLK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 921 Norfolk Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on March 1, 2016, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 5, 2016, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on March 23, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on March 23, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 14, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 921 Norfolk Avenue Plat Amendment.

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

SECTION 1. APPROVAL. The 921 Norfolk Avenue Plat Amendment, as shown in Exhibit B, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 921 Norfolk Avenue.
2. The property is in the Historic Residential (HR-1) District.
3. The subject property consists of all of Lot 6 and the north half of Lot 5, Block 15 of Snyders Addition to Park City Survey. The proposed plat amendment creates one (1) lot of record.
4. This site was previously listed on Park City's Historic Sites Inventory (HSI) and was designated as Significant until 2009 when it was removed from the Historic Sites Inventory.
5. The Plat Amendment removes one (1) lot line going through the existing structure.

6. The proposed Plat Amendment combines the property into one (1) lot measuring 2,812.5 square feet.
7. A single-family dwelling is an allowed use in the District.
8. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lots meet the minimum lot area for single-family dwellings.
9. The minimum lot width required is twenty-five feet (25’). The proposed lot meets the minimum lot width requirement at 37.5 feet along Norfolk Avenue.
10. The maximum building footprint allowed based on proposed lot size is 1,200.49 square feet. The existing Building Footprint equates to approximately 1,200 square feet.
11. The existing house is valid non-complying structure.
12. LMC § 15-9-3 (B) indicates that non-complying structures that were lawfully constructed with a permit prior to a contrary change in this Code, may be used and maintained, subject to the standards and limitations of LMC 15-9.
13. The front/rear yard setbacks are ten feet (10’) minimum. The combined front/rear yard setbacks are twenty feet (20’) minimum.
14. The current house encroaches into the front yard setback but will not increase the non-conformity.
15. The side yard setbacks are three feet (3’) minimum. The total side yard setbacks are six feet (6’) minimum.
16. The current house encroaches into the side yard setbacks but will not increase the non-conformity.
17. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

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

Conditions of Approval:
1. The City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years’ time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The property owner shall address or remove the encroachment of the concrete retaining walls, concrete steps and garage, over the front (east) property line into the City Right-of-Way (ROW).
4. The existing stone pavers and concrete steps encroaching over the north property line into the neighboring property at 927 Norfolk shall either be removed or the

applicant shall enter into an encroachment agreement with their neighbor for these improvements.

5. The existing railroad tie retaining wall encroaching over the south side property line into the neighboring property at 915 Norfolk shall either be removed or the applicant shall enter into an encroachment agreement with their neighbor for these improvements.

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

PASSED AND ADOPTED this 14th day of April, 2016.

PARK CITY MUNICIPAL CORPORATION

____
Jack Thomas, MAYOR

ATTEST:

____
City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

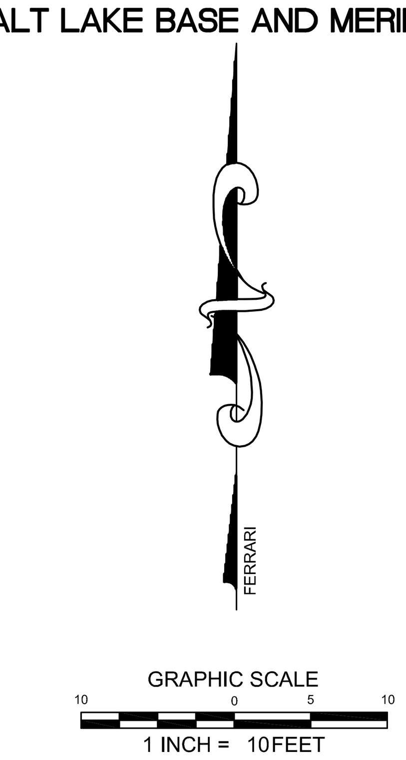
Exhibit B

921 NORFOLK AVENUE SUBDIVISION

AMENDMENT TO ALL OF LOT 6 AND THE NORTH HALF OF LOT 5
BLOCK 15 SNYDERS ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN

VICINITY AND ZONING MAP

NOT TO SCALE



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT **ABIGAIL MCNULTY AND GEORGE GOODMAN, AS TENANTS IN COMMON** ,THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE ***921 NORFOLK AVENUE SUBDIVISION*** , DOES HEREBY CERTIFY THAT THEY HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED. **ABIGAIL MCNULTY AND GEORGE GOODMAN, AS TENANTS IN COMMON** HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT AMENDMENT.

IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS ________ DAY OF __________, 2015

____
ABIGAIL MCNULTY AND

____
GEORGE GOODMAN AS TENANTS IN COMMON

ACKNOWLEDGMENT

STATE OF :)
COUNTY OF :) SS

ON THIS _____ DAY OF _____________ 2015, ______________

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY. HAVING BEEN DULY SWORN, ______________ ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

________________________ ________________________

MY COMMISSION EXPIRES
____
NOTARY PUBLIC
RESIDING IN __________

LEGEND:

— — —	PROPERTY LINE	◉	NAIL & WASHER LS5046908
—— – ——	CENTER LINE	●	5/8" REBAR & CAP LS5046908
– – – – – –	EASEMENT	○	FOUND NAIL AND WASHER
—— – ——	LOT LINE TO BE REMOVED	⊡	STREET MONUMENT
XXX	STREET ADDRESS ON NORFOLK AVE.		

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS PLAT AMENDMENT WAS PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL CORPORATION. I FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEYED PROPERTY.

____
GREGORY J. FERRARI, P.L.S. 5046908 EXPIRES
MARCH 31, 2017

NOTES:

1. MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION AS REQUIRED BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF REVIEW OF THE BUILDING PERMIT SUBMITTAL.

LEGAL DESCRIPTION:

FORMER SA-152: THE NORTH 1/2 OF LOT 5 AND ALL OF LOT 6, BLOCK 15, SNYDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

LESS AND EXCEPTING ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, ETC., TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.

LOT 1: ALL OF LOT 1 921 NORFOLK AVENUE PLAT AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE, STATE OF UTAH.

LESS AND EXCEPTING ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, ETC., TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.

FERRARI
SURVEYING, LLC
P.O.B. 683001 PARK CITY, UT
(435) 640-0412

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _________ DAY OF ________, 2015 A.D.

BY:____________________
S.B.W.R.C.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION
THIS _________ DAY OF ________, 2015

BY:____________________
CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE
THIS ____ DAY OF _______, 2015 A.D.

BY____________________
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _______, 2015 A.D.

BY____________________
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _______, 2015 A.D.

BY____________________
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF ______, 2015 A.D.

BY____________________
MAYOR

RECORDED

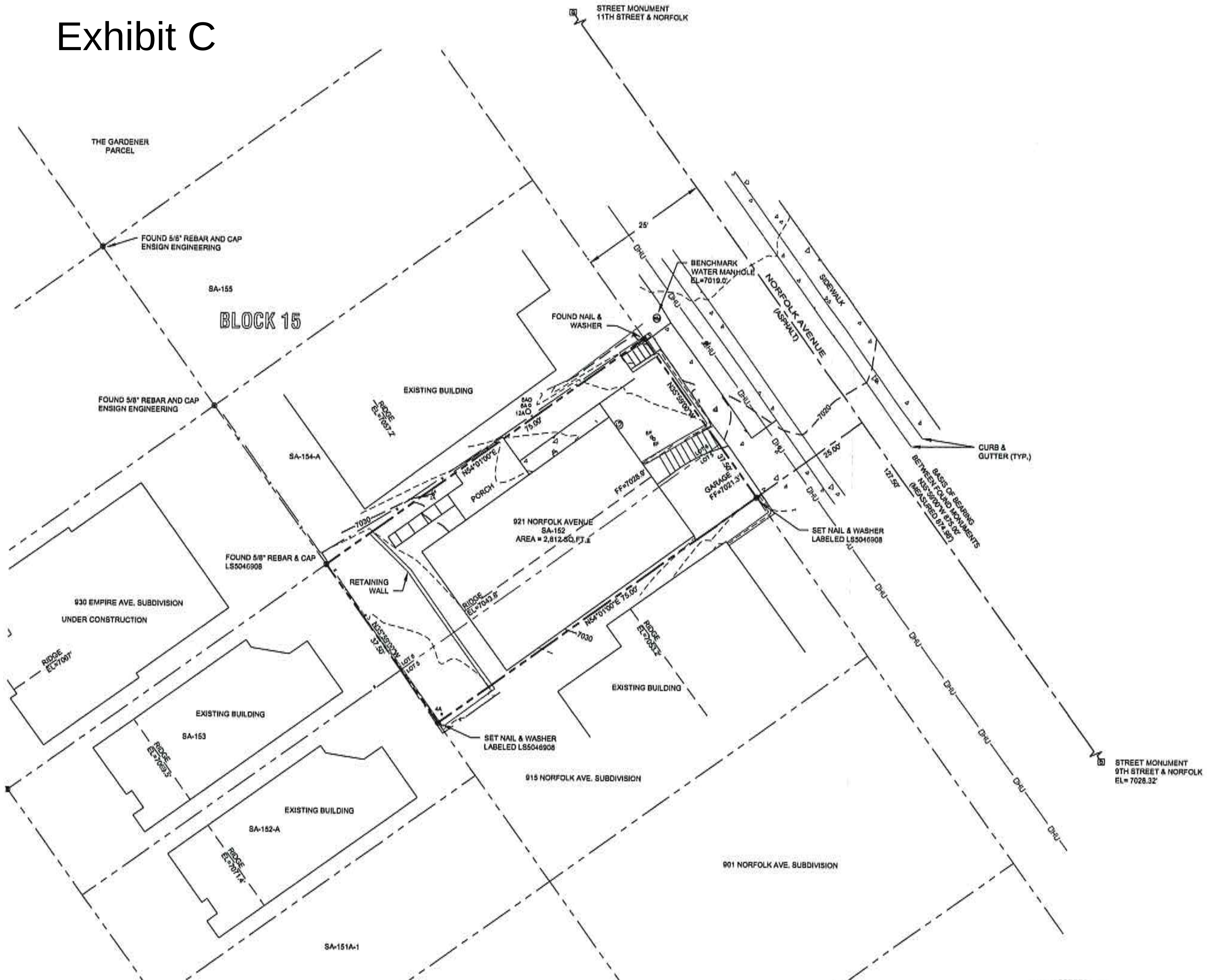
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF____________________

DATE_____TIME______BOOK______PAGE_____

________ ________
FEE RECORDER

Exhibit C



RECORD OF SURVEY & TOPOGRAPHICAL MAP

921 NORFOLK AVENUE
BLOCK 15 SNYDERS ADDITION TO PARK CITY
LOCATED IN SECTION 16, TOWNSHIP 4S RANGE 5E
SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE
1 INCH = 10FEET

LEGAL DESCRIPTION:

THE NORTH 1/2 OF LOT 5 AND ALL OF LOT 6, BLOCK 15, SNYDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

LESS AND EXCEPTING ANY AND ALL OUTSTANDING OIL AND GAS, MINING AND MINERAL RIGHTS, ETC., TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- 7020 MAJOR CONTOUR
- MINOR CONTOUR
- FENCE
- PUBLIC UTILITY EASEMENT
- OHU OVER HEAD UTILITY
- PROPERTY CORNER (AS NOTED)
- STREET MONUMENT
- GAS METER
- ELECTRIC METER
- WATER MANHOLE
- POWER POLE
- #F TREE TRUNK, DIAM., FIR
- #A TREE TRUNK, DIAM., ASPEN

PROJECT INFORMATION:

CLIENT:	GEORGE GOODMAN 921 NORFOLK AVENUE PARK CITY, UT 84060
PROJECT ADDRESS:	921 NORFOLK AVENUE PARK CITY, UT 84060
SERIAL NO:	SA-152
RECORD INFORMATION:	LOT 6 & THE NORTH 1/2 OF LOT 5, BLOCK 15, SNYDERS ADDITION

NOTES:

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP FOR A PLAT AMENDMENT AT THE REQUEST OF GEORGE GOODMAN.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM SNYDERS ADDITION TO PARK CITY SUBDIVISION.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK DECEMBER 8, 2015.
7. VERTICAL DATUM IS ASSUMED.
8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
10. BASIS OF BEARING SHOWN HEREON.

SURVEYOR'S STATEMENT

12-15-15

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI, P.L.S. 5046908 EXPIRES MARCH 31, 2017

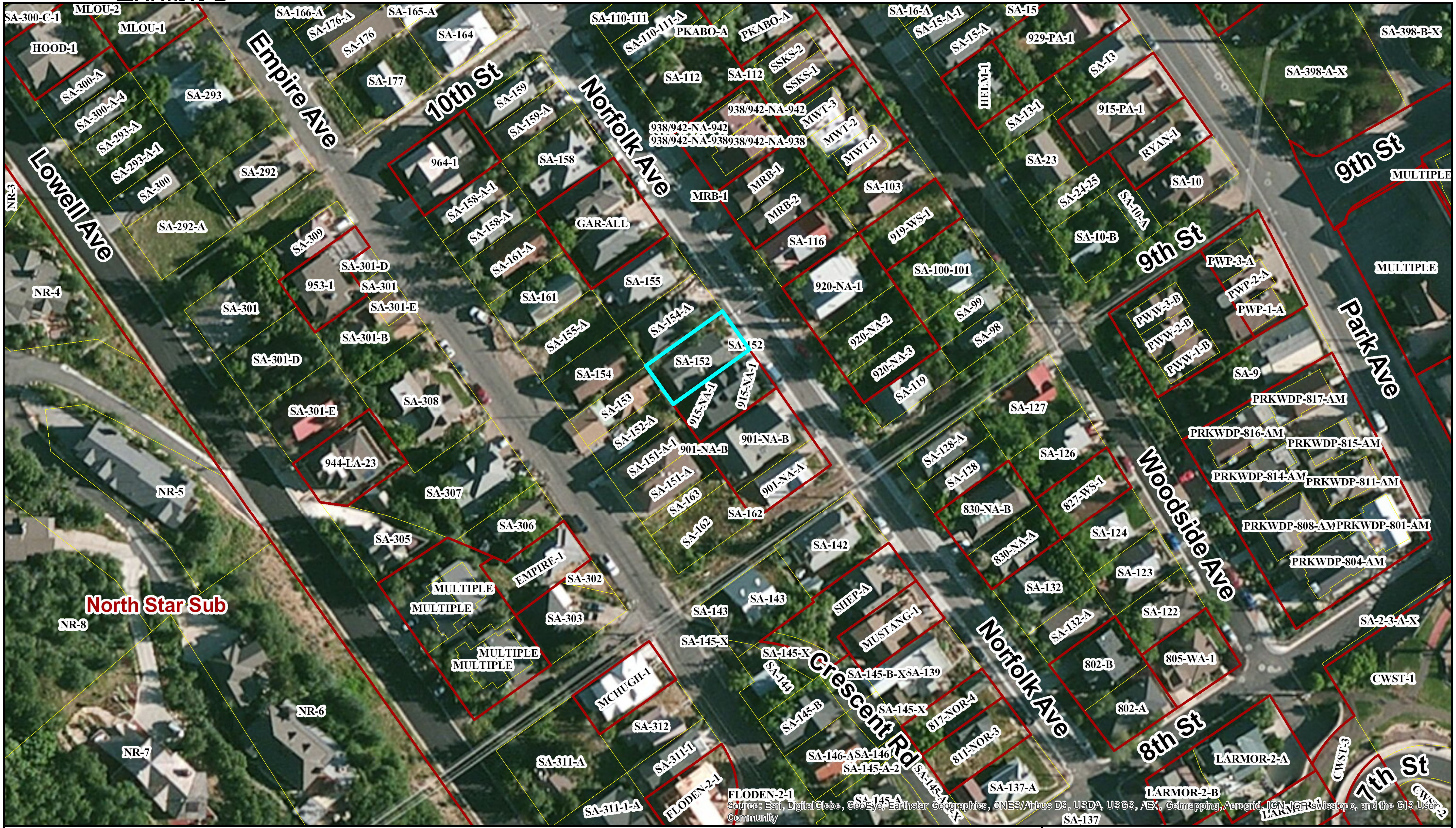
FERRARI SURVEYING, LLC
435-640-0412
P.O.BOX 683001
PARK CITY, UT 84068

RECORD OF SURVEY AND TOPOGRAPHICAL MAP
921 NORFOLK AVENUE
SA-152
GEORGE GOODMAN
PARK CITY SUMMIT COUNTY UTAH

BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SURVEY BY: GF-MB
SURVEY DATE: 12-8-15
DESIGN BY: GF
DRAFTING BY: GF
CHECKED BY: GF
DRAWING: 921NORFOLK
DATE: 12-15-15
SCALES: 1:10 HORIZONTAL
2'CONTOURS VERTICAL
PROJECT NO: 9015.134
1 of 1

Exhibit D



SUMMIT COUNTY

Map Title

1 in = 94 feet

Summit County Online Parcel Reference Map

Printed on: 12/3/2015

N W E S

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

Exhibit E

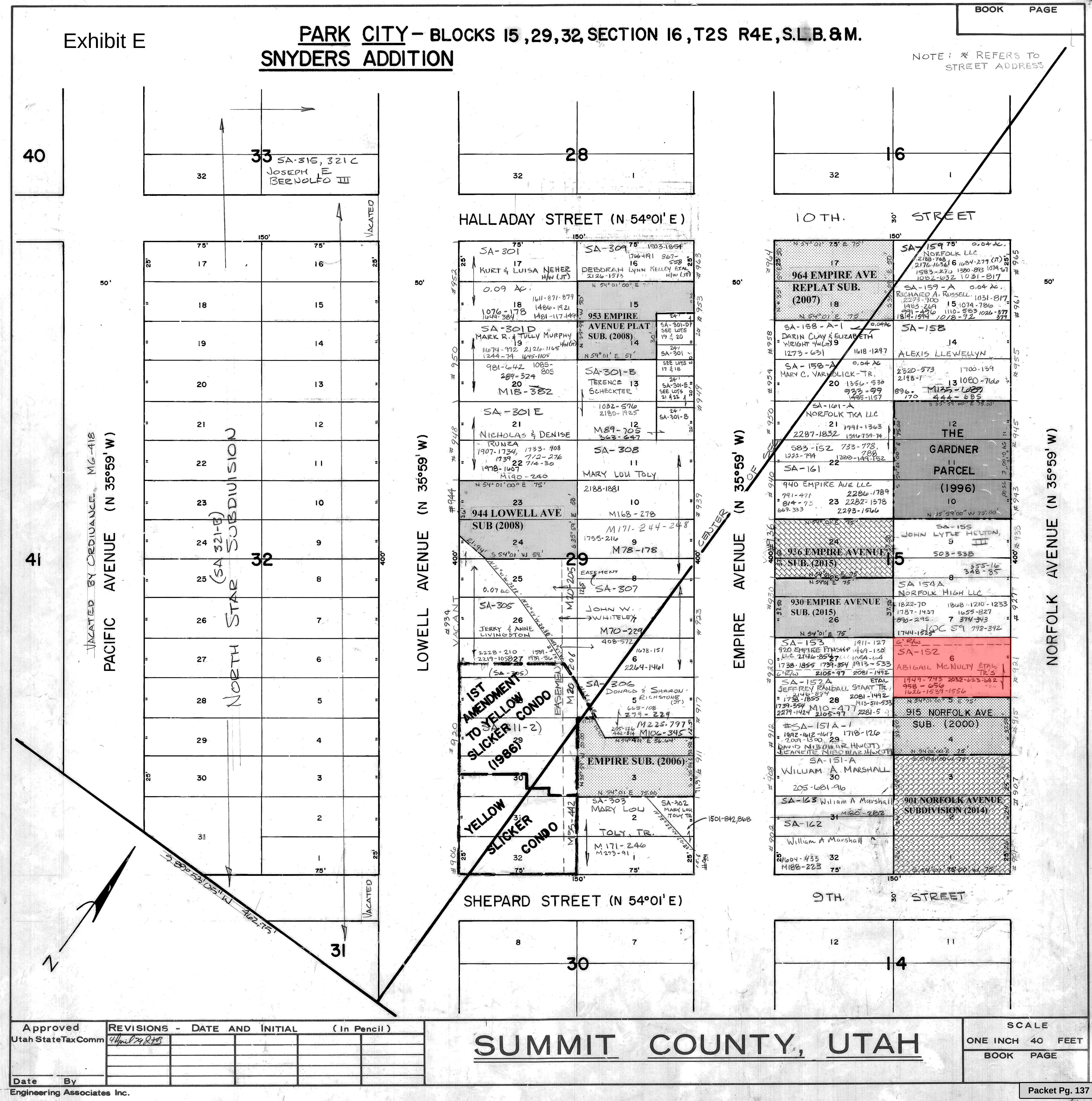

PARK CITY – BLOCKS 15, 29, 32, SECTION 16, T2S R4E, S.L.B.&M.
SNYDERS ADDITION
BOOK PAGE
NOTE: * REFERS TO STREET ADDRESS
HALLADAY STREET (N 54°01' E)
10TH. STREET
SHEPARD STREET (N 54°01' E)
9TH. STREET
PACIFIC AVENUE (N 35°59' W)
LOWELL AVENUE (N 35°59' W)
EMPIRE AVENUE (N 35°59' W)
NORFOLK AVENUE (N 35°59' W)
VACATED BY ORDINANCE MG-418
NORTH STAR SUBDIVISION (SA 321-B)
VACATED
964 EMPIRE AVE REPLAT SUB. (2007)
953 EMPIRE AVENUE PLAT SUB. (2008)
944 LOWELL AVE SUB (2008)
936 EMPIRE AVENUE SUB. (2015)
930 EMPIRE AVENUE SUB. (2015)
THE GARDNER PARCEL (1996)
915 NORFOLK AVE SUB. (2000)
EMPIRE SUB. (2006)
901 NORFOLK AVENUE SUBDIVISION (2014)
1ST AMENDMENT TO YELLOW SLICKER CONDO (1986)
YELLOW SLICKER CONDO
SA-301 KURT & LUISA NEHER
SA-309 DEBORAH LYNN KELLEY ETAL
SA-301D MARK R. & TULLY MURPHY
SA-301-B TERENCE SCHECKTER
SA-301E NICHOLAS & DENISE RUNZA
SA-308 MARY LOU TOLY
SA-307
SA-305 JERRY & ANNE LIVINGSTON
SA-306 DONALD & SHARON RICHSTONE
SA-303 MARY LOU TOLY, TR.
SA-302 MARY LOU TOLY TR.
SA-315, 321C JOSEPH E BERNOLFO III
SA-159 NORFOLK LLC
SA-159-A RICHARD A. RUSSELL
SA-158-A-1 DARIN CLAY & ELIZABETH WRIGHT
SA-158 ALEXIS LLEWELLYN
SA-158-A MARY C. VARHOLICK-TR.
SA-161-A NORFOLK TKA LLC
SA-161 940 EMPIRE AVE LLC
SA-155 JOHN LYTLE HELTON, III
SA 154A NORFOLK HIGH LLC
SA-153 920 EMPIRE PTNSHP LLC
SA-152 ABIGAIL McNULTY ETAL TR'S
SA-152A JEFFREY RANDALL STAAT TR. ETAL
SA-151A-1 DAVID NIBOWAR & JEANETTE NIBOWAR
SA-151-A WILLIAM A. MARSHALL
SA-163 William A Marshall
SA-162 William A Marshall
CENTER OF SEC.
Approved Utah State Tax Comm
REVISIONS - DATE AND INITIAL (In Pencil)
Date By
Engineering Associates Inc.
SUMMIT COUNTY, UTAH
SCALE ONE INCH 40 FEET
BOOK PAGE

Exhibit F

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 921 NORFOLK AVE *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* SA-152

Current Owner Name: GOODMAN GEORGE TRUSTEE *Parent Parcel(s):*

Current Owner Address: PO BOX 3238, PARK CITY, UT 84060-3238

Legal Description (include acreage): N1/2 LOT 5 & ALL LOT 6 BLK 15 SNYDERS ADDITION TO PARK CITY; 0.06 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: c. 1970 and 2006
- ☐ historic:

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 research notes and materials.*

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.

Ancestry.com. *1930 United Stated Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Original data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930.* Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publications T626, 2,677 rolls.

---. *1920 United Stated Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. Original data: United States of America, Bureau of the Census. Record Group 29. *Fourteenth Census of the United States, 1920.* Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publication T625, 2,076 rolls.

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

Roberts, Allen. 921 Norfolk Avenue. 1995. Park City Reconnaissance Level Survey. *Historic Preservation Research Office.* Utah State Historical Society. 26 Dec. 2008.

Sanborn, D.A. "Sheet 2, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 22 Sept. 2009. <http>//www.lib.utah.edu/digital/sanborn/>

---. "Sheet 4, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 22 Sept. 2009. <http>//www.lib.utah.edu/digital/sanborn/>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. "Sheet 4, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. *Hal Compton Research Library.* Park City Historical Society & Museum. 13 Oct. 2009. Electronic.
---. "Sheet 4, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. *The Research Center of Utah State Archives and Utah State History.* Utah Department of Community and Culture. 22 Sept. 2009. Microfilm. Reel 2.
Summit County. Tax Assessor. Tax File: SA-152. Coalville, 1949-1968. Park City Tax File Archives. *Hal Compton Research Library.* Park City Historical Society & Museum.
Telephone interview/conversation with Sandra Morrison, Director, Park City Historical Society and Museum, July 2009.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other Residential Type / None 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:

☑ 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: The foundation and a basement window are visible. Concrete with at least a partial basement. Tax file indicates no foundation until 1968, when a concrete foundation is recorded.

Walls: The exterior walls are clad in clapoard siding.

Roof: Low-pitched front gable roof form.

Windows/Doors: The façade windows are aluminum sliders set in horizontal openings. The entry door has a large single light.

Essential Historical Form: ☐ Retains ☑ Does Not Retain, due to: 15-11-10(A)(2)(b)(i): The pitch of the main roof of the primary façade was changed after the period of Historic Significance. See "Design" below.

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 front-gabled frame house has a small flat roofed porch at the entry with decorative metal supports. A garage is set into the hillside at the street level and the roof of the garage is used as a patio with ornamental metal railing. Sanborn Insurance maps from 1900 and 1907 suggest a square house with centered partial-width porch, rear addition, and small square accessory structure in the southwest corner of the site. A significant change in the pitch of the main roof was made between 1958 and 1968. The tax cards, dated 1949 and 1958, indicate a hipped roof, but the 1968 tax card indicates a gable roof. Because of the change in the pitch of the main roof, the house does not retain its Essential Historic Form as defined in the LMC.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot rises from street level and thirteen concrete steps with pipe railing set beside the garage lead to the entry. The garage and retaining walls are visible in the 1995 photograph and the tax card indicates the garage was constructed in 1948. The side or rear yards were not accessed to verify the existence of the small accessory building that is seen in the Sanborn Insurance maps. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

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 the typical Park City mining era home have been altered and, therefore, lost.

Feeling (Describe the property's historic character The physical elements of the site, in combination, do not effectively 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 variant of a gable front house was a house type built in Park City during the mining era.; however, the extent of the alterations to the main building diminishes its association with the past. Also, based on the tax card, this house was constructed with a hipped roof in approximately 1915. It has been so significantly altered that its association with the mining era cannot be substantiated.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1915[1]

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)

According to the Summit County Recorder, the house was built in 1915. A square house with partial-width porch and rear additions appears on both the 1900 and 1907 Sanborn Insurance Maps.

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): The site is not associated with the lives of persons who were of hitorical importance to Park City.

   According to the 1920 U.S. Federal Census records, William and Gertrude Doidge lived in the house with their 7-year old daughter. Mr. Doidge was a book keeper for a department store.

   The 1930 U.S. Federal Census records indicate James H. Don, a city official, owned the property and was living there with his family.

   James F. and Hazel Taylor, according to Summit County records, owned the property between 1949 and 1983 (WD dated 1976, but not recorded until 1983) when they sold the property to Sondra S. Pearce. In 1996, the property was sold to Nine Northern Nobles, LP, then to the current owners, Abigail McNulty and George Goodman, in 2004.

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. 2: East elevation (primary façade). Camera facing west, c.1970.

---

1 Summit County Recorder.

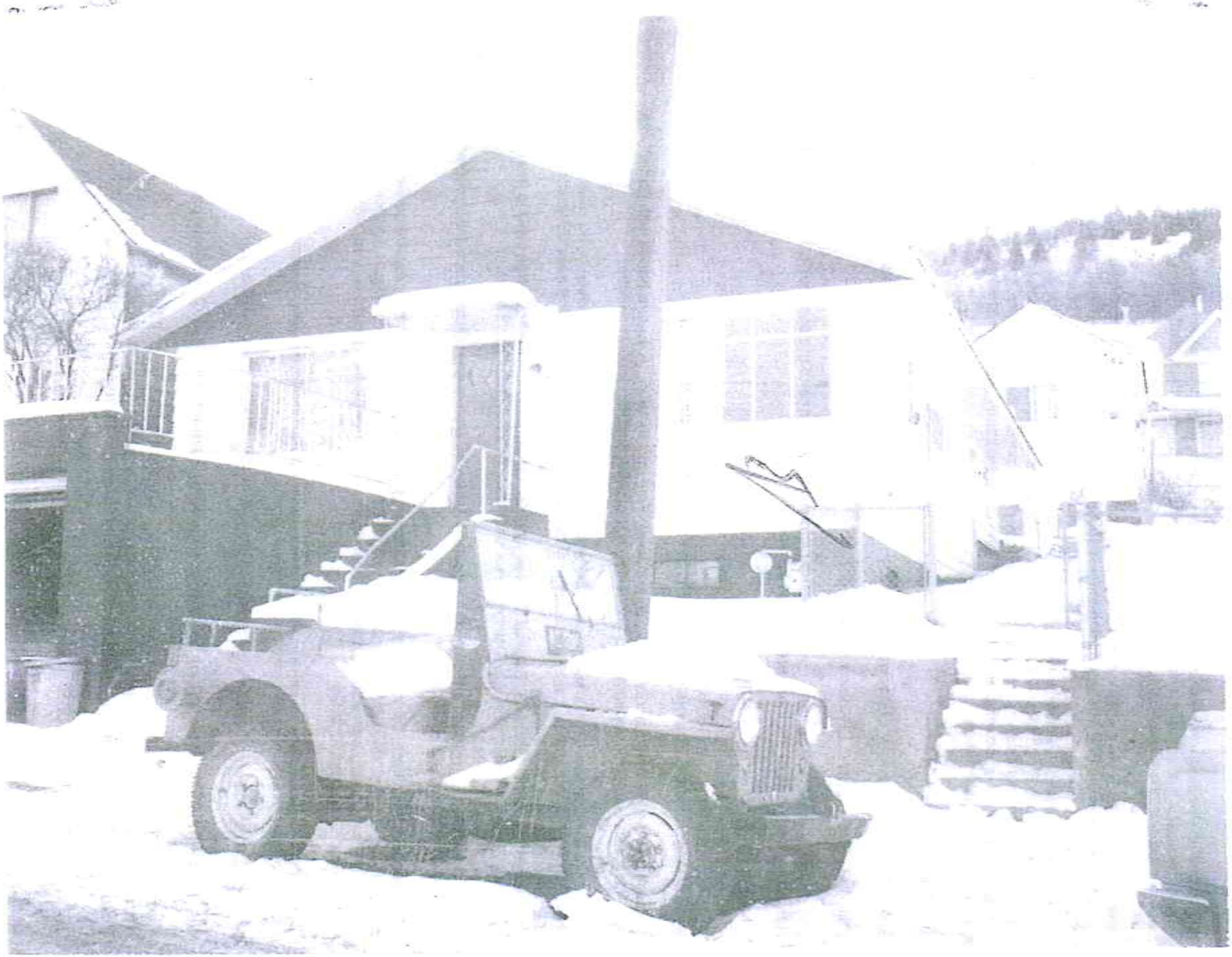
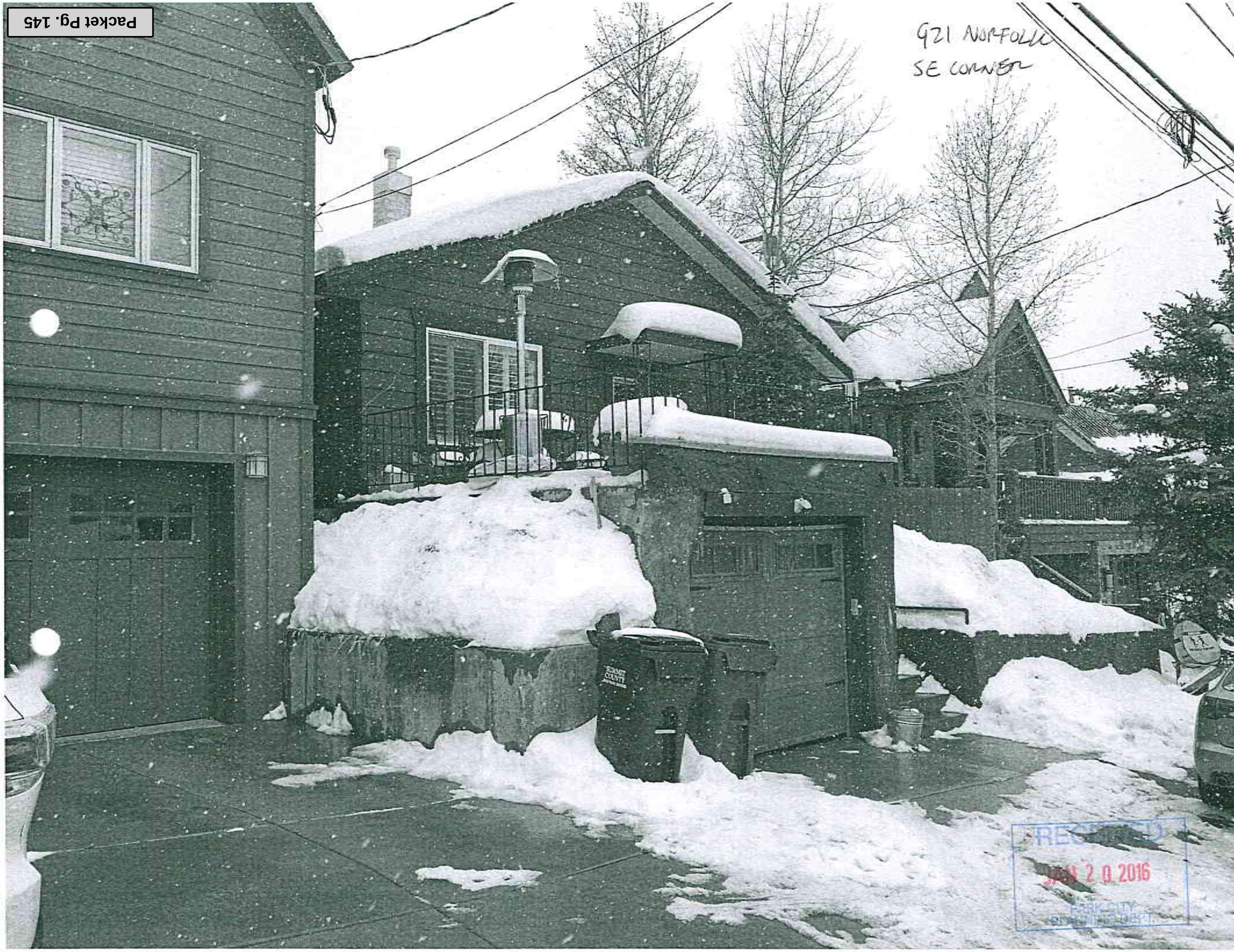
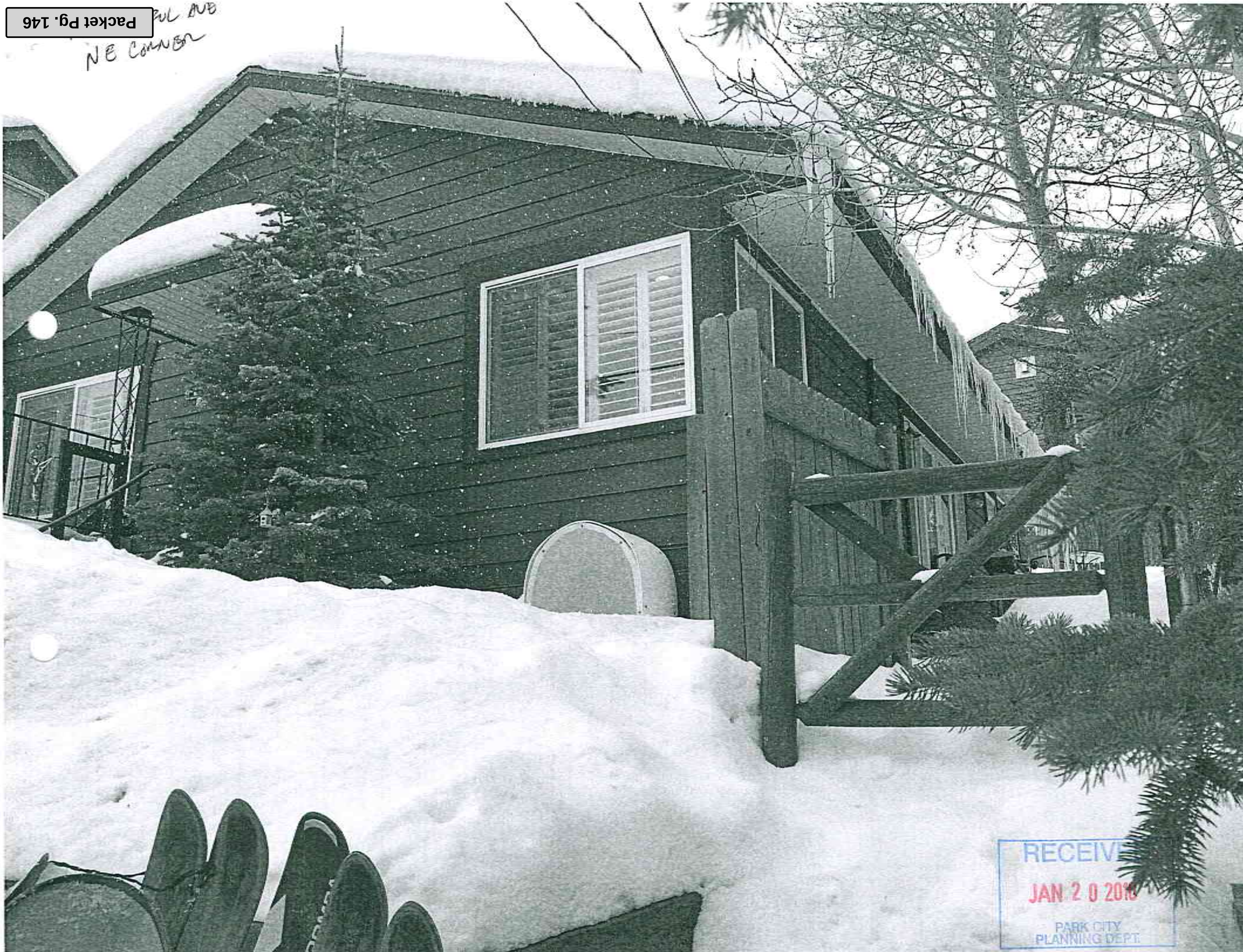


Exhibit G

921 NORFOLK
SE CORNER

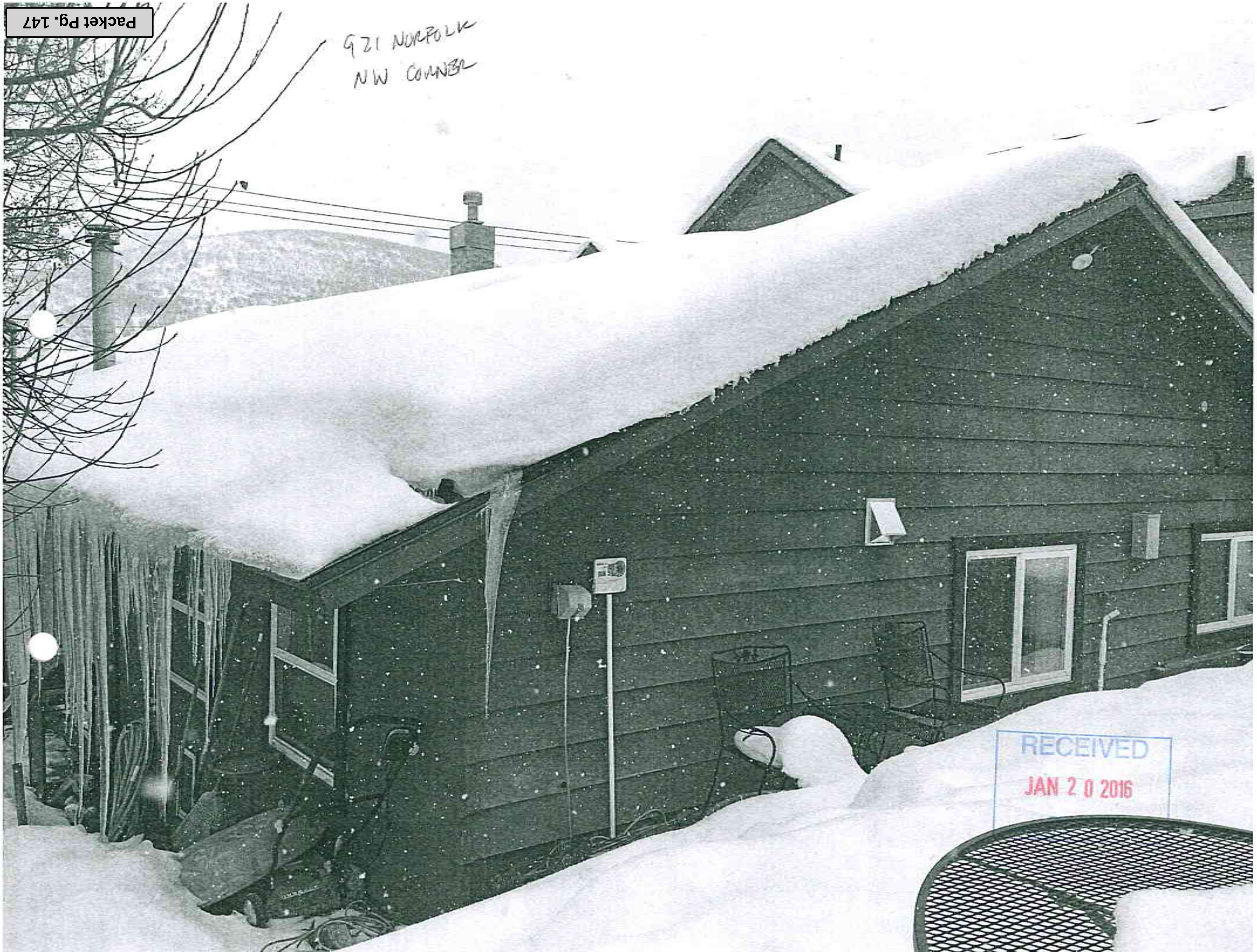


UL AVE
NE CORNER



RECEIVE
JAN 2 0 2010
PARK CITY
PLANNING DEPT.

921 NORFOLK
NW CORNER



RECEIVED
JAN 20 2016

921 NORFOLK
~~NE~~ SW CORNER

RECEIVED
JAN 2 0 2016

PARK CITY 1884

DATE: April 14, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff recommends the City Council hold a public hearing and continue the public hearing on the proposed 844 Empire Avenue Plat Amendment application to a date uncertain. The property is located at 844 Empire Avenue. This item was legally noticed for the April 14, 2016, City Council hearing. The applicant has requested additional time to meet with City Staff to resolve issues related to street dedication.

Respectfully:

Francisco Astorga, Senior Planner